

UNITECH LIMITED

Regd. Office: 6, Community Centre, Saket, New Delhi 110019

Unaudited Consolidated Financial Results for the Quarter and Nine months ended December 31, 2007

(Rupees in Crores, except Share Data)

Sl. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended
		31.12.2007	31.12.2006	31.12.2007	31.12.2006	31.03.2007
		Audited				
1.	Net sales / Income from operations	1,142.10	962.25	3,026.41	1,697.00	3,288.33
2.	Income from sale of investments	-	-	19.97	30.01	30.01
3.	Other income	23.01	14.22	82.66	33.79	69.75
4.	Total income	1,165.11	976.47	3,129.04	1,760.80	3,388.09
5.	Expenditure					
	(a) (Increase)/Decrease in stock-in-trade	(2.11)	1.72	(8.88)	(0.44)	6.28
	(b) Real estate, Construction and other expenditure	386.48	322.53	1,219.29	811.53	1,392.43
	(c) Employees cost	23.36	16.69	68.80	43.66	61.51
	(d) Depreciation	5.48	2.34	11.63	5.39	7.34
	Total expenditure	413.21	343.29	1,290.84	860.15	1,467.56
6.	Interest	97.98	45.81	237.04	82.07	128.68
7.	Profit from ordinary activities before tax (4-5-6)	653.92	587.37	1,601.16	818.58	1,791.85
8.	Provision for taxation					
	(a) Current	131.42	208.95	299.37	257.54	483.68
	(b) Deferred	(1.10)	0.91	0.82	2.31	1.38
	(c) Fringe benefit	0.38	0.23	1.13	0.74	1.29
9.	Profit after tax before minority interest (7-8)	523.22	377.28	1,299.84	557.99	1,305.50
	Add / (Less):					
	Minority interest	0.50	(0.55)	(0.99)	(1.01)	(1.11)
	Profit / (Loss) of associates	2.06	1.11	2.73	0.89	1.44
10.	Net profit	525.78	377.84	1,301.58	557.87	1,305.83
11.	Paid-up equity share capital (Face Value - Rs.2 per share)	324.68	162.34	324.68	162.34	162.34
12.	Reserves excluding revaluation reserve					1,830.58
13.	Basic and diluted earnings per share (Rs.)-Refer Note VIII (*not annualised)	3.24 *	2.33 *	8.02 *	3.44 *	8.04
14.	Public Shareholding					
	- Number of shares	413,052,294	206,726,447	413,052,294	206,726,447	206,471,647
	- Percentage of shareholding	25.44%	25.47%	25.44%	25.47%	25.44%

Notes:

- I Pursuant to revised 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 (www.bseindia.com) or National Stock Exchange (www.nseindia.com).
- II 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 meeting held on January 31, 2008. The Statutory Auditors of the Company have carried out a Limited Review of the unaudited standalone financial results for the quarter ended December 31, 2007.
- 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 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.
- V The Department of Telecommunications, Ministry of Communications & Information Technology, Government of India ("DoT"), on January 10, 2008, has issued the Letters of Intent ("LOIs") to 8 subsidiaries of the Company for issuance of Unified Access Services Licence ("UASL") in all 22 telecom circles across the country. The said subsidiaries have fulfilled all the applicable requirements prescribed in LOIs.
- VI Details of number of Investor complaints for the quarter ended December 31, 2007: Pending at the beginning – 3; Received – 52; Disposed Off – 55; Pending at the end – Nil.
- VII The CEO and CFO Certificate in respect of the above results in terms of clause 41 of the Listing Agreement, has been placed before the Board of Directors of the Company.
- VIII Previous periods' figures of Earnings Per Share have been adjusted for the Bonus Shares issued by the Company in the ratio of 1:1.
- IX The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

**Consolidated Segment-wise Revenue, Results and Capital Employed
for the Quarter and Nine months ended December 31, 2007**

(Rupees in Crores)

S. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended
		31.12.2007	31.12.2006	31.12.2007	31.12.2006	31.03.2007
		Audited				
1.	Segment Revenue					
	(a) Real estate	1,017.34	850.80	2,608.58	1,392.74	2,877.17
	(b) Construction	59.51	69.55	148.83	180.50	255.43
	(c) Consultancy	30.81	9.76	136.01	21.22	16.92
	(d) Hospitality	3.33	2.69	8.38	6.58	9.10
	(e) Electrical	7.47	17.92	36.85	59.69	84.39
	(f) Others	23.64	11.53	87.76	36.27	45.32
	Total	1,142.10	962.25	3,026.41	1,697.00	3,288.33
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	1,142.10	962.25	3,026.41	1,697.00	3,288.33
2.	Segment Results (Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	766.06	651.15	1,767.51	884.55	1,955.72
	(b) Construction	4.81	4.50	6.91	17.86	22.13
	(c) Consultancy	12.55	9.76	80.39	21.22	16.92
	(d) Hospitality	0.81	0.45	1.40	0.78	1.02
	(e) Electrical	(1.51)	(0.35)	(1.57)	(0.31)	3.69
	(f) Others	12.95	(0.08)	19.82	2.13	3.85
	Total	795.67	665.43	1,874.46	926.23	2,003.33
	Less:					
	(i) Interest	91.45	36.57	208.86	70.50	302.01
	(ii) Unallocable Overheads net of unallocable Income	50.30	41.49	64.44	37.15	(90.53)
	Total profit before Tax	653.92	587.37	1,601.16	818.58	1,791.85
3.	Capital employed -Unallocable	3,340.42	863.14	3,340.42	863.14	1,992.92

For Unitech Limited

Place : Gurgaon
Date : January 31, 2008

Ramesh Chandra
Chairman