

# UNITECH LIMITED

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

## Unaudited Financial Results (Standalone)

For the Quarter & Half Year Ended September 30, 2011

(Rupees in Crores, except Shares and EPS)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	31.03.2011 (Audited)
1.	Net sales / Income from Operations	406.43	426.24	683.75	1,045.12	1,805.85
	<b>Total income</b>	<b>406.43</b>	426.24	<b>683.75</b>	1,045.12	<b>1,805.85</b>
2.	<b>Expenditure</b>					
	(a) (Increase)/Decrease in stock-in-trade	0.49	0.01	0.49	(0.11)	(4.05)
	(b) Real estate, Construction and other expenditure	257.54	230.33	413.59	572.26	999.57
	(c) Employees cost	31.67	27.34	62.80	48.89	109.09
	(d) Depreciation	1.26	1.66	2.61	3.30	6.68
	<b>Total</b>	<b>290.96</b>	259.34	<b>479.49</b>	624.34	<b>1,111.29</b>
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	115.47	166.90	204.26	420.78	694.56
4.	Other income	91.93	95.27	219.42	173.43	362.28
5.	Profit before Interest & Exceptional items (3+4)	207.40	262.17	423.68	594.21	1,056.84
6.	Interest	77.53	88.91	155.98	168.28	328.67
7.	Profit after Interest but before Exceptional items (5-6)	129.87	173.26	267.70	425.93	728.17
8.	Exceptional items	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	129.87	173.26	267.70	425.93	728.17
10.	Provision for taxation					
	(a) Current	29.00	47.00	59.00	120.00	220.00
	(b) Deferred	(2.71)	(2.42)	(2.95)	(0.45)	(1.91)
11.	Net Profit from Ordinary Activities after tax (9-10)	103.58	128.68	211.65	306.38	510.08
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-
13.	<b>Net Profit for the Period (11-12)</b>	<b>103.58</b>	128.68	<b>211.65</b>	306.38	<b>510.08</b>
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	523.26	503.57	523.26	503.57	523.26
15.	Reserves excluding Revaluation Reserve as per Balance Sheet of previous accounting year					8,758.61
16.	Basic Earnings Per Share (Before & after extraordinary items) Diluted Earnings Per Share (Before & after extraordinary items) (* Not Annualised)	0.40*	0.53*	0.81*	1.25*	2.02
		0.40*	0.52*	0.81*	1.23*	2.02
17.	Public Shareholding					
	- Number of shares	1345455179	1345475979	1345455179	1345475979	1345475979
	- Percentage of shareholding	51.43	53.44	51.43	53.44	51.43
18.	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	- Number of shares	914532456	804114480	914532456	804114480	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	71.96	68.59	71.96	68.59	68.06
	- Percentage of shares (as a % of the total share capital of the company)	34.96	31.94	34.96	31.94	33.06
	b) Non - encumbered					
	- Number of shares	356313412	368267369	356313412	368267369	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	28.04	31.41	28.04	31.41	31.94
	- Percentage of shares (as a % of the total share capital of the company)	13.61	14.62	13.61	14.62	15.51

## UNITECH LIMITED

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### Unaudited Segment-wise Revenue, Results and Capital Employed (Standalone) For the Quarter & Half Year Ended September 30, 2011

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	31.03.2011 (Audited)
1.	<b>Segment Revenue</b>					
	(a) Real estate	396.58	404.33	663.63	991.23	1,693.14
	(b) Construction	0.23	4.83	0.24	15.38	34.83
	(c) Consultancy	9.62	17.07	19.88	38.50	77.88
	<b>Total</b>	<b>406.43</b>	<b>426.23</b>	<b>683.75</b>	<b>1,045.11</b>	<b>1,805.85</b>
	<b>Less: Inter segment revenue</b>	-	-	-	-	-
	<b>Net sales / Income from operations</b>	<b>406.43</b>	<b>426.23</b>	<b>683.75</b>	<b>1,045.11</b>	<b>1,805.85</b>
2.	<b>Segment Results</b>					
	(Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	154.17	204.10	279.38	481.64	814.52
	(b) Construction	(0.35)	0.33	(0.47)	(0.56)	0.73
	(c) Consultancy	9.62	17.07	19.88	38.50	77.87
	<b>Total</b>	<b>163.44</b>	<b>221.50</b>	<b>298.79</b>	<b>519.58</b>	<b>893.12</b>
	<b>Less:</b>					
	(i) Interest	77.53	88.91	155.98	168.28	328.67
	(ii) Unallocable overheads net of unallocable income	(43.96)	(40.67)	(124.89)	(74.63)	(163.72)
	<b>Total profit before Tax</b>	<b>129.87</b>	<b>173.26</b>	<b>267.70</b>	<b>425.93</b>	<b>728.17</b>
3.	<b>Capital employed</b>					
	-Unallocable	9,523.93	8733.87	9,523.93	8733.87	9,281.87

