

UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

**Statement of Consolidated Results
for the Quarter & Half Year Ended September 30, 2014**

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2014 (Unaudited)	30.06.2014 (Unaudited)	30.09.2013 (Unaudited)	30.09.2014 (Unaudited)	30.09.2013 (Unaudited)	31.03.2014 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations (Net of Excise Duty)	38,372.95	152,212.87	59,575.89	190,585.82	116,832.99	293,331.85
	Total income from Operations (Net)	38,372.95	152,212.87	59,575.89	190,585.82	116,832.99	293,331.85
2.	Expenses						
	(a) Cost of Material Consumed	3,836.50	6,457.92	8,262.15	10,294.42	14,199.26	29,562.39
	(b) Real estate, Construction and Other Expenses	20,702.31	30,038.92	36,454.78	50,741.23	67,635.29	187,922.61
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	713.87	416.42	(1,208.49)	1,130.29	(1,950.98)	(199.16)
	(d) Employee Benefits Expense	4,539.54	4,604.84	5,466.49	9,144.38	10,757.20	21,310.49
	(e) Depreciation and Amortisation Expense	1,196.33	1,078.50	1,176.52	2,274.83	2,295.78	5,041.28
	(f) Other expenses	9,896.76	6,346.28	9,651.16	16,243.04	17,723.16	38,116.25
	Total Expenses	40,885.31	48,942.88	59,802.61	89,828.19	110,659.71	281,753.86
3.	Profit/(Loss) from Operations before Other income, Finance costs, Exceptional items and Prior Period Adjustments(1-2)	(2,512.36)	103,269.99	(226.72)	100,757.63	6,173.28	11,577.99
4.	Other income	2,207.54	1,174.51	3,765.51	3,382.05	6,276.06	16,658.87
5.	Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)	(304.82)	104,444.50	3,538.79	104,139.68	12,449.34	28,236.86
6.	Finance Costs	344.50	346.13	496.32	690.63	1,069.39	7,650.19
7.	Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)	(649.32)	104,098.37	3,042.47	103,449.05	11,379.95	20,586.67
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	(8.28)	1.05	(7.27)	(7.23)	25.14	32.59
10.	Profit/(Loss) from Ordinary Activities before tax (7+8+9)	(657.60)	104,099.42	3,035.20	103,441.82	11,405.09	20,619.26
11.	Tax Expense						
	(a) Current Tax						
	Current Year	1,335.92	1,800.58	923.51	3,136.50	3,627.38	9,139.31
	Earlier Years	1.41	0.25	0.01	1.66	0.40	30.22
	(b) Deferred Tax	(105.87)	3,151.87	89.92	3,046.00	24.26	(3,463.98)
		-	-	-	-	-	-
12.	Net Profit/(Loss) from Ordinary Activities after tax (10-11)	(1,889.06)	99,146.72	2,021.76	97,257.66	7,753.05	14,913.71
13.	Less : Extraordinary loss	-	99,072.66	-	99,072.66	-	10,301.62
14.	Net Profit/(Loss) for the Period (12-13)	(1,889.06)	74.06	2,021.76	(1,815.00)	7,753.05	4,612.09
15.	Share of Profit/ (Loss) of associates	(11.66)	50.01	(5.03)	38.35	6.62	16.99
16.	Minority interest	430.78	432.35	540.76	863.13	1,086.98	2,345.00
17.	Net Profit/(Loss) after share of Profit / (Loss) of associates & Minority	(1,469.94)	556.42	2,557.49	(913.52)	8,846.65	6,974.08
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
19.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year						1,103,689.76
20.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	(0.06)*	3.81*	0.10*	3.75*	0.34*	0.66
20.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	(0.06)*	0.02*	0.10*	(0.04)*	0.34*	0.27

