

**UNITECH LIMITED**

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

**Unaudited Financial Results (Consolidated)**

**for the Quarter ended June 30, 2009**

(Rupees in Crores, except Share and EPS)

Sl. No.	Particulars	Quarter Ended		Year Ended 31.03.2009 (Audited)
		30.06.2009 (Unaudited)	30.06.2008 (Unaudited)	
1.	(a) Net sales / Income from Operations (b) Income from sale of investments	514.90 25.06	1,031.67 1.01	2,889.74 4.72
	<b>Total income</b>	<b>539.96</b>	<b>1,032.68</b>	<b>2,894.46</b>
2.	<b>Expenditure</b> (a) (Increase)/Decrease in stock-in-trade (b) Real estate, Construction and other expenditure (c) Employees cost (d) Depreciation	7.26 172.72 19.82 4.19	(2.57) 396.10 29.77 6.84	5.43 1,183.71 111.81 20.92
	<b>Total</b>	<b>203.99</b>	<b>430.14</b>	<b>1,321.87</b>
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	335.97	602.54	1,572.59
4.	Other income	8.26	21.69	421.18
5.	Profit before Interest & Exceptional items (3+4)	344.23	624.23	1,993.77
6.	Interest	92.62	107.88	554.57
7.	Profit after Interest but before Exceptional items (5-6)	251.61	516.35	1,439.20
8.	Exceptional items	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	251.61	516.35	1,439.20
10.	Provision for taxation (a) Current (b) Deferred (c) Fringe benefit	53.63 0.28 -	93.46 (1.14) 0.36	243.63 (3.08) 1.84
11.	Net Profit from Ordinary Activities after tax (9-10)	197.70	423.67	1,196.81
12.	Extraordinary items (Net of tax expense)	-	-	-
13.	Net Profit for the period (11-12) Add / (Less): Minority interest Profit / (Loss) of associates	197.70  (36.94) (2.99)	423.67  (0.55) 0.19	1,196.81  2.14 (1.24)
	<b>Net Profit for the Period</b>	<b>157.77</b>	<b>423.31</b>	<b>1,197.71</b>
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	408.89	324.68	324.68
15.	Reserves excluding Revaluation Reserve as per Balance Sheet of previous accounting year	-	-	4,844.78
16.	Basic and diluted earnings per share (before Extraordinary items) Basic and diluted earnings per share (after Extraordinary items) Refer Note No. VI (*not annualised)	0.81 * 0.81 *	2.61 * 2.61 *	7.37 7.37
17.	Public Shareholding - Number of shares - Percentage of shareholding	997,082,764 48.77%	413,049,094 25.44%	576,017,829 35.48%
18.	Promoters and Promoter Group Shareholding a) Pledged / Encumbered - Number of shares - Percentage of shares (as a % of the total shareholding of promoter and promoter group) - Percentage of shares (as a % of the total share capital of the company) b) Non - encumbered - Number of shares - Percentage of shares (as a % of the total shareholding of promoter and promoter group) - Percentage of shares (as a % of the total share capital of the company)	757,393,444 72.31% 37.05% 289,963,727 27.69% 14.18%	- - - - - -	808,250,407 77.17% 49.79% 239,106,764 22.83% 14.73%

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 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) or National Stock Exchange of India Limited(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 respective meetings held on July 31, 2009. The unaudited standalone financial results for the quarter ended June 30, 2009 are subject to Limited Review of the auditors of the Company.
- 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 Details of number of Investor complaints for the quarter ended June 30, 2009: Pending at the beginning – NIL; Received – 25 ; Disposed Off – 24 ; Pending at the end – 1(stands redressed/resolved as on date).
- VI The Company has allotted 421064935 Equity Shares of Rs. 2/- each at a premium of Rs. 36.50 per share on 22.04.2009 and 344361112 equity shares of Rs. 2/- each at a premium of Rs. 79/- per share on 03.07.2009 to Qualified Institutional Buyers(QIBs) pursuant to Chapter XIII-A of Securities and Exchange Board of India (Disclosure & Investor Protection) Guidelines, 2000. Earning per share has been adjusted on account of increase in Equity Share capital during the quarter ended June 30, 2009.
- VII The Company has allotted 227500000 Warrants on June 29, 2009, convertible into equal number of Equity Shares of face value of Rs. 2/- each at a premium of Rs. 48.75 per Equity Share pursuant to Chapter XIII of Securities and Exchange Board of India (Disclosure & Investor Protection) Guidelines, 2000
- VIII The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

**Unaudited Segment-wise Revenue, Results and Capital Employed (Consolidated)  
for the Quarter ended June 30, 2009**

(Rupees in Crores)

S. No.	Particulars	Quarter Ended		Year Ended 31.03.2009 (Audited)
		30.06.2009 (Unaudited)	30.06.2008 (Unaudited)	
1.	<b>Segment Revenue</b>			
	(a) Real estate	362.33	914.04	2,416.38
	(b) Construction	47.14	31.57	101.63
	(c) Consultancy	36.86	25.11	116.15
	(d) Hospitality	2.74	3.08	12.21
	(e) Transmission Towers	35.19	20.56	94.60
	(f) Others	30.64	37.31	148.77
	<b>Total</b>	<b>514.90</b>	<b>1,031.67</b>	<b>2,889.74</b>
	<b>Less: Inter segment revenue</b>	-	-	-
	<b>Net sales / Income from operations</b>	<b>514.90</b>	<b>1,031.67</b>	<b>2,889.74</b>
2.	<b>Segment Results</b> (Profit before tax, Interest and Unallocable overheads)			
	(a) Real estate	295.02	604.92	1,613.84
	(b) Construction	17.04	4.15	9.97
	(c) Consultancy	36.53	25.09	113.87
	(d) Hospitality	0.18	0.19	(0.09)
	(e) Transmission Towers	0.41	0.78	(0.10)
	(f) Others	1.53	2.43	9.77
	<b>Total</b>	<b>350.71</b>	<b>637.56</b>	<b>1,747.26</b>
	<b>Less:</b>			
	(i) Interest	92.62	107.88	554.57
	(ii) Unallocable Overheads net of unallocable Income	6.48	13.33	(246.51)
	<b>Total profit before Tax</b>	<b>251.61</b>	<b>516.35</b>	<b>1,439.20</b>
3.	<b>Capital employed</b> -Unallocable	6,817.90	4,134.32	5,169.46

For Unitech Limited

Place : New Delhi  
Date : July 31, 2009

Sd/-  
Ramesh Chandra  
Chairman