

UNITECH LIMITED

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

Unaudited Financial Results (Consolidated)

For the Quarter Ended 30th June, 2011

(Rupees in Crores, except Shares and EPS)

| S. No. | Particulars | Quarter Ended | | Year Ended 31.03.2011 (Audited) |
|--------|--|---------------------------|---------------------------|---------------------------------------|
| | | 30.06.2011 (Unaudited) | 30.06.2010 (Unaudited) | |
| 1. | Net sales / Income from Operations | 595.85 | 828.57 | 3,187.09 |
| | Total income | 595.85 | 828.57 | 3,187.09 |
| 2. | Expenditure | | | |
| | (a) (Increase)/Decrease in stock-in-trade | (4.72) | 6.67 | (11.93) |
| | (b) Real estate, Construction and other expenditure | 444.47 | 503.34 | 2,145.87 |
| | (c) Employees cost | 36.32 | 24.78 | 129.29 |
| | (d) Depreciation | 8.38 | 8.75 | 31.86 |
| | Total | 484.45 | 543.54 | 2,295.09 |
| 3. | Profit from Operations before Other income, Interest & Exceptional items (1-2) | 111.40 | 285.03 | 892.00 |
| 4. | Other income | 71.37 | 15.00 | 105.03 |
| 5. | Profit before Interest & Exceptional items (3+4) | 182.77 | 300.03 | 997.03 |
| 6. | Interest | 33.74 | 34.04 | 145.47 |
| 7. | Profit after Interest but before Exceptional items (5-6) | 149.03 | 265.99 | 851.56 |
| 8. | Exceptional items | - | - | - |
| 9. | Profit from Ordinary Activities before tax (7+8) | 149.03 | 265.99 | 851.56 |
| 10. | Provision for taxation | | | |
| | (a) Current | 45.12 | 80.92 | 268.39 |
| | (b) Deferred | 1.70 | 2.48 | 1.99 |
| 11. | Net Profit from Ordinary Activities after tax (9-10) | 102.21 | 182.59 | 581.18 |
| 12. | Extraordinary items (Net of tax expense) | - | - | - |
| 13. | Net Profit for the Period (11-12) | 102.21 | 182.59 | 581.18 |
| | Add / (Less): | | | |
| | Minority interest | (3.90) | (0.51) | (10.38) |
| | Profit / (Loss) of associates | 0.05 | (1.89) | (5.51) |
| | Prior Period Adjustment | - | (0.15) | 0.36 |
| | Taxes Paid for earlier years (Net of Provisions) | - | - | 2.01 |
| | Net Profit for the Period | 98.36 | 180.04 | 567.66 |
| 14. | Paid-up equity share capital (Face Value - Rs.2 per share) | 523.26 | 503.57 | 523.26 |
| 15. | Reserves excluding Revaluation Reserve as per Balance Sheet of previous accounting year | | | 11,060.36 |
| 16. | Basic Earnings Per Share (Before & after extraordinary items) | 0.38* | 0.73* | 2.24 |
| | Diluted Earnings Per Share (Before & after extraordinary items) (*Not Annualised) | 0.38* | 0.72* | 2.24 |
| 17. | Public Shareholding | | | |
| | - Number of shares | 1345475979 | 1345475979 | 1345475979 |
| | - Percentage of shareholding | 51.43 | 53.44 | 51.43 |
| 18. | Promoters and Promoter Group Shareholding | | | |
| | a) Pledged / Encumbered | | | |
| | - Number of shares | 866010667 | 815446480 | 864935072 |
| | - Percentage of shares (as a % of the total shareholding of promoter and promoter group) | 68.15 | 69.55 | 68.06 |
| | - Percentage of shares (as a % of the total share capital of the company) | 33.10 | 32.39 | 33.06 |
| | b) Non - encumbered | | | |
| | - Number of shares | 404814401 | 356935369 | 405889996 |
| | - Percentage of shares (as a % of the total shareholding of promoter and promoter group) | 31.85 | 30.45 | 31.94 |
| | - Percentage of shares (as a % of the total share capital of the company) | 15.47 | 14.17 | 15.51 |

