

UNITECH LIMITED

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

Audited Financial Results (Standalone)

For the Year Ended March 31, 2010

(Rupees in Crores, except Shares and EPS)

Sl. No.	Particulars	Year Ended 31.03.2010 (Audited)	Year Ended 31.03.2009 (Audited)
1.	(a) Net sales / Income from Operations	1,912.44	1,850.32
	(b) Income from sale of investments	25.06	1.93
	Total income	1,937.50	1,852.25
2.	Expenditure		
	(a) (Increase)/Decrease in stock-in-trade	4.74	3.18
	(b) Real estate, Construction and other expenditure	1,064.20	700.05
	(c) Employees cost	86.04	99.68
	(d) Depreciation	5.95	10.04
	Total	1,160.93	812.95
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	776.57	1,039.30
4.	Other income	284.21	602.66
5.	Profit before Interest & Exceptional items (3+4)	1,060.78	1,641.96
6.	Interest	345.35	685.32
7.	Profit after Interest but before Exceptional items (5-6)	715.43	956.64
8.	Exceptional items	-	-
9.	Profit from Ordinary Activities before tax (7+8)	715.43	956.64
10.	Provision for taxation		
	(a) Current	173.00	215.00
	(b) Deferred	(1.87)	0.48
	(c) Fringe benefit	-	1.50
11.	Net Profit from Ordinary Activities after tax (9-10)	544.30	739.66
12.	Extraordinary items (Net of tax expense)	-	-
13.	Net Profit for the Year (11-12)	544.30	739.66
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	487.76	324.68
15.	Reserves excluding Revaluation Reserve as per Balance Sheet of previous accounting year	7,415.47	2,534.89
16.	Basic Earnings Per Share	2.39	4.56
	Diluted Earnings Per Share (Refer Note No. IV & V)	2.35	4.56
17.	Public Shareholding		
	- Number of shares	1341441876	576017829
	- Percentage of shareholding	55.00	35.48
18.	Promoters and Promoter Group Shareholding		
	a) Pledged / Encumbered		
	- Number of shares	675959041	808250407
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	61.60	77.17
	- Percentage of shares (as a % of the total share capital of the company)	27.72	49.79
	b) Non - encumbered		
	- Number of shares	421400130	239106764
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	38.40	22.83
	- Percentage of shares (as a % of the total share capital of the company)	17.28	14.73

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 May 28, 2010.
- 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/ Company accounting standard rules 2006.
- III Details of number of Investor complaints for the quarter ended March 31, 2010: Pending at the beginning – 1, Received -33, Disposed off –34, Pending at the end – NIL.
- IV The Company has allotted 421064935 Equity Shares of Rs. 2/- each at a premium of Rs. 36.50 per share on April 22, 2009 and 344361112 equity shares of Rs. 2/- each at a premium of Rs. 79/- per share on July 03, 2009 to Qualified Institutional Buyers (QIBs) pursuant to Chapter XIII-A of erstwhile Securities and Exchange Board of India (Disclosure & Investor Protection) Guidelines, 2000.
- V The Company has allotted 227500000 Warrants on June 29, 2009, convertible into equal number of Equity Shares of face value of Rs. 2/- each at a premium of Rs. 48.75 per Equity Share to Harsil Projects Private Ltd., one of the promoter group company. For these warrants, the allottee has already paid Rs. 12.69 per warrant aggregating to Rs. 288.64 Crores (25%). Out of the said warrants, 50000000 Warrants were converted into equal number of equity Shares of Rs. 2/- each on March 29, 2010 upon receipt of Rs. 190.31 Crores (75%) against these warrants and 25% of the issue value has been adjusted in the amount already received from the allottee. The said issue of shares resulted into increase in Promoters' holding in the Company from 43.84% to 45%. Earning per share has been adjusted on account of increase in Equity Share capital due to issue of above said shares during the financial year.
- VI The Board of Directors at its meeting held on April 20, 2010 approved a scheme of arrangement under Section 391 through 394 of the Companies Act, 1956 for amalgamation of two wholly owned subsidiaries of the Company namely, Unitech Holdings Limited and Aditya Properties Private Limited with the Company and demerger of infrastructure undertaking of Unitech Ltd. into its wholly owned subsidiary viz. Unitech Infra Limited, on a going concern basis, subject to necessary approval from the Hon'ble Delhi High Court.
- VII The figures of previous periods have been re-grouped/re-arranged wherever considered necessary.
- VIII The Board of Directors have recommended a dividend of Re.0.20 per equity share of face value of Rs. 2/- each for the financial year ending on March 31, 2010, subject to approval of the shareholders of the Company in the ensuing Annual General Meeting.

UNITECH LIMITED

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

Audited Segment-wise Revenue, Results and Capital Employed (Standalone)**For the Year Ended March 31, 2010**

(Rupees in Crores)

Sl. No.	Particulars	Year Ended 31.03.2010 (Audited)	Year Ended 31.03.2009 (Audited)
1.	Segment Revenue		
	(a) Real estate	1,677.77	1,673.05
	(b) Construction	139.34	101.64
	(c) Consultancy	95.33	75.63
	Total	1,912.44	1,850.32
	Less: Inter segment revenue	-	-
	Net sales / Income from operations	1,912.44	1,850.32
2.	Segment Results		
	(Profit before tax, Interest and Unallocable overheads)		
	(a) Real estate	775.49	1,131.13
	(b) Construction	29.19	9.97
	(c) Consultancy	95.33	75.63
	Total	900.01	1,216.73
	Less:		
	(i) Interest	345.35	685.32
	(ii) Unallocable overheads net of unallocable income	(160.77)	(425.23)
	Total profit before Tax	715.43	956.64
3.	Capital employed		
	-Unallocable	8,128.43	2,859.56

For Unitech Limited

Place : Gurgaon
Date : May 28, 2010Ramesh Chandra
Chairman