

UNITECH LIMITED

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

**Statement of Consolidated Results
for the Quarter & Half Year Ended September 30, 2013**

(₹ In Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013 (Unaudited)	30.06.2013 (Unaudited)	30.09.2012 (Unaudited)	30.09.2013 (Unaudited)	30.09.2012 (Unaudited)	31.03.2013 (Audited)
1.	Income from Operations Net sales / Income from Operations (Net of Excise Duty)	59,575.89	57,257.10	53,982.91	116,832.99	94,757.15	244,053.95
	Total income from Operations (Net)	59,575.89	57,257.10	53,982.91	116,832.99	94,757.15	244,053.95
2.	Expenses						
	(a) Cost of Material Consumed	8,262.15	5,937.11	4,316.01	14,199.26	7,235.67	21,574.48
	(b) Real estate, Construction and Other Expenses	36,454.78	31,180.51	32,346.99	67,635.29	54,897.04	139,531.54
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	(1,208.49)	(742.49)	(2,915.21)	(1,950.98)	(2,923.57)	(2,272.62)
	(d) Employee Benefits Expense	5,466.49	5,290.71	4,263.77	10,757.20	8,155.29	18,823.72
	(e) Depreciation and Amortisation Expense	1,176.52	1,119.26	976.17	2,295.78	1,963.69	3,984.30
	(f) Other expenses	9,651.16	8,072.00	7,789.61	17,723.16	13,738.78	33,697.08
	Total Expenses	59,802.61	50,857.10	46,777.34	110,659.71	83,066.90	215,338.50
3.	Profit/(Loss) from Operations before Other income, Finance costs & Exceptional items (1-2)	(226.72)	6,400.00	7,205.57	6,173.28	11,690.25	28,715.45
4.	Other income	3,765.51	2,510.55	3,396.07	6,276.06	6,849.84	18,876.08
5.	Profit/(Loss) from Ordinary activities before Finance Costs & Exceptional Items (3+4)	3,538.79	8,910.55	10,601.64	12,449.34	18,540.09	47,591.53
6.	Finance Costs	496.32	573.07	873.57	1,069.39	2,041.15	3,053.00
7.	Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional and Prior Period items (5-6)	3,042.47	8,337.48	9,728.07	11,379.95	16,498.94	44,538.53
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	(7.27)	32.41	(2,680.20)	25.14	(2,685.98)	6.43
10.	Profit/(Loss) from Ordinary Activities before tax (7+8+9)	3,035.20	8,369.89	7,047.87	11,405.09	13,812.96	44,544.96
11.	Tax Expense						
	(a) Current Tax						
	Current Year	923.51	2,703.87	3,456.30	3,627.38	6,196.56	14,712.82
	Earlier Years	0.01	0.39	-	0.40	0.15	2,427.01
	(b) Deferred Tax	89.92	(65.66)	(1,058.34)	24.26	(1,194.09)	(3,362.68)
		-	-	-	-	-	-
12.	Net Profit/(Loss) from Ordinary Activities after tax (10-11)	2,021.76	5,731.29	4,649.91	7,753.05	8,810.34	30,767.81
13.	Less : Extraordinary items (Net of Tax Expense)	-	-	-	-	-	10,352.45
14.	Net Profit/(Loss) for the Period (12-13)	2,021.76	5,731.29	4,649.91	7,753.05	8,810.34	20,415.36
15.	Share of Profit/ (Loss) of associates	(5.03)	11.65	2.02	6.62	(16.23)	60.04
16.	Minority interest	540.76	546.22	267.37	1,086.98	713.09	481.39
17.	Net Profit/(Loss) for the Period (14+15+16)	2,557.49	6,289.16	4,919.30	8,846.65	9,507.20	20,956.79
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
19.	Reserves excluding Revaluation Reserves as per Balance Sheet of previous accounting year						1,086,731.94
20.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.10*	0.24*	0.19*	0.34*	0.37*	1.20
20.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.10*	0.24*	0.19*	0.34*	0.37*	0.80

