

## UNITECH LIMITED

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

### Unaudited Financial Results (Consolidated)

For the Quarter & Nine Months Ended December 31, 2011

(Rupees in Crores, except Shares and EPS)

S. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended 31.03.2011 (Audited)
		31.12.2011 (Unaudited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited)	
1.	Net sales / Income from Operations	513.90	626.06	659.79	1,735.81	2,132.87	3,187.09
	<b>Total income</b>	<b>513.90</b>	<b>626.06</b>	<b>659.79</b>	<b>1,735.81</b>	<b>2,132.87</b>	<b>3,187.09</b>
2.	<b>Expenditure</b>						
	(a) (Increase)/Decrease in stock-in-trade	(6.14)	25.64	(10.31)	14.78	(11.73)	(11.93)
	(b) Real estate, Construction and other expenditure	375.80	425.55	432.09	1,245.82	1,304.50	2,145.87
	(c) Employees cost	36.93	36.76	29.26	110.01	84.77	129.29
	(d) Depreciation	9.34	8.45	7.54	26.17	25.15	31.86
	<b>Total</b>	<b>415.93</b>	<b>496.40</b>	<b>458.58</b>	<b>1,396.78</b>	<b>1,402.69</b>	<b>2,295.09</b>
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	97.97	129.66	201.21	339.03	730.18	892.00
4.	Other income	33.42	40.33	18.10	145.12	63.51	105.03
5.	Profit before Interest & Exceptional items (3+4)	131.39	169.99	219.31	484.15	793.69	997.03
6.	Interest	27.05	33.83	34.02	94.62	111.96	145.47
7.	Profit after Interest but before Exceptional items (5-6)	104.34	136.16	185.29	389.53	681.73	851.56
8.	Exceptional items	-	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	104.34	136.16	185.29	389.53	681.73	851.56
10.	Provision for taxation						
	(a) Current	46.05	43.88	75.69	135.05	214.63	268.39
	(b) Deferred	0.77	(1.53)	(1.73)	0.94	(0.85)	1.99
11.	Net Profit from Ordinary Activities after tax (9-10)	57.52	93.81	111.33	253.54	467.95	581.18
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-	-
13.	Net Profit for the Period (11-12)	57.52	93.81	111.33	253.54	467.95	581.18
	Add / (Less):						
	Minority interest	(1.49)	(1.61)	(0.71)	(7.00)	(1.53)	(10.38)
	Profit / (Loss) of associates	(0.89)	0.27	0.38	(0.57)	(1.69)	(5.51)
	Prior Period Adjustment	0.11	(0.02)	0.36	0.09	0.43	0.36
	Taxes Paid for earlier years (Net of Provisions)	(0.03)	0.01	-	(0.02)	-	2.01
	<b>Net Profit for the Period</b>	<b>55.22</b>	<b>92.46</b>	<b>111.36</b>	<b>246.04</b>	<b>465.16</b>	<b>567.66</b>
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	523.26	523.26	523.26	523.26	523.26	523.26
15.	Reserves excluding Revaluation Reserve as per Balance Sheet of previous accounting year						11,060.36
16.	Basic Earnings Per Share (Before & after extraordinary items)	0.21*	0.35*	0.43*	0.94*	1.86*	2.24
	Diluted Earnings Per Share (Before & after extraordinary items)	0.21*	0.35*	0.43*	0.94*	1.86*	2.24
	(* Not Annualised)						
17.	Public Shareholding						
	- Number of shares	1345455179	1345455179	1345475979	1345455179	1345475979	1345475979
	- Percentage of shareholding	51.43	51.43	51.43	51.43	51.43	51.43
18.	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	898914019	914532456	868996366	898914019	868996366	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	70.73	71.96	68.38	70.73	68.38	68.06
	- Percentage of shares (as a % of the total share capital of the company)	34.36	34.96	33.21	34.36	33.21	33.06
	b) Non - encumbered						
	- Number of shares	371931849	356313412	401828702	371931849	401828702	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	29.27	28.04	31.62	29.27	31.62	31.94
	- Percentage of shares (as a % of the total share capital of the company)	14.21	13.61	15.36	14.21	15.36	15.51

## UNITECH LIMITED

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### Unaudited Segment-wise Revenue, Results and Capital Employed (Consolidated) For the Quarter & Nine Months Ended December 31, 2011

(Rupees in Crores)

S. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended 31.03.2011 (Audited)
		31.12.2011 (Unaudited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited)	
1.	<b>Segment Revenue</b>						
	(a) Real estate	407.61	505.52	544.79	1,417.10	1,791.93	2,700.32
	(b) Construction	5.99	0.23	11.77	6.23	27.15	34.83
	(c) Consultancy	19.48	15.49	24.40	52.52	75.20	101.49
	(d) Hospitality	9.57	2.96	4.58	17.37	10.93	14.68
	(e) Transmission Towers	27.76	50.28	35.32	103.96	120.75	183.63
	(f) Others	43.49	51.58	38.93	138.63	106.91	152.14
	<b>Total</b>	<b>513.90</b>	<b>626.06</b>	<b>659.79</b>	<b>1,735.81</b>	<b>2,132.87</b>	<b>3,187.09</b>
	<b>Less: Inter segment revenue</b>	-	-	-	-	-	-
	<b>Net sales / Income from operations</b>	<b>513.90</b>	<b>626.06</b>	<b>659.79</b>	<b>1,735.81</b>	<b>2,132.87</b>	<b>3,187.09</b>
2.	<b>Segment Results</b>						
	(Profit before tax, Interest and Unallocable overheads)						
	(a) Real estate	110.24	152.79	248.70	394.33	800.55	956.05
	(b) Construction	3.68	(0.36)	(6.03)	3.20	(6.59)	0.70
	(c) Consultancy	19.48	15.49	24.40	52.52	75.20	101.48
	(d) Hospitality	(0.50)	(1.06)	(0.02)	(0.73)	(1.85)	(3.72)
	(e) Transmission Towers	4.40	3.56	4.61	10.80	11.87	14.44
	(f) Others	6.11	7.21	4.36	18.88	4.69	8.94
	<b>Total</b>	<b>143.41</b>	<b>177.63</b>	<b>276.02</b>	<b>479.00</b>	<b>883.87</b>	<b>1,077.89</b>
	<b>Less:</b>						
	(i) Interest	27.05	33.83	34.02	94.62	111.96	145.47
	(ii) Unallocable Overheads net of unallocable Income	12.02	7.64	56.71	(5.15)	90.18	80.86
	<b>Total profit before Tax</b>	<b>104.34</b>	<b>136.16</b>	<b>185.29</b>	<b>389.53</b>	<b>681.73</b>	<b>851.56</b>
3.	<b>Capital employed</b>						
	-Unallocable	12,111.96	11,924.53	11,519.21	12,111.96	11,519.21	11,583.62

**Notes:**

- I 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 (www.unitechgroup.com) or on the websites of Bombay Stock Exchange Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
- II The above unaudited Consolidated 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 February 14, 2012. The Auditors of the Company have carried out the Limited Review of the unaudited standalone financial results of the Company for the quarter and nine months ended December 31, 2011.
- 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' notified pursuant to the Companies (Accounting Standard) Rules'2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act, 1956.
- IV 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 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act, 1956.
- V In reference to the Statutory Auditors' observation in the Limited Review Report on the unaudited Standalone results for the Quarter and Nine months ended 31<sup>st</sup> December, 2011, the management's response is given as under:-
  - a) With the restoration of political stability in Libya, the Company has resumed its operation in Libya. The Company has also started process of recovery of the amounts due in Libya. Also the Company is in process of ascertaining the loss to fixed assets, if any. Based on the above facts no provision is required to be made at this stage.
  - b) The management is of the opinion that advances against projects pending commencement and advances under the head Loans & Advances are in the normal course of business and are considered good.
  - c) The management considers its estimates of cost & revenue of the projects to ascertain the percentage of completion to be correct, as it is based on expert opinion from its technical staff, past experience & prevailing market conditions.
- VI A Scheme of arrangement under Section 391-394 of the Companies Act, 1956 for the amalgamation of two wholly owned subsidiaries of the Company i.e. Aditya Properties Private Limited and Unitech Holdings Limited with the Company and for the demerger of infrastructure undertaking (post-merger) of Unitech Limited into its wholly owned subsidiary viz. Unitech Infra Limited, filed with Hon'ble High Court of Delhi has been withdrawn by the Company.
- VII Details of number of Investor complaints for the quarter ended December 31, 2011: Pending at the beginning – Nil; Received – 45; Disposed Off – 45; Pending at the end – Nil.
- VIII The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

**For Unitech Limited**

Place : Gurgaon  
Date : February 14, 2012

Ramesh Chandra  
Chairman