Select Information for the Quarter & Half Year Ended September 30,2014

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2014	30.06.2014	30.09.2013	30.09.2014	30.09.2013	31.03.2014
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1370468179	1365468179	1353394179	1370468179	1353394179	1360394179
	- Percentage of shareholding	52.38	52.19	51.73	52.38	51.73	52.00
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1125331541	1037830441	1049640501	1125331541	1049640501	1141902391
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	90.33	82.97	83.11	90.33	83.11	90.92
	- Percentage of shares (as a % of the total share capital of the company)	43.01	39.67	40.12	43.01	40.12	43.64
	b) Non - encumbered						
	- Number of shares	120501327	213002427	213266367	120501327	213266367	114004477
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	9.67	17.03	16.89	9.67	16.89	9.08
	- Percentage of shares (as a % of the total share capital of the company)	4.61	8.14	8.15	4.61	8.15	4.36
B	Investor Complaints	Quarter Ended 30.09.2014					
	- Pending at the beginning of the Quarter	1					
	- Received during the Quarter	7					
	- Disposed of during the Quarter	8					
	- Remaining unresolved at the End of the Quarter	NIL					

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Half Year Ended September 30, 2014

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2014 (Unaudited)	30.06.2014 (Unaudited)	30.09.2013 (Unaudited)	30.09.2014 (Unaudited)	30.09.2013 (Unaudited)	31.03.2014 (Audited)
1.	Segment Revenue						
	(a) Real estate and related activities	24,928.94	52,160.59	44,095.54	77,089.53	88,196.16	232,713.81
	(b) Transmission Towers	5,477.71	8,151.58	10,054.18	13,629.29	17,609.59	38,620.24
	(c) Property Management	5,075.17	3,744.85	3,133.97	8,820.02	6,657.94	14,377.19
	(d) Hospitality	1,219.47	1,136.97	1,091.43	2,356.44	2,086.58	4,712.06
	(e) Investment activities	12.80	85,570.22	-	85,583.02	-	3,247.45
	(f) Others	3,112.10	2,879.06	2,059.18	5,991.16	4,193.05	10,433.20
	Total	39,826.19	153,643.27	60,434.30	193,469.46	118,743.32	304,103.95
	Less: Inter segment revenue	1,453.24	1,430.40	858.41	2,883.64	1,910.33	10,772.10
	Net sales / Income from operations	38,372.95	152,212.87	59,575.89	190,585.82	116,832.99	293,331.85
2.	Segment Results						
	(Profit before tax and Finance costs)						
	(a) Real estate and related activities	(2,573.64)	16,167.37	963.76	13,593.73	5,931.26	11,988.42
	(b) Transmission Towers	159.48	568.62	381.94	728.10	1,046.01	2,280.79
	(c) Property Management	1,908.36	1,328.74	115.33	3,237.10	1,291.78	4,607.62
	(d) Hospitality	(262.32)	(229.26)	(184.45)	(491.58)	(403.50)	(491.84)
	(e) Investment activities	9.50	85,555.11	(0.33)	85,564.61	0.60	2,701.20
	(f) Others	51.06	716.48	420.14	767.54	1,290.31	(592.23)
	(g) Unallocable Income/(Expense)	402.74	337.44	1,842.40	740.18	3,292.88	7,742.90
	Total	(304.82)	104,444.50	3,538.79	104,139.68	12,449.34	28,236.86
	Less:						
	(i) Finance Cost	344.50	346.13	496.32	690.63	1,069.39	7,650.19
	(ii) Prior Period Adjustment	8.28	(1.05)	7.27	7.23	(25.14)	(32.59)
	(iii) Extraordinary loss	-	99,072.66	-	99,072.66	-	10,301.62
	Net profit before Tax	(657.60)	5,026.76	3,035.20	4,369.16	11,405.09	10,317.64
3.	Capital employed						
	(Segment assets - Segment Liabilities)						
	(a) Real estate and related activities	1,026,316.06	1,024,777.84	1,093,311.47	1,026,316.06	1,093,311.47	1,087,973.43
	(b) Transmission Towers	6,430.51	7,010.01	6,423.52	6,430.51	6,423.52	6,770.46
	(c) Property Management	10,424.25	10,852.03	8,341.08	10,424.25	8,341.08	10,074.84
	(d) Hospitality	(3,830.31)	(3,173.03)	(1,033.75)	(3,830.31)	(1,033.75)	(2,325.46)
	(e) Investment activities	38,981.34	36,916.23	43,049.74	38,981.34	43,049.74	32,445.99
	(f) Others	14,222.64	14,336.37	13,929.77	14,222.64	13,929.77	14,254.93
	(g) Unallocable	8,447.85	8,095.99	638.94	8,447.85	638.94	6,821.59
	Total	1,100,992.34	1,098,815.44	1,164,660.77	1,100,992.34	1,164,660.77	1,156,015.78

