

UNITECH LIMITED

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

Unaudited Financial Results (Standalone) For the Quarter Ended 30th June, 2011

(Rupees in Crores, except Shares and EPS)

Sl. No.	Particulars	Quarter Ended		Year Ended
		30.06.2011 (Unaudited)	30.06.2010 (Unaudited)	31.03.2011 (Audited)
1.	Net sales / Income from Operations	277.32	618.88	1,805.85
	Total income	277.32	618.88	1,805.85
2.	Expenditure			
	(a) (Increase)/Decrease in stock-in-trade	-	(0.12)	(4.05)
	(b) Real estate, Construction and other expenditure	156.05	341.93	999.57
	(c) Employees cost	31.13	21.55	109.09
	(d) Depreciation	1.35	1.64	6.68
	Total	188.53	365.00	1,111.29
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	88.79	253.88	694.56
4.	Other income	127.49	78.16	362.28
5.	Profit before Interest & Exceptional items (3+4)	216.28	332.04	1,056.84
6.	Interest	78.45	79.37	328.67
7.	Profit after Interest but before Exceptional items (5-6)	137.83	252.67	728.17
8.	Exceptional items	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	137.83	252.67	728.17
10.	Provision for taxation			
	(a) Current	30.00	73.00	220.00
	(b) Deferred	(0.24)	1.97	(1.91)
11.	Net Profit from Ordinary Activities after tax (9-10)	108.07	177.70	510.08
12.	Extraordinary items (Net of tax expense)	-	-	-
13.	Net Profit for the Period (11-12)	108.07	177.70	510.08
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			8,758.61
16.	Basic Earnings Per Share (Before & after extraordinary items) Diluted Earnings Per Share (Before & after extraordinary items) (* Not Annualised)	0.41* 0.41*	0.72* 0.71*	2.02 2.02
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

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Unaudited Segment-wise Revenue, Results and Capital Employed (Standalone) For the Quarter Ended 30th June, 2011

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Year Ended
		30.06.2011 (Unaudited)	30.06.2010 (Unaudited)	31.03.2011 (Audited)
1.	Segment Revenue			
	(a) Real estate	267.05	586.90	1,693.14
	(b) Construction	0.01	10.55	34.83
	(c) Consultancy	10.26	21.43	77.88
	Total	277.32	618.88	1,805.85
	Less: Inter segment revenue	-	-	-
	Net sales / Income from operations	277.32	618.88	1,805.85
2.	Segment Results			
	(Profit before tax, Interest and Unallocable overheads)			
	(a) Real estate	125.21	277.54	814.52
	(b) Construction	(0.12)	(0.89)	0.73
	(c) Consultancy	10.26	21.43	77.87
	Total	135.35	298.08	893.12
	Less:			
	(i) Interest	78.45	79.37	328.67
	(ii) Unallocable overheads net of unallocable Income	(80.93)	(33.96)	(163.72)
	Total profit before Tax	137.83	252.67	728.17
3.	Capital employed			
	-Unallocable	9,389.94	8,607.04	9,281.87

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 August 12, 2011 and the Statutory Auditors have carried out Limited Review of the said Standalone Financial Results.
- II 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.
- III 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.
- IV 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.
- V 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.
- VI 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