

UNITECH LIMITED

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

Audited Financial Results (Consolidated) for the Quarter and Year ended March 31, 2008

(Rupees in Crores, except Share Data)

Sl. No.	Particulars	Quarter Ended		Year Ended	
		31.03.2008	31.03.2007	31.03.2008	31.03.2007
1.	Net sales / Income from operations	1,160.07	1,591.33	4,140.42	3,288.33
2.	Income from sale of investments	25.52	-	45.49	30.01
3.	Other income	11.54	35.96	94.20	69.75
4.	Total income	1,197.13	1,627.29	4,280.11	3,388.09
5.	Expenditure				
	(a) (Increase)/Decrease in stock-in-trade	22.17	6.72	13.29	6.28
	(b) Real estate, Construction and other expenditure	628.84	580.89	1,802.07	1,392.43
	(c) Employees cost	27.23	17.85	96.03	61.51
	(d) Depreciation	8.90	1.95	20.53	7.34
	Total expenditure	687.14	607.41	1,931.92	1,467.56
6.	Interest	43.37	46.61	280.41	128.68
7.	Profit from ordinary activities before tax (4-5-6)	466.62	973.27	2,067.78	1,791.85
8.	Provision for taxation				
	(a) Current	95.04	226.14	394.41	483.68
	(b) Deferred	1.47	(0.93)	2.29	1.38
	(c) Fringe benefit	0.76	0.55	1.89	1.29
9.	Profit after tax before minority interest (7-8)	369.35	747.51	1,669.19	1,305.50
	Add / (Less):				
	Minority interest	(11.88)	(0.10)	(12.87)	(1.11)
	Profit / (Loss) of associates	2.81	0.55	5.54	1.44
10.	Net profit	360.28	747.96	1,661.86	1,305.83
11.	Paid-up equity share capital (Face Value - Rs.2 per share)	324.68	162.34	324.68	162.34
12.	Reserves excluding revaluation reserve	3,275.28	1,830.58	3,275.28	1,830.58
13.	Basic and diluted earnings per share (Rs.)-Refer Note IX (*not annualised)	2.22 *	4.61 *	10.23	8.04
14.	Public Shareholding				
	- Number of shares	413,049,094	206,471,647	413,049,094	206,471,647
	- Percentage of shareholding	25.44%	25.44%	25.44%	25.44%

Notes:

- I Pursuant to 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 316 subsidiaries, 12 joint ventures and 9 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 audited financial results and the audited standalone results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on June 27, 2008.
- 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 Board has recommended payment of dividend of Rs.0.25 per share (12.5% on an equity share of face value of Rs.2) for the financial year ended March 31, 2008, subject to approval in the ensuing Annual General Meeting.
- VI During the quarter ended March 31, 2008, the Department of Telecommunications, Ministry of Communications & Information Technology, Government of India ("DoT") issued to 8 subsidiaries of the Company the Unified Access Services Licence ("UASL") in all 22 telecom circles across the country and further allotted initial spectrum for Andhra Pradesh, Kerala, Karnataka, Orissa and Tamilnadu (including Chennai) Service Areas.
- VII Sale proceeds of the investments held in subsidiaries developing Real Estate Projects have been treated as real estate revenue, net of cost.
- VIII Details of number of Investor complaints for the quarter ended March 31, 2008: Pending at the beginning - Nil; Received - 46; Disposed Off - 44; Pending at the end - 2.
- IX During the year ended March 31, 2008, the Company issued 81,16,87,500 equity shares of Rs.2 each as bonus shares in the ratio of 1:1. Accordingly, the previous periods' figures of Earnings Per Share have been adjusted for the said bonus issue.
- X The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Audited Segment-wise Revenue, Results and Capital Employed (Consolidated)
for the Quarter and Year ended March 31, 2008

(Rupees in Crores)

S. No.	Particulars	Quarter Ended		Year Ended	
		31.03.2008	31.03.2007	31.03.2008	31.03.2007
1.	Segment Revenue				
	(a) Real estate	994.03	1,484.43	3,602.61	2,877.17
	(b) Construction	64.18	74.93	213.01	255.43
	(c) Consultancy	33.38	(4.30)	123.33	16.92
	(d) Hospitality	3.52	2.52	11.90	9.10
	(e) Electrical	30.16	24.70	67.01	84.39
	(f) Others	34.80	9.05	122.56	45.32
	Total	1,160.07	1,591.33	4,140.42	3,288.33
	Less: Inter segment revenue	-	-	-	-
	Net sales / Income from operations	1,160.07	1,591.33	4,140.42	3,288.33
2.	Segment Results				
	(Profit before tax, Interest and Unallocable overheads)				
	(a) Real estate	580.17	1,071.17	2,347.68	1,955.72
	(b) Construction	2.97	4.27	9.88	22.13
	(c) Consultancy	42.91	(4.30)	123.30	16.92
	(d) Hospitality	(1.38)	0.24	0.02	1.02
	(e) Electrical	5.85	4.00	4.28	3.69
	(f) Others	(2.13)	1.72	17.69	3.85
	Total	628.39	1,077.10	2,502.85	2,003.33
	Less:				
	(i) Interest	71.55	58.18	280.41	128.68
	(ii) Unallocable Overheads net of unallocable Income	90.22	45.65	154.66	82.80
	Total profit before Tax	466.62	973.27	2,067.78	1,791.85
3.	Capital employed				
	-Unallocable	3,599.95	1,992.92	3,599.95	1,992.92

For Unitech Limited

Place : Gurgaon
Date : June 27, 2008

Sanjay Chandra
Managing Director