

# UNITECH LIMITED

## Unaudited Financial Results (Standalone) for the Quarter and Half Year ended September 30, 2007

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2007	30.09.2006	30.09.2007	30.09.2006	31.03.2007
		Audited				
1.	Net sales / Income from operations	529.54	384.76	1293.20	652.52	2503.97
2.	Income from sale of investments	13.92	0.00	13.92	30.01	30.01
3.	Other income	29.14	7.93	54.21	16.37	65.66
4.	<b>Total expenditure</b>					
	(a) (Increase)/Decrease in stock-in-trade	7.88	(5.38)	6.54	(11.55)	(1.57)
	(b) Real estate, Construction and other expenditure	264.12	244.74	518.90	431.57	1037.52
	(c) Staff cost	19.15	14.00	38.19	25.10	55.56
	(d) Depreciation	1.27	1.05	2.61	2.00	4.54
5.	Interest	86.77	18.99	155.63	34.84	158.76
6.	<b>Profit before tax (1+2+3-4-5)</b>	<b>193.41</b>	<b>119.29</b>	<b>639.46</b>	<b>216.94</b>	<b>1344.83</b>
7.	<b>Provision for taxation</b>					
	(a) Current	53.00	19.00	151.00	42.50	360.00
	(b) Deferred	1.97	0.00	1.94	0.00	0.27
	(c) Fringe benefit	0.35	0.20	0.60	0.35	1.00
8.	<b>Profit after tax (6-7)</b>	<b>138.09</b>	<b>100.09</b>	<b>485.92</b>	<b>174.09</b>	<b>983.56</b>
9.	Paid-up equity share capital (Face Value Rs.2/- each)	324.68	162.34	324.68	162.34	162.34
10.	Reserves excluding revaluation reserve	-	-	-	-	1046.15
11.	Basic and diluted earnings per share (Rs.)# (# adjusted for the Bonus Issue - Refer note II below) (*not annualised)	0.85*	0.62*	2.99*	1.07*	6.06
12.	Aggregate of public shareholding					
	- Number of shares	412984294	207251315	412984294	207251315	206471647
	- Percentage of shareholding	25.44%	25.53%	25.44%	25.53%	25.44%

### Notes:

- I The above unaudited financial results have been reviewed by the Audit Committee and taken on record by the Board of Directors at their meetings held on October 30, 2007. The Statutory Auditors of the Company have carried out a Limited Review for the quarter ended September 30, 2007.
- II During the quarter, the paid-up equity share capital of the Company has increased from Rs.162,33,75,000/- to Rs.324,67,50,000/- by way of issue of Bonus Shares in the ratio of 1:1
- III 5 complaints were pending at the beginning of the quarter. During the quarter, 112 complaints were received from investors and 114 complaints were resolved. Accordingly, 3 complaints were pending at the end of the quarter.
- IV Figures in respect of financial results for the previous year/period have been re-grouped/re-arranged wherever considered necessary.

# UNITECH LIMITED

## Unaudited Segment-wise Revenue, Results and Capital Employed (Standalone) for the Quarter and Half Year ended September 30, 2007

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2007	30.09.2006	30.09.2007	30.09.2006	31.03.2007
		Audited				
1.	<b>Segment revenue</b>					
	(a) Real estate	455.82	329.15	1163.00	532.76	2207.65
	(b) Construction	51.79	50.07	89.32	108.30	255.44
	(c) Consultancy	21.93	5.54	40.88	11.46	40.88
	Total	529.54	384.76	1293.20	652.52	2503.97
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	529.54	384.76	1293.20	652.52	2503.97
2.	<b>Segment Results</b>					
	(Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	249.11	146.22	753.28	228.33	1406.10
	(b) Construction	1.52	4.85	2.10	10.08	22.13
	(c) Consultancy	21.93	5.54	40.88	11.46	40.88
	Total	272.56	156.61	796.26	249.87	1469.11
	Less:					
	(i) Interest	86.77	18.99	155.63	34.84	158.76
	(ii) Unallocable income net of unallocable overheads	(7.62)	18.33	1.17	(1.91)	(34.48)
	Total profit before Tax	193.41	119.29	639.46	216.94	1344.83
3.	<b>Capital employed</b>					
	-Unallocable	1637.92	398.56	1637.92	398.56	1208.48

For Unitech Limited

Place : Gurgaon  
Date : 30th October, 2007

Ramesh Chandra  
Chairman