Notes:

- I The above unaudited Standalone results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 14, 2011 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results.
- II 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.
- III In reference to the Statutory Auditors' observation in the Limited Review Report on the unaudited Standalone results for the quarter and half year ended September 30, 2011, the management's response is given as under:-
  - a) Unitech's operation in Libya is largely a sub-contract for large European companies who have contracts for executing various infrastructure projects. The Company do not have any direct exposure in contracts with the Government/any governmental body in Libya and keeping in view the current state of affairs in Libya and our communications with contractors with whom the Company has legally binding contracts, the Management is confident of receiving its dues for the work performed till date. Further, the management is hopeful that all projects will be revived as soon as the unrest ends and currently there are no compelling reasons for management to write off such investments.
  - b) The management is of the opinion that advances against projects pending commencement are in the normal course of business and are considered good.
- IV A Scheme of arrangement under Section 391-394 of the Companies Act, 1956 for the amalgamation of two wholly owned subsidiaries of the Company i.e. Aditya Properties Private Limited and Unitech Holdings Limited with the Company and for the demerger of infrastructure undertaking (post-merger) of Unitech Limited into its wholly owned subsidiary viz. Unitech Infra Limited, filed with Hon'ble High Court of Delhi is pending for its approval.
- V Details of number of Investor complaints for the quarter ended September 30, 2011: Pending at the beginning – NIL; Received – 31; Disposed Off – 31 ; Pending at the end – Nil.
- VI The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

**For Unitech Limited**

Place : Gurgaon  
Date : November 14, 2011

Ramesh Chandra  
Chairman

## Unitech Limited

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### Statement of Assets & Liabilities (Standalone)

(Rs. in Crores)

Particulars	As on September 30, 2011	As on September 30, 2010	As on March 31, 2011
	(Unaudited)	(Unaudited)	(Audited)
<b>Shareholder's Funds</b>			
(a) Capital	523.26	503.57	523.26
(b) Reserves and Surplus	9,000.67	8,105.40	8,758.61
<b>Equity Share Warrants</b>	-	124.90	-
<b>Loan Funds</b>	4,081.50	4,481.49	4,460.40
<b>Deferred Liability-Against Land</b>	1,108.66	903.27	1,108.66
<b>TOTAL</b>	<b>14,714.09</b>	<b>14,118.63</b>	<b>14,850.93</b>
<b>Fixed Assets (including CWIP)</b>	99.74	167.79	170.75
<b>Investments</b>	2,066.44	1,723.31	2,054.02
<b>Current Assets, Loans and Advances</b>			
(a) Inventories	9.30	5.86	9.79
(b) Project In Progress	11,567.07	10,264.89	10,804.01
(c) Advance to Subsidiary Companies for Purchase of Land	1,845.33	1,918.89	1,897.02
(d) Sundry Debtors	1,699.18	1,097.37	1,679.67
(e) Cash and Bank balances	141.05	373.41	265.26
(f) Loans and Advances	6,061.65	6,076.35	5,967.55
<b>Less: Current Liabilities and Provisions</b>			
(a) Liabilities	8,643.83	7,430.39	7,852.54
(b) Provisions	136.63	79.23	146.44
<b>Net Current Assets</b>	<b>12,543.12</b>	<b>12,227.15</b>	<b>12,624.32</b>
<b>Deferred Tax Assets (Net)</b>	<b>4.79</b>	<b>0.38</b>	<b>1.84</b>
<b>TOTAL</b>	<b>14,714.09</b>	<b>14,118.63</b>	<b>14,850.93</b>