

**UNITECH LIMITED**
**Unaudited Consolidated Financial Results  
for the Quarter and Half Year ended September 30, 2007**

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2007	30.09.2006	30.09.2007	30.09.2006	31.03.2007
		Audited				
1.	Net sales / Income from operations	<b>1013.48</b>	430.59	<b>1884.31</b>	734.75	3288.33
2.	Income from sale of investments	<b>19.97</b>	0.00	<b>19.97</b>	30.01	30.01
3.	Other income	<b>30.80</b>	9.78	<b>59.65</b>	19.57	69.75
4.	<b>Total expenditure</b>					
	(a) (Increase)/Decrease in stock-in-trade	<b>(0.08)</b>	0.45	<b>(6.77)</b>	(2.16)	6.28
	(b) Real estate, Construction and other expenditure	<b>482.94</b>	274.78	<b>832.81</b>	489.00	1392.43
	(c) Staff cost	<b>23.57</b>	14.30	<b>45.44</b>	26.97	61.51
	(d) Depreciation	<b>2.99</b>	1.68	<b>6.15</b>	3.05	7.34
5.	Interest	<b>78.98</b>	21.63	<b>139.06</b>	36.26	128.68
6.	<b>Profit before tax (1+2+3-4-5)</b>	<b>475.85</b>	127.53	<b>947.24</b>	231.21	1791.85
7.	<b>Provision for taxation</b>					
	(a) Current	<b>63.60</b>	23.02	<b>167.95</b>	48.59	483.68
	(b) Deferred	<b>1.94</b>	0.80	<b>1.92</b>	1.40	1.38
	(c) Fringe benefit	<b>0.44</b>	0.28	<b>0.75</b>	0.51	1.29
8.	<b>Profit after tax before minority interest (6-7)</b>	<b>409.87</b>	103.43	<b>776.62</b>	180.71	1305.50
	<b>Add / (Less):</b>					
	Minority interest	(0.69)	(0.30)	<b>(1.49)</b>	(0.46)	(1.11)
	Profit / (Loss) of associates	0.94	(0.13)	<b>0.67</b>	(0.22)	1.44
<b>9</b>	<b>Net profit</b>	<b>410.12</b>	103.00	<b>775.80</b>	180.03	<b>1305.83</b>
10	Paid-up equity share capital (Face Value Rs.2/- each)	<b>324.68</b>	162.34	<b>324.68</b>	162.34	162.34
11.	Reserves excluding revaluation reserve	<b>2520.95</b>	321.49	<b>2520.95</b>	321.49	1878.06
12.	Basic and diluted earnings per share (Rs.)# (# adjusted for the Bonus Issue - Refer note V below) (*not annualised)	<b>2.53*</b>	0.63*	<b>4.78*</b>	1.11*	8.04
13.	Aggregate of public shareholding					
	- Number of shares	<b>412984294</b>	207251315	<b>412984294</b>	207251315	206471647
	- Percentage of shareholding	<b>25.44%</b>	25.53%	<b>25.44%</b>	25.53%	25.44%

**Notes:**

- I Pursuant to revised Clause 41 of the listing agreement, the company has opted to publish only the consolidated results. The consolidated results published above present the results of the business operations of the Company, its subsidiaries, joint ventures and associates. Investors can view the stand alone results of the Company on Company's website [www.unitechgroup.com](http://www.unitechgroup.com) or on the websites of BSE ([www.bseindia.com](http://www.bseindia.com)) or NSE ([www.nseindia.com](http://www.nseindia.com))
- II The above unaudited financial results and the unaudited Standalone results have been reviewed by the Audit Committee and taken on record by the Board of Directors at their meetings held on October 30, 2007. The Statutory Auditors of the Company have carried out a Limited Review of the unaudited standalone financial results for the quarter ended September 30, 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 "Financial reporting of interests in Joint Ventures" and Accounting Standard - 23 '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 (AS) 17 "Segment Reporting" issued by the Institute of Chartered Accountants of India.
- V During the quarter, the paid-up equity share capital of the Company has increased from Rs.162,33,75,000/- to Rs.324,67,50,000/- by way of issue of Bonus Shares in the ratio of 1:1.
- VI 5 complaints were pending at the beginning of the quarter. During the quarter, 112 complaints were received from investors and 114 complaints were resolved. Accordingly, 3 complaints were pending at the end of the quarter.
- VII Figures in respect of financial results for the previous year/period have been re-grouped/re-arranged wherever considered necessary.

**UNITECH LIMITED**
**Consolidated Segment-wise Revenue, Results and Capital Employed  
for the Quarter and Half Year ended September 30, 2007**

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2007	30.09.2006	30.09.2007	30.09.2006	31.03.2007
		Audited				
1.	<b>Segment Revenue</b>					
	(a) Real estate	830.27	338.27	1591.24	541.94	2877.17
	(b) Construction	51.79	55.70	89.32	110.95	255.43
	(c) Consultancy	77.16	5.54	105.20	11.46	16.92
	(d) Hospitality	2.55	1.92	5.05	3.89	9.10
	(e) Electrical	13.96	15.58	29.38	41.77	84.39
	(f) Others	37.74	13.58	64.12	24.74	45.32
	<b>Total</b>	<b>1013.47</b>	<b>430.59</b>	<b>1884.31</b>	<b>734.75</b>	<b>3288.33</b>
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	<b>1013.47</b>	<b>430.59</b>	<b>1884.31</b>	<b>734.75</b>	<b>3288.33</b>
2.	<b>Segment Results</b> (Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	497.81	151.29	1001.45	233.40	1955.72
	(b) Construction	1.52	6.28	2.10	13.36	22.13
	(c) Consultancy	37.39	5.54	67.84	11.46	16.92
	(d) Hospitality	0.34	0.18	0.59	0.33	1.02
	(e) Electrical	0.81	(1.23)	(0.06)	0.04	3.69
	(f) Others	5.26	1.42	6.87	2.21	3.85
	<b>Total</b>	<b>543.13</b>	<b>163.48</b>	<b>1078.79</b>	<b>260.80</b>	<b>2003.33</b>
	<b>Less:</b>					
	(i) Interest	67.74	20.18	117.41	33.93	302.01
	(ii) Unallocable Overheads net of unallocable Income	(0.46)	15.77	14.14	-	(90.53)
	<b>Total profit before Tax</b>	<b>475.85</b>	<b>127.53</b>	<b>947.24</b>	<b>226.87</b>	<b>1791.85</b>
3.	<b>Capital employed</b> -Unallocable	<b>2845.13</b>	<b>483.83</b>	<b>2845.13</b>	<b>483.83</b>	<b>1994.23</b>

For Unitech Limited

 Place : Gurgaon  
Date : 30th October, 2007

 Ramesh Chandra  
Chairman