Select Information for the Quarter & Half Year Ended September 30,2013

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013	30.06.2013	30.09.2012	30.09.2013	30.09.2012	31.03.2013
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1353394179	1351344179	1351344179	1353394179	1351344179	1351344179
	- Percentage of shareholding	51.73	51.65	51.65	51.73	51.65	51.65
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1049640501	1026006861	1005197899	1049640501	1005197899	957920410
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	83.11	81.11	79.46	83.11	79.46	75.73
	- Percentage of shares (as a % of the total share capital of the company)	40.12	39.22	38.42	40.12	38.42	36.61
	b) Non - encumbered						
	- Number of shares	213266367	238950007	259758969	213266367	259758969	307036458
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	16.89	18.89	20.54	16.89	20.54	24.27
	- Percentage of shares (as a % of the total share capital of the company)	8.15	9.13	9.93	8.15	9.93	11.74
B	Investor Complaints	Quarter Ended 30.09.2013					
	- Pending at the beginning of the Quarter	NIL					
	- Received during the Quarter	15					
	- Disposed of during the Quarter	14					
	- Remaining unresolved at the End of the Quarter	1					

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Half Year Ended September 30, 2013

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013 (Unaudited)	30.06.2013 (Unaudited)	30.09.2012 (Unaudited)	30.09.2013 (Unaudited)	30.09.2012 (Unaudited)	31.03.2013 (Audited)
1.	Segment Revenue						
	(a) Real estate and related activities	44,095.54	44,100.62	43,189.18	88,196.16	75,016.63	189,286.48
	(b) Transmission Towers	10,054.18	7,555.41	4,774.76	17,609.59	8,393.16	26,789.93
	(c) Property Management	3,133.97	3,523.97	3,159.00	6,657.94	6,152.50	12,783.92
	(d) Hospitality	1,091.43	995.15	927.80	2,086.58	1,695.35	4,078.47
	(e) Others	2,059.18	2,133.87	1,932.17	4,193.05	3,499.51	11,115.15
	Total	60,434.30	58,309.02	53,982.91	118,743.32	94,757.15	244,053.95
	Less: Inter segment revenue	858.41	1,051.92	-	1,910.33	-	-
	Net sales / Income from operations	59,575.89	57,257.10	53,982.91	116,832.99	94,757.15	244,053.95
2.	Segment Results (Profit before tax, Interest and Unallocable overheads)						
	(a) Real estate and related activities	963.73	4,967.48	6,724.21	5,931.21	11,049.11	36,418.60
	(b) Transmission Towers	381.94	664.07	474.43	1,046.01	858.21	2,365.45
	(c) Property Management	115.33	1,176.45	223.61	1,291.78	1,544.37	3,219.24
	(d) Hospitality	(184.45)	(219.05)	(328.58)	(403.50)	(604.13)	(706.02)
	(e) Others	419.84	871.12	1,552.91	1,290.96	1,491.80	(2,069.76)
	Total	1,696.39	7,460.07	8,646.58	9,156.46	14,339.36	39,227.51
	Less:						
	(i) Finance Cost	496.32	573.07	873.57	1,069.39	2,041.15	3,053.00
	(ii) Unallocable Overheads net of unallocable Income	(1,842.40)	(1,450.48)	(1,955.06)	(3,292.88)	(4,200.73)	(8,364.02)
	(iii) Prior Period Adjustment	7.27	(32.41)	2,680.20	(25.14)	2,685.98	(6.43)
	Total profit before Tax	3,035.20	8,369.89	7,047.87	11,405.09	13,812.96	44,544.96
3.	Capital employed (Segment assets - Segment Liabilities)						
	(a) Real estate and related activities	1,093,505.33	1,084,122.30	1,133,698.70	1,093,505.33	1,133,698.70	1,076,246.75
	(b) Transmission Towers	6,423.52	6,200.83	3,587.91	6,423.52	3,587.91	5,969.75
	(c) Property Management	8,341.08	10,250.23	7,993.06	8,341.08	7,993.06	9,280.07
	(d) Hospitality	(1,033.75)	(328.77)	649.29	(1,033.75)	649.29	(621.15)
	(e) Others	56,785.65	58,297.18	57,595.28	56,785.65	57,595.28	54,146.90
	(f) Unallocable	638.94	(1,657.78)	(10,960.33)	638.94	(10,960.33)	(5,964.36)
	Total	1,164,660.77	1,156,883.99	1,192,563.91	1,164,660.77	1,192,563.91	1,139,057.96

