

## UNITECH LIMITED

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

### Unaudited Financial Results (Standalone) For the Quarter & Half -Year Ended September 30, 2010

(Rupees in Crores, except Shares and EPS)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended 31.03.2010 (Audited)
		30.09.2010 (Unaudited)	30.09.2009 (Unaudited)	30.09.2010 (Unaudited)	30.09.2009 (Unaudited)	
1.	(a) Net sales / Income from Operations (b) Income from sale of investments	426.24 -	331.73 -	1,045.12 -	667.25 25.06	1,912.44 25.06
	<b>Total income</b>	<b>426.24</b>	<b>331.73</b>	<b>1,045.12</b>	<b>692.31</b>	<b>1,937.50</b>
2.	<b>Expenditure</b>					
	(a) (Increase)/Decrease in stock-in-trade	0.01	(2.10)	(0.11)	(0.35)	4.74
	(b) Real estate, Construction and other expenditure	230.33	119.67	572.26	213.14	1,064.20
	(c) Employees cost	27.34	25.34	48.89	42.55	86.04
	(d) Depreciation	1.66	1.57	3.30	2.97	5.95
	<b>Total</b>	<b>259.34</b>	<b>144.48</b>	<b>624.34</b>	<b>258.31</b>	<b>1,160.93</b>
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	166.90	187.25	420.78	434.00	776.57
4.	Other income	95.27	73.39	173.43	137.84	284.21
5.	Profit before Interest & Exceptional items (3+4)	262.17	260.64	594.21	571.84	1,060.78
6.	Interest	88.91	100.33	168.28	225.27	345.35
7.	Profit after Interest but before Exceptional items (5-6)	173.26	160.31	425.93	346.57	715.43
8.	Exceptional items	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	173.26	160.31	425.93	346.57	715.43
10.	Provision for taxation					
	(a) Current	47.00	36.50	120.00	80.00	173.00
	(b) Deferred	(2.42)	(1.18)	(0.45)	(0.92)	(1.87)
11.	Net Profit from Ordinary Activities after tax (9-10)	128.68	124.99	306.38	267.49	544.30
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-
13.	<b>Net Profit for the Period (11-12)</b>	<b>128.68</b>	<b>124.99</b>	<b>306.38</b>	<b>267.49</b>	<b>544.30</b>
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	503.57	477.76	503.57	477.76	487.76
15.	Reserves excluding Revaluation Reserve as per Balance Sheet of previous accounting year					7,415.47
16.	Basic Earnings Per Share (Before & after extraordinary items) Diluted Earnings Per Share (Before & after extraordinary items) (Refer Note No. IV) (* Not Annualised)	0.53* 0.52*	0.57* 0.57*	1.25* 1.23*	1.22* 1.22*	2.39 2.35
17.	Public Shareholding - Number of shares - Percentage of shareholding	1345475979 53.44	1341441876 56.16	1345475979 53.44	1341441876 56.16	1341441876 55.00
18.	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	- Number of shares	804114480	675959041	804114480	675959041	675959041
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	68.59	64.54	68.59	64.54	61.60
	- Percentage of shares (as a % of the total share capital of the company)	31.94	28.30	31.94	28.30	27.72
	b) Non - encumbered					
	- Number of shares	368267369	371400130	368267369	371400130	421400130
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	31.41	35.46	31.41	35.46	38.40
	- Percentage of shares (as a % of the total share capital of the company)	14.62	15.54	14.62	15.54	17.28

## UNITECH LIMITED

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

### Unaudited Segment-wise Revenue, Results and Capital Employed (Standalone) For the Quarter & Half -Year Ended September 30, 2010

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2010 (Unaudited)	30.09.2009 (Unaudited)	30.09.2010 (Unaudited)	30.09.2009 (Unaudited)	31.03.2010 (Audited)
1.	<b>Segment Revenue</b>					
	(a) Real estate	404.33	279.00	991.23	538.09	1,677.77
	(b) Construction	4.83	26.35	15.38	73.49	139.34
	(c) Consultancy	17.07	26.38	38.50	55.67	95.33
	<b>Total</b>	<b>426.23</b>	<b>331.73</b>	<b>1,045.11</b>	<b>667.25</b>	<b>1,912.44</b>
	<b>Less: Inter segment revenue</b>	-	-	-	-	-
	<b>Net sales / Income from operations</b>	<b>426.23</b>	<b>331.73</b>	<b>1,045.11</b>	<b>667.25</b>	<b>1,912.44</b>
2.	<b>Segment Results</b>					
	(Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	204.10	205.44	481.64	420.59	775.49
	(b) Construction	0.33	1.58	(0.56)	18.61	29.19
	(c) Consultancy	17.07	26.38	38.50	55.67	95.33
	<b>Total</b>	<b>221.50</b>	<b>233.40</b>	<b>519.58</b>	<b>494.87</b>	<b>900.01</b>
	<b>Less:</b>					
	(i) Interest	88.91	100.33	168.28	225.27	345.35
	(ii) Unallocable overheads net of unallocable income	(40.67)	(27.24)	(74.63)	(76.97)	(160.77)
	<b>Total profit before Tax</b>	<b>173.26</b>	<b>160.31</b>	<b>425.93</b>	<b>346.57</b>	<b>715.43</b>
3.	<b>Capital employed</b>					
	-Unallocable	8733.87	7740.5	8,733.87	7740.5	8,128.43

**Notes:**

- I The above unaudited Standalone results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 13, 2010 and have undergone Limited Review by the auditors of the Company.
- II The segment results in 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.
- III Details of number of Investor complaints for the quarter ended September 30, 2010: Pending at the beginning – 2; Received – 54 ; Disposed Off – 56 ; Pending at the end – Nil.
- IV Out of 227500000 Warrants (convertible into equal number of Equity Shares of face value of Rs. 2/- each at a premium of Rs. 48.75 per Equity Share) which were issued and allotted on June 29, 2009, 129056781 stands converted into equal number of Equity Shares of Rs. 2/- each and balance 98443219 Warrants are outstanding for conversion subject to fulfilment of the terms and conditions for issuance.
- V 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-demerger) of Unitech Limited into its wholly owned subsidiary viz. Unitech Infra Limited has been filed with Hon'ble High Court of Delhi for its sanction and is pending for its approval. Pursuant to said High Court's Order dated 7th July 2010, approvals of the Equity Shareholders and Creditors of the Company have been obtained at their respective meetings held on 6th August 2010 and 7th August 2010.
- VI 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 : November 13, 2010

Sd/-  
**Ramesh Chandra**  
Chairman