

**UNITECH LIMITED**  
**CIN: L74899DL1971PLC009720**  
 Regd. Office: 6, Community Centre, Saket, New Delhi 110017  
**Statement of Consolidated Results**  
**for the Quarter Ended June 30, 2014**

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2014 (Unaudited)	31.03.2014 (Audited)	30.06.2013 (Unaudited)	31.03.2014 (Audited)
1.	<b>Income from Operations</b> (a) Net sales / Income from Operations (Net of Excise Duty)	<b>152,212.87</b>	103,331.24	57,257.10	<b>293,331.85</b>
	<b>Total income from Operations (Net)</b>	<b>152,212.87</b>	103,331.24	57,257.10	<b>293,331.85</b>
2.	<b>Expenses</b> (a) Cost of Material Consumed (b) Real estate, Construction and Other Expenses (c) Changes in Inventories of finished properties, land, land development right and work in progress (d) Employee Benefits Expense (e) Depreciation and Amortisation Expense (f) Other expenses	<b>6,457.92</b> <b>30,038.92</b> <b>416.42</b> <b>4,604.84</b> <b>1,078.50</b> <b>6,346.28</b>	8,767.28 71,854.38 876.85 5,413.58 1,549.36 11,056.01	5,937.11 31,180.51 (742.49) 5,290.71 1,119.26 8,072.00	<b>29,562.39</b> <b>187,922.61</b> <b>(199.16)</b> <b>21,310.49</b> <b>5,041.28</b> <b>38,116.25</b>
	<b>Total Expenses</b>	<b>48,942.88</b>	99,517.46	50,857.10	<b>281,753.86</b>
3.	<b>Profit/(Loss) from Operations before Other income, Finance costs, Exceptional items and Prior Period Adjustments(1-2)</b>	<b>103,269.99</b>	3,813.78	6,400.00	<b>11,577.99</b>
4.	Other income	<b>1,174.51</b>	4,190.85	2,510.55	<b>16,658.87</b>
5.	<b>Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)</b>	<b>104,444.50</b>	8,004.63	8,910.55	<b>28,236.86</b>
6.	Finance Costs	<b>346.13</b>	3,773.95	573.07	<b>7,650.19</b>
7.	<b>Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)</b>	<b>104,098.37</b>	4,230.68	8,337.48	<b>20,586.67</b>
8.	Exceptional items	-	-	-	-
9.	Prior Period Adjustments	<b>1.05</b>	1.34	32.41	<b>32.59</b>
10.	<b>Profit/(Loss) from Ordinary Activities before tax (7+8+9)</b>	<b>104,099.42</b>	4,232.02	8,369.89	<b>20,619.26</b>
11.	Tax Expense (a) Current Tax Current Year Earlier Years (b) Deferred Tax	<b>1,800.58</b> <b>0.25</b> <b>3,151.87</b>	3,441.62 12.29 (3,491.04)	2,703.87 0.39 (65.66)	<b>9,139.31</b> <b>30.22</b> <b>(3,463.98)</b>
12.	<b>Net Profit/(Loss) from Ordinary Activities after tax (10-11)</b>	<b>99,146.72</b>	4,269.15	5,731.29	<b>14,913.71</b>
13.	Less : Extraordinary loss ( Refer note 3)	<b>99,072.66</b>	10,301.62	-	<b>10,301.62</b>
14.	<b>Net Profit/(Loss) for the Period (12-13)</b>	<b>74.06</b>	(6,032.47)	5,731.29	<b>4,612.09</b>
15.	Share of Profit/ (Loss) of associates	<b>50.01</b>	(0.36)	11.65	<b>16.99</b>
16.	Minority interest	<b>432.35</b>	877.69	546.22	<b>2,345.00</b>
17.	<b>Net Profit/(Loss) after share of Profit / (Loss) of associates &amp; Minority interest for the Period (14+15+16)</b>	<b>556.42</b>	(5,155.14)	6,289.16	<b>6,974.08</b>
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	<b>52,326.02</b>	52,326.02	52,326.02	<b>52,326.02</b>
19.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year				<b>1,103,689.76</b>
20.i	<b>Earning Per share (Before Extraordinary Items) (of ₹ 2 each ) *(Not Annualised)</b> Basic and Diluted (₹)	<b>3.81*</b>	0.20*	0.24*	<b>0.66</b>
20.ii	<b>Earning Per share (After Extraordinary Items) (of ₹ 2 each ) *(Not Annualised)</b> Basic and Diluted (₹)	<b>0.02*</b>	(0.19)*	0.24*	<b>0.27</b>

