

UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

**Statement of Consolidated Results
for the Quarter & Nine Months Ended December 31, 2014**

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2014 (Unaudited)	30.09.2014 (Unaudited)	31.12.2013 (Unaudited)	31.12.2014 (Unaudited)	31.12.2013 (Unaudited)	31.03.2014 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations (Net of Excise Duty)	70,456.10	38,372.95	73,167.62	261,041.92	190,000.61	293,331.85
	Total income from Operations (Net)	70,456.10	38,372.95	73,167.62	261,041.92	190,000.61	293,331.85
2.	Expenses						
	(a) Cost of Material Consumed	4,043.62	3,836.50	6,595.85	14,338.04	20,795.11	29,562.39
	(b) Real estate, Construction and Other Expenses	46,869.75	20,702.31	48,432.94	97,610.98	116,068.23	187,922.61
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	3,054.84	713.87	874.97	4,185.13	(1,076.01)	(199.16)
	(d) Employee Benefits Expense	4,344.42	4,539.54	5,139.71	13,488.80	15,896.91	21,310.49
	(e) Depreciation and Amortisation Expense	760.00	1,196.33	1,196.14	3,034.83	3,491.92	5,041.28
	(f) Other expenses	7,039.38	9,896.76	9,337.08	23,282.42	27,060.24	38,116.25
	Total Expenses	66,112.01	40,885.31	71,576.69	155,940.20	182,236.40	281,753.86
3.	Profit/(Loss) from Operations before Other income, Finance costs, Exceptional items and Prior Period Adjustments(1-2)	4,344.09	(2,512.36)	1,590.93	105,101.72	7,764.21	11,577.99
4.	Other income	1,742.82	2,207.54	6,191.96	5,124.87	12,468.02	16,658.87
5.	Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)	6,086.91	(304.82)	7,782.89	110,226.59	20,232.23	28,236.86
6.	Finance Costs	733.83	344.50	2,806.85	1,424.46	3,876.24	7,650.19
7.	Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)	5,353.08	(649.32)	4,976.04	108,802.13	16,355.99	20,586.67
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	(3.10)	(8.28)	6.11	(10.33)	31.25	32.59
10.	Profit/(Loss) from Ordinary Activities before tax (7+8+9)	5,349.98	(657.60)	4,982.15	108,791.80	16,387.24	20,619.26
11.	Tax Expense						
	(a) Current Tax						
	Current Year	3,743.02	1,335.92	2,070.31	6,879.52	5,697.69	9,139.31
	Earlier Years	(0.01)	1.41	17.53	1.65	17.93	30.22
	(b) Deferred Tax	(1,492.71)	(105.87)	2.80	1,553.29	27.06	(3,463.98)
12.	Net Profit/(Loss) from Ordinary Activities after tax (10-11)	3,099.68	(1,889.06)	2,891.51	100,357.34	10,644.56	14,913.71
13.	Less : Extraordinary loss	-	-	-	99,072.66	-	10,301.62
14.	Net Profit/(Loss) for the Period (12-13)	3,099.68	(1,889.06)	2,891.51	1,284.68	10,644.56	4,612.09
15.	Share of Profit/ (Loss) of associates	8.08	(11.66)	10.73	46.43	17.35	16.99
16.	Minority interest	1,226.04	430.78	380.33	2,089.17	1,467.31	2,345.00
17.	Net Profit/(Loss) after share of Profit / (Loss) of associates & Minority interest for the Period (14+15+16)	4,333.80	(1,469.94)	3,282.57	3,420.28	12,129.22	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 (₹)	0.17*	(0.06)*	0.12*	3.92*	0.46*	0.66
20.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.17*	(0.06)*	0.12*	0.13*	0.46*	0.27

