

UNITECH LIMITED

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

Unaudited Financial Results (Consolidated)

for the Quarter and Nine Months Ended 31st December 2009

(Rupees in Crores, except Shares and EPS)

S. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended 31.03.2009 (Audited)
		31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	
1.	(a) Net sales / Income from Operations (b) Income from sale of investments	774.46 -	489.39 1.85	1,798.85 25.06	2,505.18 4.03	2,889.74 4.72
	Total income	774.46	491.24	1,823.91	2,509.21	2,894.46
2.	Expenditure (a) (Increase)/Decrease in stock-in-trade (b) Real estate, Construction and other expenditure (c) Employees cost (d) Depreciation	(7.75) 571.36 25.15 7.94	(0.20) 219.59 25.73 5.27	(1.48) 928.69 73.03 23.50	(6.59) 962.12 86.74 15.95	5.43 1,183.71 111.81 20.92
	Total	596.70	250.39	1,023.74	1,058.22	1,321.87
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	177.76	240.85	800.17	1,450.99	1,572.59
4.	Other income	13.86	15.76	39.28	53.61	421.18
5.	Profit before Interest & Exceptional items (3+4)	191.62	256.61	839.45	1,504.60	1,993.77
6.	Interest	14.75	96.72	167.68	338.74	554.57
7.	Profit after Interest but before Exceptional items (5-6)	176.87	159.89	671.77	1,165.86	1,439.20
8.	Exceptional items	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	176.87	159.89	671.77	1,165.86	1,439.20
10.	Provision for taxation (a) Current (b) Deferred (c) Fringe benefit	37.19 0.15 -	21.40 0.03 0.46	157.32 (0.70) -	241.69 1.63 1.21	243.63 (3.08) 1.84
11.	Net Profit from Ordinary Activities after tax (9-10)	139.53	138.00	515.15	921.33	1,196.81
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-
13.	Net Profit for the period (11-12) Add / (Less): Minority interest Profit / (Loss) of associates	139.53 35.70 0.78	138.00 (2.54) 0.59	515.15 (2.74) (0.77)	921.33 (3.66) 0.61	1,196.81 2.14 (1.24)
	Net Profit for the Period	176.01	136.05	511.64	918.28	1,197.71
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	477.76	324.68	477.76	324.68	324.68
15.	Reserves excluding Revaluation Reserve as per Balance Sheet of previous accounting year					4,844.78
16.	Basic and diluted earnings per share (before Extraordinary items) Basic and diluted earnings per share (after Extraordinary items) Refer Note No. VI & VII (*not annualised)	0.72* 0.72*	0.84* 0.84*	2.25* 2.25*	5.66* 5.66*	7.37 7.37
17.	Public Shareholding - Number of shares - Percentage of shareholding	1341441876 56.16	528320625 32.54	1341441876 56.16	528320625 32.54	576017829 35.48
18.	Promoters and Promoter Group Shareholding a) Pledged / Encumbered - Number of shares - Percentage of shares (as a % of the total shareholding of promoter and promoter group) - Percentage of shares (as a % of the total share capital of the company) b) Non - encumbered - Number of shares - Percentage of shares (as a % of the total shareholding of promoter and promoter group) - Percentage of shares (as a % of the total share capital of the company)	675959041 64.54 28.30 371400130 35.46 15.54	- - - - - -	675959041 64.54 28.30 371400130 35.46 15.54	- - - - - -	808250407 77.17 49.79 239106764 22.83 14.73

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 Limited (www.bseindia.com) and National Stock Exchange of India Limited (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 30, 2010. The unaudited standalone financial results 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 Details of number of Investor complaints for the quarter ended December 31, 2009: Pending at the beginning – Nil; Received – 50 ; Disposed Off – 49; Pending at the end – 1 (resolved as on date).
- VI The Company has allotted 421064935 Equity Shares of Rs. 2/- each at a premium of Rs. 36.50 per share on 22.04.2009 and 344361112 equity shares of Rs. 2/- each at a premium of Rs. 79/- per share on 03.07.2009 to Qualified Institutional Buyers (QIBs) pursuant to Chapter XIII-A of Securities and Exchange Board of India (Disclosure & Investor Protection) Guidelines, 2000. Earning per share has been adjusted on account of increase in Equity Share capital during the current financial year.
- VII The Company has allotted 227500000 Warrants on June 29, 2009, convertible into equal number of Equity Shares of face value of Rs. 2/- each at a premium of Rs. 48.75 per Equity Share. On above warrants promoters have already paid Rs. 12.69 per warrant aggregating to Rs. 288.64 Crores (25%). On payment of balance amount of Rs. 38.06 per warrant aggregating to Rs. 865.92 Crores, the promoters shareholding will get increased from 43.84% to 48.73%.
- 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)

(Rupees in Crores)

S. No.	Particulars	Quarter Ended		Nine Months ended		Year Ended 31.03.2009 (Audited)
		31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	
1.	Segment Revenue					
	(a) Real estate	627.88	374.75	1,404.90	2,097.54	2,416.38
	(b) Construction	41.98	22.25	115.47	72.49	101.63
	(c) Consultancy	54.69	24.72	107.68	148.85	116.15
	(d) Hospitality	3.76	4.03	9.28	10.34	12.21
	(e) Transmission Towers	14.16	15.32	69.37	56.70	94.60
	(f) Others	31.99	48.32	92.15	119.26	148.77
	Total	774.46	489.39	1,798.85	2,505.18	2,889.74
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	774.46	489.39	1,798.85	2,505.18	2,889.74
2.	Segment Results (Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	141.86	222.06	745.20	1,352.72	1,613.84
	(b) Construction	9.92	1.30	28.53	9.16	9.97
	(c) Consultancy	54.68	25.19	107.67	148.67	113.87
	(d) Hospitality	0.51	0.97	0.71	1.18	(0.09)
	(e) Transmission Towers	1.58	(1.40)	5.32	(2.78)	(0.10)
	(f) Others	4.65	4.54	6.14	7.64	9.77
	Total	213.20	252.66	893.57	1,516.59	1,747.26
	Less:					
	(i) Interest	14.75	96.72	167.68	338.74	554.57
	(ii) Unallocable Overheads net of unallocable Income	21.58	(3.95)	54.12	11.99	(246.51)
	Total profit before Tax	176.87	159.89	671.77	1,165.86	1,439.20
3.	Capital employed					
	-Unallocable	10,165.66	4,571.07	10,165.66	4,571.07	5,169.46

For Unitech Limited

Place : Gurgaon
Date : January 30, 2010

Sd/-
Ramesh Chandra
Chairman