

UNITECH LIMITED

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

Unaudited Financial Results (Standalone) for the Quarter and Nine Months Ended December 31, 2009

(Rupees in Crores, except Shares and EPS)

Sl. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended 31.03.2009 (Audited)
		31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	
1.	(a) Net sales / Income from Operations (b) Income from sale of investments	642.88 -	203.01 0.80	1,310.13 25.06	1,787.48 1.15	1,850.32 1.93
	Total income	642.88	203.81	1,335.19	1,788.63	1,852.25
2.	Expenditure (a) (Increase)/Decrease in stock-in-trade (b) Real estate, Construction and other expenditure (c) Employees cost (d) Depreciation	3.96 447.93 21.90 1.49	(0.81) 150.53 22.85 2.59	3.61 661.07 64.45 4.46	(0.64) 549.12 78.04 8.05	3.18 700.05 99.68 10.04
	Total	475.28	175.16	733.59	634.57	812.95
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	167.60	28.65	601.60	1,154.06	1,039.30
4.	Other income	72.84	120.86	210.68	216.99	602.66
5.	Profit before Interest & Exceptional items (3+4)	240.44	149.51	812.28	1,371.05	1,641.96
6.	Interest	74.42	124.53	299.69	419.05	685.32
7.	Profit after Interest but before Exceptional items (5-6)	166.02	24.98	512.59	952.00	956.64
8.	Exceptional items	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	166.02	24.98	512.59	952.00	956.64
10.	Provision for taxation (a) Current (b) Deferred (c) Fringe benefit	34.00 0.08 -	6.00 (0.82) 0.30	114.00 (0.84)	216.00 (1.27) 0.90	215.00 0.48 1.50
11.	Net Profit from Ordinary Activities after tax (9-10)	131.94	19.50	399.43	736.37	739.66
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-
13.	Net Profit for the period (11-12)	131.94	19.50	399.43	736.37	739.66
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	477.76	324.68	477.76	324.68	324.68
15.	Reserves excluding Revaluation Reserve as per Balance Sheet of previous accounting year					2,534.89
16.	Basic and diluted earnings per share (before Extraordinary items) Basic and diluted earnings per share (after Extraordinary items) Refer Note No. IV & V (*not annualised)	0.54* 0.54*	0.12* 0.12*	1.76* 1.76*	4.54* 4.54*	4.56 4.56
17.	Public Shareholding - Number of shares - Percentage of shareholding	1341441876 56.16	528320625 32.54	1341441876 56.16	528320625 32.54	576017829 35.48
18.	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)	675959041 64.54 28.30	- - -	675959041 64.54 28.30	- - -	808250407 77.17 49.79
		371400130 35.46 15.54	- - -	371400130 35.46 15.54	- - -	239106764 22.83 14.73

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 January 30, 2010 and are subject to Limited Review of the auditors of the Company.
- II The segment results in financial results have been prepared in accordance with the accounting principles laid down under Accounting Standard - 17 on 'Segment Reporting' issued by the Institute of Chartered Accountants of India.
- III Details of number of Investor complaints for the quarter ended December 31, 2009: Pending at the beginning – Nil; Received – 50; Disposed Off – 49; Pending at the end – 1 (resolved as on date).
- IV The Company has allotted 421064935 Equity Shares of Rs. 2/- each at a premium of Rs. 36.50 per share on 22.04.2009 and 344361112 equity shares of Rs. 2/- each at a premium of Rs. 79/- per share on 03.07.2009 to Qualified Institutional Buyers(QIBs) pursuant to Chapter XIII-A of Securities and Exchange Board of India (Disclosure & Investor Protection) Guidelines, 2000. Earning per share has been adjusted on account of said increase in Equity Share capital during the current financial year.
- V The Company has allotted 227500000 Warrants on June 29, 2009, convertible into equal number of Equity Shares of face value of Rs. 2/- each at a premium of Rs. 48.75 per Equity Share. For these warrants, promoters have already paid Rs. 12.69 per warrant aggregating to Rs. 288.64 Crores (25%). On payment of balance amount of Rs. 38.06 per warrant aggregating to Rs. 865.92 Crores, the promoters shareholding will get increased from 43.84% to 48.73%.
- VI 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, 2009**

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended 31.03.2009 (Audited)
		31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	
1.	Segment Revenue					
	(a) Real estate	573.14	165.55	1,111.23	1,536.26	1,673.05
	(b) Construction	41.98	22.25	115.47	72.49	101.64
	(c) Consultancy	27.76	15.21	83.43	178.73	75.63
	Total	642.88	203.01	1,310.13	1,787.48	1,850.32
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	642.88	203.01	1,310.13	1,787.48	1,850.32
2.	Segment Results					
	(Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	164.49	44.34	585.08	1,100.82	1,131.13
	(b) Construction	9.92	1.30	28.53	9.16	9.97
	(c) Consultancy	27.76	15.21	83.43	178.73	75.63
	Total	202.17	60.85	697.04	1,288.71	1,216.73
	Less:					
	(i) Interest	74.42	124.53	299.69	419.05	685.32
	(ii) Unallocable overheads net of unallocable income	(38.27)	(88.66)	(115.24)	(82.34)	(425.23)
	Total profit before Tax	166.02	24.98	512.59	952.00	956.64
3.	Capital employed					
	-Unallocable	7,872.98	2,880.18	7,872.98	2,880.18	2,859.56

For Unitech Limited

Place : Gurgaon
Date : 30th January'2010

Sd/-
Ramesh Chandra
Chairman