Notes :

1	The above unaudited Consolidated financial results and the unaudited Standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 14 th November, 2013 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter and half year ended 30 th September, 2013.
2	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹783.19 Crores (previous year ending on 31st March, 2013 - ₹924.88 Crores) have been given in the normal course of business to land owning companies, collaborators, projects or for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision is necessary at this stage. The management is confident of recovering the balance in due course.
3	<p>The Company (including its subsidiaries/affiliates/nominees) has a contractual investment obligation, in future, of ₹993.33 Crores in an affiliate company holding stake in Unitech Wireless companies. The Company is not currently in a position to ascertain how and in which group company the aforesaid obligation, if at all, is likely to devolve.</p> <p>Further, the conditions of the 'Settlement and Mutual Release Agreement' executed between Unitech, Telenor and Unitech Wireless (TamilNadu) Pvt. Ltd. on 10th October, 2012, are yet to be fulfilled on the reporting date, and in case all these conditions are not fulfilled, the settlement and mutual release agreement will get terminated and all rights & obligations of the parties will be restored to the situation before the said agreement.</p>
4	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.
5	Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish only the consolidated financial results. The said consolidated financial 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 BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
6	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' 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.
7	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place : Gurgaon

For Unitech Limited

Date : 14th November, 2013

Ramesh Chandra

Chairman

Unitech Limited

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

Consolidated Statement of Assets & Liabilities

(₹ in Lacs)

Sr.No.	Particulars	As at September 30, 2013	As at March 31, 2013
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share Capital	52,326.02	52,326.02
	(b) Reserves and Surplus	1,112,334.75	1,086,731.94
	Sub-total - Shareholders' funds	1,164,660.77	1,139,057.96
2	Minority Interest	5,226.03	5,928.66
3	Non-current Liabilities		
	(a) Long-Term Borrowings	304,329.83	287,862.14
	(b) Deferred Tax Liabilities (Net)	4,127.93	3,386.79
	(c) Other Long-Term Liabilities	136,307.93	160,759.09
	(d) Long-Term Provisions	2,441.81	2,119.61
	Sub-total - Non-current Liabilities	447,207.50	454,127.63
4	Current Liabilities		
	(a) Short-Term Borrowings	135,553.86	103,804.30
	(b) Trade Payables	104,205.23	102,270.05
	(c) Other Current Liabilities	772,331.04	640,352.11
	(d) Short-Term Provisions	1,431.28	4,087.68
	Sub-total - Current Liabilities	1,013,521.41	850,514.14
	TOTAL- EQUITY AND LIABILITIES	2,630,615.71	2,449,628.39
B	ASSETS		
1	Non-current Assets		
	(a) Fixed Assets	287,378.12	274,046.90
	(b) Goodwill on Consolidation	237,343.60	219,310.58
	(c) Non-current Investments	135,315.61	123,697.46
	(d) Deferred Tax Assets (Net)	6,195.09	5,415.93
	(e) Long-Term Loans and Advancess	23,565.01	22,061.97
	(f) Other Non-current Assets	2,572.79	799.27
	Sub-total - Non-current Assets	692,370.22	645,332.11
2	Current Assets		
	(a) Current Investments	2,483.99	6,509.75
	(b) Inventories	439,452.49	440,253.88
	(c) Trade Receivables	155,279.45	155,448.11
	(d) Cash and Bank Balances	28,001.73	40,309.31
	(e) Short-Term Loans and Advancess	408,561.24	387,911.25
	(f) Other Current Assets	904,466.59	773,863.98
	Sub-total - Current Assets	1,938,245.49	1,804,296.28
	TOTAL- ASSETS	2,630,615.71	2,449,628.39

Note : Previous year figure(s) have been regrouped wherever considered necessary.