Select Information for the Quarter Ended June 30, 2014

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2014	31.03.2014	30.06.2013	31.03.2014
<b>A</b>	<b>PARTICULARS OF SHAREHOLDING</b>				
1	<b>Public Shareholding</b>				
	- Number of shares	1365468179	1360394179	1351344179	1360394179
	- Percentage of shareholding	52.19	52.00	51.65	52.00
2	<b>Promoters and Promoter Group Shareholding</b>				
	<b>a) Pledged / Encumbered</b>				
	- Number of shares	1037830441	1141902391	1026006861	1141902391
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	82.97	90.92	81.11	90.92
	- Percentage of shares (as a % of the total share capital of the company)	39.67	43.64	39.22	43.64
	<b>b) Non - encumbered</b>				
	- Number of shares	213002427	114004477	238950007	114004477
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	17.03	9.08	18.89	9.08
	- Percentage of shares (as a % of the total share capital of the company)	8.14	4.36	9.13	4.36
<b>B</b>	<b>Investor Complaints</b>	<b>Quarter Ended 30.06.2014</b>			
	- Pending at the beginning of the Quarter	NIL			
	- Received during the Quarter	5			
	- Disposed of during the Quarter	4			
	- Remaining unresolved at the End of the Quarter	1			

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter Ended June 30, 2014

(₹ in Lacs)

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2014 (Unaudited)	31.03.2014 (Audited)	30.06.2013 (Unaudited)	31.03.2014 (Audited)
1.	<b>Segment Revenue</b>				
	(a) Real estate and related activities	52,160.59	88,376.42	44,100.62	232,713.81
	(b) Transmission Towers	8,151.58	10,949.49	7,555.41	38,620.24
	(c) Property Management	3,744.85	3,440.32	3,523.97	14,377.19
	(d) Hospitality	1,136.97	1,298.00	995.15	4,712.06
	(e) Investment activities	85,570.22	3,247.45	-	3,247.45
	(f) Others	2,879.06	4,104.79	2,133.87	10,433.20
	<b>Total</b>	<b>153,643.27</b>	<b>111,416.47</b>	<b>58,309.02</b>	<b>304,103.95</b>
	Less: Inter segment revenue	1,430.40	8,085.23	1,051.92	10,772.10
	<b>Net sales / Income from operations</b>	<b>152,212.87</b>	<b>103,331.24</b>	<b>57,257.10</b>	<b>293,331.85</b>
2.	<b>Segment Results</b>				
	(Profit before tax and Finance costs)				
	(a) Real estate and related activities	16,167.37	3,485.74	4,967.50	11,988.42
	(b) Transmission Towers	568.62	513.53	664.07	2,280.79
	(c) Property Management	1,328.74	1,299.39	1,176.45	4,607.62
	(d) Hospitality	(229.26)	(69.44)	(219.05)	(491.84)
	(e) Investment activities	85,555.11	2,904.83	0.93	2,701.20
	(f) Others	716.48	(2,195.37)	870.17	(592.23)
	(g) Unallocable Income/(Expense)	337.44	2,065.95	1,450.48	7,742.90
	<b>Total</b>	<b>104,444.50</b>	<b>8,004.63</b>	<b>8,910.55</b>	<b>28,236.86</b>
	<b>Less:</b>				
	(i) Finance Cost	346.13	3,773.95	573.07	7,650.19
	(ii) Prior Period Adjustment	(1.05)	(1.34)	(32.41)	(32.59)
	(iii) Extraordinary loss	99,072.66	10,301.62	-	10,301.62
	<b>Net profit before Tax</b>	<b>5,026.76</b>	<b>(6,069.60)</b>	<b>8,369.89</b>	<b>10,317.64</b>
3.	<b>Capital employed</b>				
	(Segment assets - Segment Liabilities)				
	(a) Real estate and related activities	1,024,777.84	1,087,973.43	1,083,928.41	1,087,973.43
	(b) Transmission Towers	7,010.01	6,770.46	6,200.83	6,770.46
	(c) Property Management	10,852.03	10,074.84	10,250.23	10,074.84
	(d) Hospitality	(3,173.03)	(2,325.46)	(328.77)	(2,325.46)
	(e) Investment activities	36,916.23	32,445.99	43,260.98	32,445.99
	(f) Others	14,336.37	14,254.93	15,230.09	14,254.93
	(g) Unallocable	8,095.99	6,821.59	(1,657.78)	6,821.59
	<b>Total</b>	<b>1,098,815.44</b>	<b>1,156,015.78</b>	<b>1,156,883.99</b>	<b>1,156,015.78</b>

