

UNITECH LIMITED

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

**Unaudited Financial Results (Standalone)
for the Quarter and Half-Year ended September 30, 2009**

(Rupees in Crores, except Share and EPS)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended 31.03.2009 (Audited)
		30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	
1.	(a) Net sales / Income from Operations	331.73	844.65	667.25	1,584.47	1,850.32
	(b) Income from sale of investments	-	0.35	25.06	0.35	1.93
	Total income	331.73	845.00	692.31	1,584.82	1,852.25
2.	Expenditure					
	(a) (Increase)/Decrease in stock-in-trade	(2.10)	0.50	(0.35)	0.17	3.18
	(b) Real estate, Construction and other expenditure	119.67	174.49	213.14	398.59	700.05
	(c) Employees cost	25.34	28.30	42.55	55.19	99.68
	(d) Depreciation	1.57	2.25	2.97	5.46	10.04
	Total	144.48	205.54	258.31	459.41	812.95
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	187.25	639.46	434.00	1,125.41	1,039.30
4.	Other income	73.39	61.33	137.84	96.13	602.66
5.	Profit before Interest & Exceptional items (3+4)	260.64	700.79	571.84	1,221.54	1,641.96
6.	Interest	100.33	162.97	225.27	294.52	685.32
7.	Profit after Interest but before Exceptional items (5-6)	160.31	537.82	346.57	927.02	956.64
8.	Exceptional items	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	160.31	537.82	346.57	927.02	956.64
10.	Provision for taxation					
	(a) Current	36.50	121.50	80.00	210.00	215.00
	(b) Deferred	(1.18)	0.46	(0.92)	(0.45)	0.48
	(c) Fringe benefit	-	0.30	-	0.60	1.50
11.	Net Profit from Ordinary Activities after tax (9-10)	124.99	415.56	267.49	716.87	739.66
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-
13.	Net Profit for the period (11-12)	124.99	415.56	267.49	716.87	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)	0.57*	2.56 *	1.22*	4.42*	4.56
	Basic and diluted earnings per share (after Extraordinary items) Refer Note No. IV & V(*not annualised)	0.57*	2.56 *	1.22*	4.42*	4.56
17.	Public Shareholding					
	- Number of shares	1,341,441,876	413,049,094	1,341,441,876	413,049,094	576,017,829
	- Percentage of shareholding	56.16	25.44	56.16	25.44	35.48
18.	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	- Number of shares	675,959,041	-	675,959,041	-	808,250,407
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	64.54	-	64.54	-	77.17
	- Percentage of shares (as a % of the total share capital of the company)	28.30	-	28.30	-	49.79
	b) Non - encumbered					
	- Number of shares	371,400,130	-	371,400,130	-	239,106,764
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	35.46	-	35.46	-	22.83
	- Percentage of shares (as a % of the total share capital of the company)	15.54	-	15.54	-	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 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.
- 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 September 30, 2009: Pending at the beginning - 1; Received - 26; Disposed Off - 27; Pending at the end - Nil.
- 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 increase in Equity Share capital during the quarter and half year ended September 30, 2009.
- 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. 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%.
- 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 Half-Year ended September 30, 2009**

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended 31.03.2009 (Audited)
		30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	
1.	Segment Revenue					
	(a) Real estate	279.00	676.43	538.09	1,370.71	1,673.05
	(b) Construction	26.35	18.67	73.49	50.24	101.64
	(c) Consultancy	26.38	149.55	55.67	163.52	75.63
	Total	331.73	844.65	667.25	1,584.47	1,850.32
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	331.73	844.65	667.25	1,584.47	1,850.32
2.	Segment Results (Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	205.44	526.92	420.59	1,056.48	1,131.13
	(b) Construction	1.58	3.71	18.61	7.86	9.97
	(c) Consultancy	26.38	149.55	55.67	163.52	75.63
	Total	233.40	680.18	494.87	1,227.86	1,216.73
	Less:					
	(i) Interest	100.33	162.97	225.27	294.52	685.32
	(ii) Unallocable overheads net of unallocable income	(27.24)	(20.61)	(76.97)	6.32	(425.23)
	Total profit before Tax	160.31	537.82	346.57	927.02	956.64
3.	Capital employed -Unallocable	7,452.40	2,860.69	7,452.40	2,860.69	2,859.56

For Unitech Limited

Place : Gurgaon
Date : October 31, 2009

Ramesh Chandra
Chairman