

UNITECH LIMITED
 Regd. Office: 6, Community Centre, Saket, New Delhi 110017
Unaudited Financial Results (Consolidated)
for the Quarter and Half-Year ended September 30, 2009

S. No.	Particulars	(Rupees in Crores, except Share and EPS)				
		Quarter Ended		Half Year Ended		Year Ended
		30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	31.03.2009 (Audited)
1.	(a) Net sales / Income from Operations (b) Income from sale of investments Total income	509.49 -	983.09 2.20	1,024.39 25.06	2,014.76 3.21	2,889.74 4.72 2,894.46
2.	Expenditure (a) (Increase)/Decrease in stock-in-trade (b) Real estate, Construction and other expenditure (c) Employees cost (d) Depreciation Total	(0.99) 184.61 28.06 11.37	(3.82) 346.43 31.24 3.84	6.27 357.33 47.88 15.56	(6.39) 742.53 61.01 10.68	5.43 1,183.71 111.81 20.92 1,321.87
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	286.44	607.60	622.41	1,210.14	1,572.59
4.	Other income	17.16	16.16	25.42	37.85	421.18
5.	Profit before Interest & Exceptional items (3+4)	303.60	623.76	647.83	1,247.99	1,993.77
6.	Interest	60.31	134.14	152.93	242.02	554.57
7.	Profit after Interest but before Exceptional items (5-6)	243.29	489.62	494.90	1,005.97	1,439.20
8.	Exceptional items	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	243.29	489.62	494.90	1,005.97	1,439.20
10.	Provision for taxation (a) Current (b) Deferred (c) Fringe benefit	66.50 (1.13) -	126.83 2.74 0.39	120.13 (0.85) -	220.29 1.60 0.75	243.63 (3.08) 1.84
11.	Net Profit from Ordinary Activities after tax (9-10)	177.92	359.66	375.62	783.33	1,196.81
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-
13.	Net Profit for the period (11-12) Add / (Less): Minority interest Profit / (Loss) of associates Net Profit for the Period	177.92 (1.50) 1.44	359.66 (0.57) (0.17)	375.62 (38.44) (1.55)	783.33 (1.12) 0.02	1,196.81 2.14 (1.24) 1,197.71
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	-	-	-	-	4,844.78
16.	Basic and diluted earnings per share (before Extraordinary items) Basic and diluted earnings per share (after Extraordinary items) Refer Note No. VI & VII (*not annualised)	0.81* 0.81*	2.21* 2.21*	1.53* 1.53*	4.82* 4.82*	7.37 7.37
17.	Public Shareholding - Number of shares - Percentage of shareholding	1,341,441,876 56.16	413,049,094 25.44	1,341,441,876 56.16	413,049,094 25.44	576,017,829 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)	675,959,041 64.54 28.30 371,400,130 35.46 15.54	- - - -	675,959,041 64.54 28.30 371,400,130 35.46 15.54	- - - -	808,250,407 77.17 49.79 239,106,764 22.83 14.73

- Notes:
- Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish only the consolidated results. The said consolidated 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 Bombay Stock Exchange Limited (www.bseindia.com) or National Stock Exchange of India Limited (www.nseindia.com).
 - The above unaudited financial results and the unaudited Standalone results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on October 31, 2009. The unaudited standalone financial results for the quarter and half-year ended September 30, 2009 are subject to Limited Review of the auditors of the Company.
 - 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' issued by the Institute of Chartered Accountants of India.
 - The segment results in consolidated 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.
 - Details of number of Investor complaints for the quarter ended September 30, 2009: Pending at the beginning - 1; Received - 26; Disposed Off - 27; Pending at the end - Nil.
 - 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 increase in Equity Share capital during the quarter and half year ended September 30, 2009.
 - 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. On above 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%. The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.
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Unaudited Segment-wise Revenue, Results and Capital Employed (Consolidated)
for the Quarter and Half-Year ended September 30, 2009

(Rupees in Crores)

S. No.	Particulars	Quarter Ended		Half Year ended		Year Ended
		30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	31.03.2009 (Audited)
		1.	Segment Revenue (a) Real estate (b) Construction (c) Consultancy (d) Hospitality (e) Transmission Towers (f) Others Total Less: Inter segment revenue Net sales / Income from operations	414.69 1.57 16.13 2.78 20.02 29.52 509.49	807.72 18.67 99.02 3.23 20.82 33.63 983.09	777.02 18.61 52.99 5.52 55.21 60.16 1,024.39
2.	Segment Results (Profit before tax, interest and Unallocable overheads) (a) Real estate (b) Construction (c) Consultancy (d) Hospitality (e) Transmission Towers (f) Others Total Less: (i) Interest (ii) Unallocable Overheads net of unallocable Income Total profit before Tax	308.32 1.57 16.46 0.02 3.33 (0.04) 329.66	525.74 3.71 98.39 0.02 (2.16) 0.67 626.37	603.34 18.61 52.99 0.20 3.74 1.49 680.37	1,130.66 7.86 123.48 0.21 (1.38) 3.10 1,263.93	1,613.84 9.97 113.87 (0.09) (0.10) 9.77 1,747.26
3.	Capital employed -Unallocable	60.31 26.06	134.14 2.61	152.93 32.54	242.02 15.94	554.57 (246.51) 1,439.20

For Unitech Limited

Place : Gurgaon
Date : October 31, 2009

Ramesh Chandra
Chairman