

UNITECH LIMITED

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

Statement of Consolidated Unaudited Results for the Quarter & Nine Months Ended December 31, 2012

(₹ In Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2012 (Unaudited)	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations (Net of Excise Duty)	644.72	539.83	514.22	1,592.29	1,809.03	2,421.86
	Total income from Operations (Net)	644.72	539.83	514.22	1,592.29	1,809.03	2,421.86
2.	Expenses						
	(a) Cost of Material Consumed	56.05	43.16	26.67	128.41	66.44	127.64
	(b) Real estate, Construction and Other Expenses	359.65	323.47	259.46	908.62	981.76	1,429.88
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	1.72	(29.16)	(6.14)	(27.52)	14.78	(32.14)
	(d) Employee Benefits Expense	45.39	42.64	36.93	126.94	110.01	161.96
	(e) Depreciation and Amortisation Expense	9.78	9.76	9.34	29.42	26.17	43.40
	(f) Other expenses	71.18	77.90	89.99	208.57	270.84	406.42
	Total Expenses	543.77	467.77	416.25	1,374.44	1,470.00	2,137.16
3.	Profit/(Loss) from Operations before Other income, Finance costs & Exceptional items (1-2)	100.95	72.06	97.97	217.85	339.03	284.70
4.	Other income	34.60	33.96	33.42	103.10	145.12	208.05
5.	Profit/(Loss) from Ordinary activities before Finance Costs & Exceptional Items (3+4)	135.55	106.02	131.39	320.95	484.15	492.75
6.	Finance Costs	8.40	8.74	27.05	28.81	94.62	56.28
7.	Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional and Prior Period items (5-6)	127.15	97.28	104.34	292.14	389.53	436.47
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	0.04	(26.80)	0.11	(26.82)	0.09	(0.66)
10.	Profit/(Loss) from Ordinary Activities before tax (7+8+9)	127.19	70.48	104.45	265.32	389.62	435.81
11.	Tax Expense						
	(a) Current Tax						
	Current Year	35.61	34.56	46.05	97.58	135.05	183.59
	Earlier Years	0.48	-	0.03	0.48	0.02	0.94
	(b) Deferred Tax	5.41	(10.58)	0.77	(6.53)	0.94	5.06
12.	Net Profit/(Loss) from Ordinary Activities after tax (10-11)	85.69	46.50	57.60	173.79	253.61	246.22
13.	Extraordinary items	-	-	-	-	-	-
14.	Net Profit/(Loss) for the Period (12-13)	85.69	46.50	57.60	173.79	253.61	246.22
15.	Share of Profit/ (Loss) of associates	0.66	0.02	(0.89)	0.50	(0.57)	(0.77)
16.	Minority interest	(2.18)	2.67	(1.49)	4.95	(7.00)	(8.07)
17.	Net Profit/(Loss) for the Period (14+15+16)	84.17	49.19	55.22	179.24	246.04	237.38
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	523.26	523.26	523.26	523.26	523.26	523.26
19.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year						11,500.58
20.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted	0.32*	0.19*	0.21*	0.69*	0.94*	0.91
20.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted	0.32*	0.19*	0.21*	0.69*	0.94*	0.91

Select Information for the Quarter & Nine Months Ended December 31, 2012

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2012	30.09.2012	31.12.2011	31.12.2012	31.12.2011	31.03.2012
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1351344179	1351344179	1345455179	1351344179	1345455179	1351344179
	- Percentage of shareholding	51.65	51.65	51.43	51.65	51.43	51.65
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	970320908	1005197899	898914019	970320908	898914019	862809729
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	76.71	79.46	70.73	76.71	70.73	68.21
	- Percentage of shares (as a % of the total share capital of the company)	37.09	38.42	34.36	37.09	34.36	32.98
	b) Non - encumbered						
	- Number of shares	294635960	259758969	371931849	294635960	371931849	402147139
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	23.29	20.54	29.27	23.29	29.27	31.79
	- Percentage of shares (as a % of the total share capital of the company)	11.26	9.93	14.21	11.26	14.21	15.37
B	Investor Complaints	Quarter Ended 31.12.2012					
	- Pending at the beginning of the Quarter	NIL					
	- Received during the Quarter	29					
	- Disposed of during the Quarter	29					
	- Remaining unresolved at the End of the Quarter	NIL					