(₹ in Lacs)

Notes:

1	The above Financial Results (prepared on consolidated basis) have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on November 12, 2014 and the statutory auditors have carried out the Limited Review of the said Consolidated Financial Results.
2	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹82,030.46 Lacs (previous year ending on 31st March, 2014 - ₹77,188.90 Lacs) have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision is necessary at this stage. Further, significant portion has already been adjusted/recovered during the previous years as well as during the current quarter and the management is confident of recovering/ appropriately adjusting the balance in due course.
3	There are no material transactions that have not been properly recorded in the accounting record underlying the financial results. However, material reconciliation for certain sites are under process and necessary adjustments, if any, which may be required subsequent to such reconciliation, would be made accordingly. Management is confident that no material difference will arise on reconciliation.
4	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 read with Rule 7 of Companies (Accounts) Rules, 2014 in respect of Section 133 of the Companies Act, 2013.
5	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).
6	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 read with Rule 7 of Companies (Accounts) Rules, 2014 in respect of Section 133 of the Companies Act, 2013.
7	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 : November 12, 2014

Sd/-

Ramesh Chandra
Chairman

Unitech Limited

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

Consolidated Statement of Assets & Liabilities

(₹ in Lacs)

Sr.No.	Particulars	As at September 30, 2014 Unaudited	As at March 31, 2014 Audited
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share Capital	52,326.03	52,326.02
	(b) Reserves and Surplus	1,048,666.32	1,103,689.76
	Sub-total - Shareholders' funds	1,100,992.35	1,156,015.78
2	Minority Interest	3,056.10	3,923.54
3	Non-current Liabilities		
	(a) Long-Term Borrowings	222,003.73	258,842.38
	(b) Deferred Tax Liabilities (Net)	988.35	5,052.52
	(c) Other Long-Term Liabilities	78,937.74	110,513.59
	(d) Long-Term Provisions	2,730.98	2,701.39
	Sub-total - Non-current Liabilities	304,660.80	377,109.88
4	Current Liabilities		
	(a) Short-Term Borrowings	155,821.50	152,402.02
	(b) Trade Payables	120,797.88	133,113.51
	(c) Other Current Liabilities	978,976.38	914,611.17
	(d) Short-Term Provisions	517.84	467.97
	Sub-total - Current Liabilities	1,256,113.60	1,200,594.67
	TOTAL- EQUITY AND LIABILITIES	2,664,822.85	2,737,643.87
B	ASSETS		
1	Non-current Assets		
	(a) Fixed Assets	193,068.61	299,522.48
	(b) Goodwill on Consolidation	269,499.78	265,084.28
	(c) Non-current Investments	141,466.21	134,550.30
	(d) Deferred Tax Assets (Net)	7,692.53	10,623.62
	(e) Long-Term Loans and Advancess	15,488.89	24,301.46
	(f) Other Non-current Assets	2,357.77	2,434.89
	Sub-total - Non-current Assets	629,573.79	736,517.03
2	Current Assets		
	(a) Current Investments	272.58	756.57
	(b) Inventories	392,633.97	395,175.13
	(c) Trade Receivables	116,103.83	127,984.33
	(d) Cash and Bank Balances	18,479.47	26,653.27
	(e) Short-Term Loans and Advancess	335,384.90	352,401.48
	(f) Other Current Assets	1,172,374.31	1,098,156.06
	Sub-total - Current Assets	2,035,249.06	2,001,126.84
	TOTAL- ASSETS	2,664,822.85	2,737,643.87

Note : Previous year figure(s) have been regrouped wherever considered necessary.