

UNITECH LIMITED

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

Statement of Standalone Unaudited Results for the Quarter Ended 30.06.2012

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012 (Unaudited)	31.03.2012 (Unaudited)	30.06.2011 (Unaudited)	31.03.2012 (Audited)	31.03.2011 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations	178.85	273.67	296.93	1,287.91	2,014.72
	Total income from Operations (Net)	178.85	273.67	296.93	1,287.91	2,014.72
2.	Expenses (a) Real estate, Construction and Related Expenses	130.69	171.01	161.64	828.70	1,104.79
	(b) Changes in Inventories of finished properties, land, land development right and work in progress	-	1.92	-	2.45	(4.05)
	(c) Employee Benefits Expense	28.91	35.80	31.13	128.51	113.09
	(d) Depreciation and Amortisation Expense	1.80	1.89	1.35	6.78	6.68
	(e) Other Expenses	12.57	23.18	14.02	70.94	83.14
	Total Expenses	173.97	233.80	208.14	1,037.38	1,303.65
3.	Profit from Operations before Other income, Finance costs and Exceptional items (1-2)	4.88	39.87	88.79	250.53	711.07
4.	Other income	117.08	110.92	127.49	488.68	362.52
5.	Profit from Ordinary activities before Finance Costs and Exceptional Items (3+4)	121.96	150.79	216.28	739.21	1,073.59
6.	Finance Costs	75.45	70.33	78.45	279.94	345.42
7.	Profit from Ordinary activities after Finance costs but before Exceptional items (5-6)	46.51	80.46	137.83	459.27	728.17
8.	Exceptional items	-	-	-	-	-
9.	Prior Period Adjustments	-	-	-	(0.16)	-
10.	Profit from Ordinary Activities before tax (7+8+9)	46.51	80.46	137.83	459.11	728.17
11.	Tax Expense (a) Current Tax Current Year	15.00	29.72	30.00	135.04	220.00
	Earlier Years	-	-	-	(0.28)	-
	(b) Deferred Tax	(0.25)	8.29	(0.24)	(2.36)	(1.91)
12.	Net Profit from Ordinary Activities after tax (10-11)	31.76	42.45	108.07	326.71	510.08
13.	Extraordinary items	-	-	-	-	-
14.	Net Profit for the Period (12-13)	31.76	42.45	108.07	326.71	510.08
15.	Paid-up equity share capital (Face Value - ₹ 2 per share)	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	8,758.61
17.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) (Not Annualised)* Basic and Diluted	0.12*	0.16*	0.41*	1.25	2.02
17.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) (Not Annualised) Basic and Diluted	0.12*	0.16	0.41*	1.25	2.02

Select Information for the Quarter Ended 30.06.2012

Sl. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012	31.03.2012	30.06.2011	31.03.2012	31.03.2011
A	PARTICULARS OF SHAREHOLDING					
1	Public Shareholding - Number of shares - Percentage of shareholding	1351344179 51.65	1351344179 51.65	1345475979 51.43	1351344179 51.65	1345475979 51.43
2	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)	908301545 71.80 34.72 356655323 28.20 13.63	862809729 68.21 32.98 402147139 31.79 15.37	866010667 68.15 33.10 404814401 31.85 15.47	862809729 68.21 32.98 402147139 31.79 15.37	864935072 68.06 33.06 405889996 31.94 15.51
B	Investor Complaints - Pending at the beginning of the Quarter - Received during the Quarter - Disposed of during the Quarter - Remaining unresolved at the End of the Quarter			NIL 13 13 NIL		

Notes :

I.	<p>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 14th August, 2012 and the statutory auditors have carried out the Limited Review of the said Standalone Financial Results.</p> <p>The Audited standalone financial results for the year ended 31st March 2012 was also reviewed by the Audit Committee and approved by the Board in their meeting held on 14th August 2012.</p>
II.	<p>The company is primarily in the business of real estate development and related activities including construction, consultancy and rentals etc. Further majority of the business conducted is within the geographical boundaries of India.</p> <p>In view of the above, in the opinion of the management and based on the organizational and internal reporting structure, the companies business activities as described above are subject to similar risks and returns. Further, since the business activities undertaken by the company are within India, in the opinion of the management, the environment in India is considered to have similar risks and returns. Consequently, the company's business activities primarily represent a single business segment. Similarly this company's operations in India represent a single geographical segment.</p>
III.	<p>The Auditors in their report on the Audited Financial Results for the year ended 31st March, 2012 has expressed the following:-</p> <p>Advances for the purchase of land and projects pending commencement amounting to Rs. 16,074,305,962 under the head Short Term Loans and advances, as explained by the management, have been given in the normal course of business to land owing companies collaborators/projects/for purchase of Land. The management has represented that based on the information available such advances in respect of ongoing business transactions are considered recoverable. However, considering that some these advances are outstanding and unadjusted for long periods of time, we are unable to ascertain the recoverability/subsequent adjustments, if any. Accordingly, to the extent that some of these advances may not be recoverable, we are unable to ascertain the final impact, if any, on the statements.</p>
IV.	<p>The management took note of the above, and is of the opinion that advances for purchase of land and projects pending commencement, are considered good for recovery or are recoverable in due course.</p>
V.	<p>The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.</p>

Place: Gurgaon

For Unitech Limited

Date : August 14, 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 March 31, 2012	As at March 31, 2011
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share Capital	523.26	523.26
	(b) Reserves and Surplus	9,115.73	8,758.61
	Sub-total - Shareholders' funds	9,638.99	9,281.87
2	Share Application Money Pending Allotment		
3	Non-current Liabilities		
	(a) Long-Term Borrowings	1,271.88	1,591.92
	(b) Other Long-Term Liabilities	674.66	779.47
	(c) Long-Term Provisions	16.49	13.15
	Sub-total - Non-current Liabilities	1,963.03	2,384.54
4	Current Liabilities		
	(a) Short-Term Borrowings	1,243.97	1,543.07
	(b) Trade Payables	365.88	288.44
	(c) Other Current Liabilities	3,461.68	2,993.56
	(d) Short-Term Provisions	106.97	133.29
	Sub-total - Current Liabilities	5,178.50	4,958.36
	TOTAL- EQUITY AND LIABILITIES	16,780.52	16,624.77
B	ASSETS		
1	Non-current Assets		
	(a) Fixed Assets	88.63	176.65
	(b) Non-current Investments	2,424.81	2,054.91
	(c) Deferred Tax Assets (Net)	4.20	1.84
	(d) Long-Term Loans and Advancess	69.48	69.04
	Sub-total - Non-current Assets	2,587.12	2,302.44
2	Current Assets		
	(a) Current Investments	-	1.41
	(b) Inventories	1170.2	1,253.17
	(c) Trade Receivables	1648.29	1,677.37
	(d) Cash and Cash Equivalents	158.10	262.18
	(e) Short-Term Loans and Advancess	8,349.42	8,511.07
	(f) Other Current Assets	2867.39	2,617.13
	Sub-total - Current Assets	14,193.40	14,322.33
	TOTAL- ASSETS	16,780.52	16,624.77