Consolidated Un-audited Segment-wise Revenue, Results and Capital Employed for the Quarter & Nine Months Ended December 31, 2012

S. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2012 (Unaudited)	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)
1.	Segment Revenue						
	(a) Real estate and related activities	512.87	431.90	433.40	1,263.04	1,549.07	2,019.38
	(b) Transmission Towers	66.37	47.75	27.76	150.30	103.96	200.84
	(c) Property Management	32.55	31.58	26.84	94.07	90.91	117.61
	(d) Hospitality	11.96	9.27	9.57	28.91	17.37	24.77
	(e) Others	20.97	19.33	16.65	55.97	47.72	59.26
	Total	644.72	539.83	514.22	1,592.29	1,809.03	2,421.86
	Less: Inter segment revenue	-	-	-	-	-	-
	Net sales / Income from operations	644.72	539.83	514.22	1,592.29	1,809.03	2,421.86
2.	Segment Results						
	(Profit before tax, Interest and Unallocable overheads)						
	(a) Real estate and related activities	93.09	67.25	103.96	203.58	383.06	367.21
	(b) Transmission Towers	8.18	4.74	4.40	16.76	10.80	16.16
	(c) Property Management	10.34	2.23	7.79	25.78	24.26	30.47
	(d) Hospitality	(0.45)	(3.28)	(0.50)	(6.49)	(0.73)	(3.54)
	(e) Others	8.53	15.53	(1.68)	23.45	(5.38)	(11.87)
	Total	119.69	86.47	113.97	263.08	412.01	398.43
	Less:						
	(i) Finance Cost	8.40	8.74	27.05	28.81	94.62	56.28
	(ii) Unallocable Overheads net of unallocable Income	(15.86)	(19.55)	(17.42)	(57.87)	(72.14)	(94.32)
	(iii) Prior Period Adjustment	(0.04)	26.80	(0.11)	26.82	(0.09)	0.66
	Total profit before Tax	127.19	70.48	104.45	265.32	389.62	435.81
3.	Capital employed						
	-Unallocable	11,965.19	11,925.64	12,111.96	11,965.19	12,111.96	12,023.84

(₹ in Crore)

Notes :

I.	The above unaudited Consolidated financial results and the unaudited Standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 13 th February, 2013 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter and nine months ended 31 st December, 2012.
II.	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.
III.	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 BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
IV.	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.
V.	<p>In reference to the Statutory Auditors observation in the Limited Review Report on the unaudited Standalone Results for the Quarter and nine months ended 31st December, 2012, the management's response is given as under :-</p> <p>a) As already stated in the Auditors observation, the matters are sub-judice and the impact, if any is unascertainable at this stage.</p> <p>b) The management states that all the conditions, as stated in the 'Settlement and Mutual Release Agreement' signed by Unitech, Telenor and Unitech Wireless (TamilNadu) Pvt. Ltd. on 10th October, 2012, were yet to be fulfilled on 31st December 2012 due to extension of validity period of quashed licenses by Hon'ble Supreme Court. Pending fulfillment of all these conditions, the final settlement with Telenor is yet to become effective and thus the investments/investment obligations of the Company in Unitech Wireless companies have been shown at book value in the financial statements for the period ended 31st December, 2012</p> <p>c) The management is of the opinion that advances against projects pending commencement and advances under the head short term loans and advances are in normal course of business and are considered good.</p>
VI.	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 : February 13, 2013

Sd/-

Ramesh Chandra
Chairman