

# UNITECH LIMITED

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

## Unaudited Financial Results (Standalone) for the Quarter and Nine Months ended December 31, 2008

(Rupees in Crores, except Share Data)

Sl. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended 31.03.2008 (Audited)
		31.12.2008	31.12.2007	31.12.2008	31.12.2007	
1.	Net sales / Income from operations	<b>203.01</b>	818.51	<b>1,787.48</b>	2,111.71	2,802.27
2.	Income from sale of investments	<b>0.80</b>	-	<b>1.15</b>	13.92	39.05
3.	Other income	<b>120.86</b>	30.23	<b>216.99</b>	84.44	128.40
4.	<b>Total income</b>	<b>324.67</b>	848.74	<b>2,005.62</b>	2,210.07	2,969.72
5.	<b>Expenditure</b>					
	(a) (Increase)/Decrease in stock-in-trade	<b>(0.81)</b>	2.56	<b>(0.64)</b>	9.10	19.11
	(b) Real estate, Construction and other expenditure	<b>150.53</b>	260.19	<b>549.12</b>	779.09	1,130.61
	(c) Employees cost	<b>22.85</b>	23.29	<b>78.04</b>	61.48	87.47
	(d) Depreciation	<b>2.59</b>	1.41	<b>8.05</b>	4.02	8.58
	<b>Total expenditure</b>	<b>175.16</b>	287.45	<b>634.57</b>	853.69	1,245.77
6.	Interest	<b>124.53</b>	98.15	<b>419.05</b>	253.78	358.44
7.	<b>Profit before tax (4-5-6)</b>	<b>24.98</b>	463.14	<b>952.00</b>	1,102.60	1,365.51
8.	<b>Provision for taxation</b>					
	(a) Current	<b>6.00</b>	95.00	<b>216.00</b>	246.00	334.00
	(b) Deferred	<b>(0.82)</b>	(1.08)	<b>(1.27)</b>	0.86	(0.67)
	(c) Fringe benefit	<b>0.30</b>	0.30	<b>0.90</b>	0.90	1.50
9.	<b>Profit after tax (7-8)</b>	<b>19.50</b>	368.92	<b>736.37</b>	854.84	1,030.68
10.	Paid-up equity share capital (Face Value - Rs.2 per share)	<b>324.68</b>	324.68	<b>324.68</b>	324.68	324.68
11.	Reserves excluding revaluation reserve					1,819.14
12.	Basic and diluted earnings per share (Rs.) (*not annualised)	<b>0.12*</b>	2.27*	<b>4.54*</b>	5.27*	6.35
13.	Public Shareholding					
	- Number of shares	<b>528,320,625</b>	413,052,294	<b>528,320,625</b>	413,052,294	413,049,094
	- Percentage of shareholding	<b>32.54%</b>	25.44%	<b>32.54%</b>	25.44%	25.44%

**Notes:**

- I The above unaudited financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on January 31, 2009. The unaudited financial results for the quarter ended December 31, 2008 are subject to Limited Review of the auditors of the Company.
- II Sale proceeds of the investments held in subsidiaries developing real estate projects have been treated as real estate revenue, net of cost.
- III Interest paid for Real Estate Projects is being capitalised.
- IV Details of number of Investor complaints for the quarter ended December 31, 2008: Pending at the beginning – 1; Received - 81 ; Disposed Off – 81 ; Pending at the end – 1.
- V 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 (Standalone)  
for the Quarter and Nine Months ended December 31 2008**

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended 31.03.2008 (Audited)
		31.12.2008	31.12.2007	31.12.2008	31.12.2007	
1.	<b>Segment revenue</b>					
	(a) Real estate	165.55	755.55	1536.26	1918.55	2,516.88
	(b) Construction	22.25	59.51	72.49	148.83	213.00
	(c) Consultancy	15.21	3.45	178.73	44.33	72.39
	<b>Total</b>	<b>203.01</b>	818.51	<b>1787.48</b>	2111.71	2,802.27
	<b>Less: Inter segment revenue</b>	-	-	-	-	-
	<b>Net sales / Income from operations</b>	<b>203.01</b>	818.51	<b>1787.48</b>	2111.71	2,802.27
2.	<b>Segment Results</b>					
	(Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	44.34	569.19	1100.82	1322.47	1,661.23
	(b) Construction	1.30	4.81	9.16	6.91	8.04
	(c) Consultancy	15.21	3.45	178.73	44.33	72.39
	<b>Total</b>	<b>60.85</b>	577.45	<b>1288.71</b>	1373.71	1,741.66
	<b>Less:</b>					
	(i) Interest	124.53	98.15	419.05	253.78	358.44
	(ii) Unallocable overheads net of unallocable income	(88.66)	16.16	(82.34)	17.33	17.71
	<b>Total profit before Tax</b>	<b>24.98</b>	463.14	<b>952.00</b>	1102.60	1,365.51
3.	<b>Capital employed</b>					
	-Unallocable	2880.18	2015.51	2880.18	2015.51	2,143.82

**For Unitech Limited**

Gurgaon  
January 31, 2009

**Ramesh Chandra  
Chairman**