

UNITECH LIMITED

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

Audited Financial Results (Standalone) for the Quarter and Year ended March 31, 2008

(Rupees in Crores, except Share Data)

Sl. No.	Particulars	Quarter Ended		Year Ended	
		31.03.2008	31.03.2007	31.03.2008	31.03.2007
1.	Net sales / Income from operations	690.56	848.71	2,802.27	2,503.97
2.	Income from sale of investments	25.13	-	39.05	30.01
3.	Other income	43.96	35.44	128.40	65.66
4.	Total income	759.65	884.15	2,969.72	2,599.64
5.	Expenditure				
	(a) (Increase)/Decrease in stock-in-trade	10.01	7.51	19.11	(1.57)
	(b) Real estate, Construction and other expenditure	351.52	315.87	1,130.61	1,037.52
	(c) Employees cost	25.99	15.28	87.47	55.56
	(d) Depreciation	4.56	1.20	8.58	4.54
	Total expenditure	392.08	339.86	1,245.77	1,096.05
6.	Interest	104.66	74.43	358.44	158.76
7.	Profit from ordinary activities before tax (4-5-6)	262.91	469.86	1,365.51	1,344.83
8.	Provision for taxation				
	(a) Current	88.00	112.00	334.00	360.00
	(b) Deferred	(1.53)	0.27	(0.67)	0.27
	(c) Fringe benefit	0.60	0.50	1.50	1.00
9.	Profit after tax (7-8)	175.84	357.09	1,030.68	983.56
10.	Paid-up equity share capital (Face Value - Rs.2 per share)	324.68	162.34	324.68	162.34
11.	Reserves excluding revaluation reserves	1,819.14	998.66	1,819.14	998.66
12.	Basic and diluted earnings per share (Rs.) - Refer Note V (*not annualised)	1.08	2.20	6.35	6.06
13.	Public Shareholding				
	- Number of shares	413,049,094	206,471,647	413,049,094	206,471,647
	- Percentage of shareholding	25.44%	25.44%	25.44%	25.44%

Notes:

- I The above audited financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on June 27, 2008.
- II The Board has recommended payment of dividend of Rs.0.25 per share (12.5% on an equity share of face value of Rs.2) for the financial year ended March 31, 2008, subject to approval in the ensuing Annual General Meeting.
- III Sale proceeds of the investments held in subsidiaries developing Real Estate Projects have been treated as real estate revenue, net of cost.
- IV Details of number of Investor complaints for the quarter ended March 31, 2008: Pending at the beginning – Nil; Received – 46; Disposed Off – 44; Pending at the end – 2.
- V During the year ended March 31, 2008, the Company issued 81,16,87,500 equity shares of Rs.2 each as bonus shares in the ratio of 1:1. Accordingly, the previous periods' figures of Earnings Per Share have been adjusted for the said bonus issue.
- VI The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

**Audited Segment-wise Revenue, Results and Capital Employed (Standalone)
for the Quarter and Year ended March 31, 2008**

(Rupees in Crores)

SI. No.	Particulars	Quarter Ended		Year Ended	
		31.03.2008	31.03.2007	31.03.2008	31.03.2007
		1.	Segment Revenue		
	(a) Real estate	598.33	754.11	2516.88	2207.65
	(b) Construction	64.17	74.94	213.00	255.44
	(c) Consultancy	28.06	19.66	72.39	40.88
	Total	690.56	848.71	2802.27	2503.97
	Less: Inter segment revenue	-	-	-	-
	Net sales / Income from operations	690.56	848.71	2802.27	2503.97
2.	Segment Results				
	(Profit before tax, Interest and Unallocable overheads)				
	(a) Real estate	338.76	466.18	1661.23	1406.10
	(b) Construction	1.15	4.27	8.04	22.13
	(c) Consultancy	28.06	19.66	72.39	40.88
	Total	367.97	490.11	1741.66	1469.11
	Less:				
	(i) Interest	104.66	74.43	358.44	158.76
	(ii) Unallocable overheads net of unallocable income	0.40	(54.18)	17.71	(34.48)
	Total profit before Tax	262.91	469.86	1365.51	1344.83
3.	Capital employed				
	-Unallocable	2143.82	1161.00	2143.82	1161.00

For Unitech Limited

Place : Gurgaon
Date : June 27, 2008

Sanjay Chandra
Managing Director