

UNITECH LIMITED

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

Statement of Standalone Unaudited Results for the Quarter & Half Year Ended September 30, 2012

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2012 (Unaudited)	30.06.2012 (Unaudited)	30.09.2011 (Unaudited)	30.09.2012 (Unaudited)	30.09.2011 (Unaudited)	31.03.2012 (Audited)
1.	Income from Operations						
	(a) Net sales / Income from Operations	252.06	178.85	459.72	430.91	756.65	1,287.91
	Total income from Operations (Net)	252.06	178.85	459.72	430.91	756.65	1,287.91
2.	Expenses						
	(a) Real estate, Construction and Related Expenses	172.97	130.69	299.61	303.66	461.25	828.70
	(b) Changes in Inventories of finished properties, land, land development right and work in progress	2.01	-	0.49	2.01	0.49	2.45
	(c) Employee Benefits Expense	32.08	28.91	31.67	60.99	62.80	128.51
	(d) Depreciation and Amortisation Expense	1.16	1.80	1.26	2.96	2.61	6.78
	(e) Other Expenses	17.67	12.57	11.22	30.24	25.24	70.94
	Total Expenses	225.89	173.97	344.25	399.86	552.39	1,037.38
3.	Profit from Operations before Other income, Finance costs and Exceptional items (1-2)	26.17	4.88	115.47	31.05	204.26	250.53
4.	Other income	117.59	117.08	91.93	234.67	219.42	488.68
5.	Profit from Ordinary activities before Finance Costs and Exceptional Items (3+4)	143.76	121.96	207.40	265.72	423.68	739.21
6.	Finance Costs	86.35	75.45	77.53	161.80	155.98	279.94
7.	Profit from Ordinary activities after Finance costs but before Exceptional items (5-6)	57.41	46.51	129.87	103.92	267.70	459.27
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	(26.73)	-	-	(26.73)	-	(0.16)
10.	Profit from Ordinary Activities before tax (7+8+9)	30.68	46.51	129.87	77.19	267.70	459.11
11.	Tax Expense						
	(a) Current Tax						
	Current Year	24.00	15.00	29.00	39.00	59.00	135.04
	Earlier Years	-	-	-	-	-	(0.28)
	(b) Deferred Tax	(10.72)	(0.25)	(2.71)	(10.97)	(2.95)	(2.36)
12.	Net Profit from Ordinary Activities after tax (10-11)	17.40	31.76	103.58	49.16	211.65	326.71
13.	Extraordinary items	-	-	-	-	-	-
14.	Net Profit for the Period (12-13)	17.40	31.76	103.58	49.16	211.65	326.71
15.	Paid-up equity share capital (Face Value - ₹ 2 per share)	523.26	523.26	523.26	523.26	523.26	523.26
16.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year						9,115.73
17.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised)						
	Basic and Diluted	0.07*	0.12*	0.40*	0.19*	0.81*	1.25
17.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised)						
	Basic and Diluted	0.07*	0.12*	0.40*	0.19*	0.81*	1.25

Select Information for the Quarter & Half Year Ended 30.09.2012

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2012	30.06.2012	30.09.2011	30.09.2012	30.09.2011	31.03.2012
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1351344179	1351344179	1345455179	1351344179	1345455179	1351344179
	- Percentage of shareholding	51.65	51.65	51.43	51.65	51.43	51.65
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1005197899	908301545	914532456	1005197899	914532456	862809729
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	79.46	71.80	71.96	79.46	71.96	68.21
	- Percentage of shares (as a % of the total share capital of the company)	38.42	34.72	34.95	38.42	34.95	32.98
	b) Non - encumbered						
	- Number of shares	259758969	356655323	356313412	259758969	356313412	402147139
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	20.54	28.20	28.04	20.54	28.04	31.79
	- Percentage of shares (as a % of the total share capital of the company)	9.93	13.63	13.62	9.93	13.62	15.37
B	Investor Complaints	Quarter Ended 30.09.2012					
	- Pending at the beginning of the Quarter	NIL					
	- Received during the Quarter	11					
	- Disposed of during the Quarter	11					
	- Remaining unresolved at the End of the Quarter	NIL					

Notes :

I.	The above unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 10 th November, 2012 and the statutory auditors have carried out the Limited Review of the said Standalone Financial Results.
II.	The Company has investment / investment obligation of ₹964.98 Crores in Unitech Wireless Companies and three affiliate companies holding stake therein. Pursuant to the settlement agreement dated 10 th October, 2012 signed by the Company with Telenor, subsequent to Telenor entity acquiring spectrum in the forthcoming auction and successful transfer to it the existing business of Unitech Wireless Companies, all investments in Unitech Wireless Companies will be transferred to Telenor nominated entity at nominal amount and all disputes between the Company and Telenor (including indemnity claim of Telenor for its investment in Unitech Wireless Companies) will be withdrawn. Considering the contingencies as stated above, these investments have been shown at book value in the financial statements for the period ended 30 th September, 2012. The transfer of these investments will be accounted for when the settlement agreement with Telenor becomes effective, after getting requisite approvals.
III.	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place : Gurgaon

For Unitech Limited

Date : November 10, 2012

Ramesh Chandra
Chairman

Unitech Limited

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

Standalone Statement of Assets & Liabilities

(₹ in Crores)

Sr.No.	Particulars	As at September 30, 2012	As at March 31, 2012
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share Capital	523.26	523.26
	(b) Reserves and Surplus	9,164.88	9,115.73
	Sub-total - Shareholders' funds	9,688.14	9,638.99
2	Share Application Money Pending Allotment		
3	Non-current Liabilities		
	(a) Long-Term Borrowings	1,339.06	1,271.88
	(b) Other Long-Term Liabilities	582.75	674.66
	(c) Long-Term Provisions	17.56	16.49
	Sub-total - Non-current Liabilities	1,939.37	1,963.03
4	Current Liabilities		
	(a) Short-Term Borrowings	1,282.48	1,243.97
	(b) Trade Payables	382.87	365.88
	(c) Other Current Liabilities	3,502.49	3,461.68
	(d) Short-Term Provisions	33.28	106.97
	Sub-total - Current Liabilities	5,201.12	5,178.50
	TOTAL- EQUITY AND LIABILITIES	16,828.63	16,780.52
B	ASSETS		
1	Non-current Assets		
	(a) Fixed Assets	90.06	88.63
	(b) Non-current Investments	2,899.59	2,424.81
	(c) Deferred Tax Assets (Net)	15.17	4.20
	(d) Long-Term Loans and Advances	57.19	69.48
	Sub-total - Non-current Assets	3,062.01	2,587.12
2	Current Assets		
	(a) Current Investments	0.04	-
	(b) Inventories	1,161.83	1,170.20
	(c) Trade Receivables	1,546.26	1,622.57
	(d) Cash and Cash Equivalents	167.88	158.10
	(e) Short-Term Loans and Advances	7,917.09	8,375.14
	(f) Other Current Assets	2,973.52	2,867.39
	Sub-total - Current Assets	13,766.62	14,193.40
	TOTAL- ASSETS	16,828.63	16,780.52