**Notes:**

1	<p>The above Financial Results (prepared on consolidated basis) have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on August 13, 2014 and the statutory auditors have carried out the Limited Review of the said Consolidated Financial Results.</p>
2	<p>Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹83,316.13 Lacs (previous year ending on 31st March, 2014 - ₹88,040.11 Lacs) have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision is necessary at this stage. Further, significant portion has already been adjusted/recovered during the previous years as well as during the current quarter and the management is confident of recovering/ appropriately adjusting the balance in due course.</p>
3	<p>The company entered into a Rupee Term Loan Agreement (“Loan Agreement”) dated June 29, 2012, and other related documents executed between, inter alia, the Company (as the borrower), Aditya Properties Private Limited and Unitech Holdings Limited (as security providers), a financial institution and Simpson Unitech Wireless Private Limited.</p> <p>Pursuant to the Loan Agreement, Unitech Holdings Limited and Aditya Properties Private Limited (“Unitech Parties”) created security interest on certain of their assets (“Security Interest”) in favour of said financial institution to secure the obligations of the concerned parties under the Loan Agreement and related documents amounting to ₹ 139,617.43 Lacs which includes a commitment to purchase compulsory convertible debentures of Simpson Unitech Wireless Private Limited (“Simpson”) amounting to ₹ 109,474.28 Lacs by Unitech Parties.</p> <p>Unitech Parties also entered into arrangements to sell their assets which were subject to the Security Interest to the said financial institution wherein it was agreed that the consideration to be received from the financial institution shall be utilized by them to honor their commitments, as above.</p> <p>Unitech Parties have sold the compulsorily convertible debentures of Simpson acquired by them from the said financial institution to a third party resulting in a loss of ₹ 109,374.28 Lacs as the underlying investment of Simpson in Unitech Wireless (Taminadu) Private Limited has diminished significantly due to the cancellation of Unified Access Services Licenses (“Telecom Licenses”) pursuant to the judgment of the Honorable Supreme Court of India.</p>
4	<p>The segment results have been prepared in accordance with the accounting principles laid down under Accounting Standard - 17 on 'Segment Reporting' notified pursuant to the Companies (Accounting Standard) Rules, 2006 read with Rule 7 of Companies (Accounts) Rules, 2014 in respect of Section 133 of the Companies Act, 2013.</p>
5	<p>Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish only the consolidated financial results. The said consolidated financial 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 (<a href="http://www.unitechgroup.com">www.unitechgroup.com</a>) or on the websites of BSE Limited (<a href="http://www.bseindia.com">www.bseindia.com</a>) and National Stock Exchange of India Limited (<a href="http://www.nseindia.com">www.nseindia.com</a>).</p>

6	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' notified pursuant to the Companies (Accounting Standard) Rules, 2006 read with Rule 7 of Companies (Accounts) Rules, 2014 in respect of Section 133 of the Companies Act, 2013.
7	The Financial Results for the quarter ended March 31, 2014 are the balancing figures between audited results for the full financial year and the published year to date figures upto the third quarter of the financial year 2013-2014.
8	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place : Gurgaon

For Unitech Limited

Date : August 13, 2014

Ramesh Chandra  
Chairman