UNITECH LIMITED
 Regd. Office: 6, Community Centre, Saket, New Delhi 110017
Unaudited Segment-wise Revenue, Results and Capital Employed (Consolidated)
For the Quarter Ended 30th June, 2011

(Rupees in Crores)

| S. No. | Particulars | Quarter Ended | | Year Ended |
|--------|---|---------------------------|---------------------------|-------------------------|
| | | 30.06.2011 (Unaudited) | 30.06.2010 (Unaudited) | 31.03.2011 (Audited) |
| 1. | Segment Revenue | | | |
| | (a) Real estate | 503.97 | 699.57 | 2,700.32 |
| | (b) Construction | 0.01 | 10.55 | 34.83 |
| | (c) Consultancy | 17.55 | 27.39 | 101.49 |
| | (d) Hospitality | 4.84 | 3.46 | 14.68 |
| | (e) Transmission Towers | 25.92 | 54.47 | 183.63 |
| | (f) Others | 43.56 | 33.13 | 152.14 |
| | Total | 595.85 | 828.57 | 3,187.09 |
| | Less: Inter segment revenue | - | - | - |
| | Net sales / Income from operations | 595.85 | 828.57 | 3,187.09 |
| 2. | Segment Results | | | |
| | (Profit before tax, Interest and Unallocable overheads) | | | |
| | (a) Real estate | 131.30 | 300.43 | 956.05 |
| | (b) Construction | (0.12) | (0.89) | 0.70 |
| | (c) Consultancy | 17.55 | 27.39 | 101.48 |
| | (d) Hospitality | 0.83 | (0.59) | (3.72) |
| | (e) Transmission Towers | 2.84 | 4.40 | 14.44 |
| | (f) Others | 5.56 | 0.48 | 8.94 |
| | Total | 157.96 | 331.22 | 1,077.89 |
| | Less: | | | |
| | (i) Interest | 33.74 | 34.04 | 145.47 |
| | (ii) Unallocable Overheads net of unallocable Income | (24.81) | 31.19 | 80.86 |
| | Total profit before Tax | 149.03 | 265.99 | 851.56 |
| 3. | Capital employed | | | |
| | -Unallocable | 11,677.87 | 10,884.42 | 11,583.62 |

Notes:

- I Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish only the consolidated financial results. The said consolidated financial 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) and National Stock Exchange of India Limited (www.nseindia.com).
- II The above unaudited Consolidated 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 August 12, 2011. The Statutory Auditors of the Company have carried out the Limited Review of the unaudited Standalone financial results of the Company for the quarter ended June 30, 2011.
- III 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.
- IV The segment 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.
- V In reference to the Statutory Auditors' observation in the Limited Review Report on the unaudited Standalone results for the quarter ended June 30, 2011, the management's response is given as under:-
 - a) Unitech's operation in Libya is largely a sub-contract for large European companies who have contracts for executing various infrastructure projects. The Company do not have any direct exposure in contracts with the Government/any governmental body in Libya and keeping in view the current state of affairs in Libya and our communications with contractors with whom the Company has legally binding contracts, the Management is confident of receiving its dues for the work performed till date. Further, the management is hopeful that all projects will be revived as soon as the unrest ends and currently there are no compelling reasons for management to write off such investments.
 - b) The management is of the opinion that advances against projects pending commencement are in the normal course of business and are considered good.
- VI Details of number of Investor complaints for the quarter ended June 30, 2011: Pending at the beginning – Nil; Received-23; Disposed Off-23; Pending at the end- Nil.
- VII A Scheme of arrangement under Section 391-394 of the Companies Act, 1956 for the amalgamation of two wholly owned subsidiaries of the Company i.e. Aditya Properties Private Limited and Unitech Holdings Limited with the Company and for the demerger of infrastructure undertaking (post-merger) of Unitech Limited into its wholly owned subsidiary viz. Unitech Infra Limited, filed with Hon'ble High Court of Delhi is pending for its approval.
- VIII The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

For Unitech Limited

Place : Gurgaon
Date : August 12, 2011

Ramesh Chandra
Chairman