Select Information for the Quarter & Nine Months Ended 31.12.2014

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2014	30.09.2014	31.12.2013	31.12.2014	31.12.2013	31.03.2014
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1440468179	1370468179	1353394179	1440468179	1353394179	1360394179
	- Percentage of shareholding	55.06	52.38	51.73	55.06	51.73	52.00
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1062860005	1125331541	1140977944	1062860005	1140977944	1141902391
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	90.39	90.33	90.35	90.39	90.35	90.92
	- Percentage of shares (as a % of the total share capital of the company)	40.62	43.01	43.61	40.62	43.61	43.64
	b) Non - encumbered						
	- Number of shares	112972863	120501327	121928924	112972863	121928924	114004477
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	9.61	9.67	9.65	9.61	9.65	9.08
	- Percentage of shares (as a % of the total share capital of the company)	4.32	4.61	4.66	4.32	4.66	4.36
B	Investor Complaints	Quarter Ended 31.12.2014					
	- Pending at the beginning of the Quarter	NIL					
	- Received during the Quarter	7					
	- Disposed of during the Quarter	6					
	- Remaining unresolved at the End of the Quarter	1					

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Nine Months Ended December 31, 2014

(₹ in Lacs)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2014 (Unaudited)	30.09.2014 (Unaudited)	31.12.2013 (Unaudited)	31.12.2014 (Unaudited)	31.12.2013 (Unaudited)	31.03.2014 (Audited)
1.	Segment Revenue						
	(a) Real estate and related activities	66,392.60	24,928.94	56,141.23	143,482.13	144,337.39	232,713.81
	(b) Transmission Towers	4,514.69	5,477.71	10,061.16	18,143.98	27,670.75	38,620.24
	(c) Property Management	4,223.37	5,075.17	4,278.93	13,043.39	10,936.87	14,377.19
	(d) Hospitality	1,505.90	1,219.47	1,327.48	3,862.34	3,414.06	4,712.06
	(e) Investment activities	-	12.80	-	85,583.02	-	3,247.45
	(f) Others	2,783.44	3,112.10	2,135.36	8,774.60	6,328.41	10,433.20
	Total	79,420.00	39,826.19	73,944.16	272,889.46	192,687.48	304,103.95
	Less: Inter segment revenue	8,963.90	1,453.24	776.54	11,847.54	2,686.87	10,772.10
	Net sales / Income from operations	70,456.10	38,372.95	73,167.62	261,041.92	190,000.61	293,331.85
2.	Segment Results						
	(Profit before tax and Finance costs)						
	(a) Real estate and related activities	3,008.84	(2,573.64)	2,571.42	16,602.57	8,502.68	11,988.42
	(b) Transmission Towers	169.74	159.48	721.25	897.84	1,767.26	2,280.79
	(c) Property Management	2,104.64	1,908.36	2,016.45	5,341.74	3,308.23	4,607.62
	(d) Hospitality	43.57	(262.32)	(18.90)	(448.01)	(422.40)	(491.84)
	(e) Investment activities	(12.21)	9.50	(204.23)	85,552.40	(203.63)	2,701.20
	(f) Others	463.71	51.06	312.83	1,231.25	1,603.14	(592.23)
	(g) Unallocable Income/(Expense)	308.62	402.74	2,384.07	1,048.80	5,676.95	7,742.90
	Total	6,086.91	(304.82)	7,782.89	110,226.59	20,232.23	28,236.86
	Less:						
	(i) Finance Cost	733.83	344.50	2,806.85	1,424.46	3,876.24	7,650.19
	(ii) Prior Period Adjustment	3.10	8.28	(6.11)	10.33	(31.25)	(32.59)
	(iii) Extraordinary loss	-	-	-	99,072.66	-	10,301.62
	Net profit before Tax	5,349.98	(657.60)	4,982.15	9,719.14	16,387.24	10,317.64
3.	Capital employed						
	(Segment assets - Segment Liabilities)						
	(a) Real estate and related activities	1,054,412.14	1,026,316.06	1,090,306.26	1,054,412.14	1,090,306.26	1,087,973.43
	(b) Transmission Towers	6,898.11	6,430.51	6,679.23	6,898.11	6,679.23	6,770.46
	(c) Property Management	7,569.05	10,424.25	9,957.12	7,569.05	9,957.12	10,074.84
	(d) Hospitality	(4,677.01)	(3,830.31)	(1,543.74)	(4,677.01)	(1,543.74)	(2,325.46)
	(e) Investment activities	39,289.73	38,981.34	42,959.87	39,289.73	42,959.87	32,445.99
	(f) Others	14,183.18	14,222.64	13,733.82	14,183.18	13,733.82	14,254.93
	(g) Unallocable	(7,222.95)	8,447.85	3,686.18	(7,222.95)	3,686.18	6,821.59
	Total	1,110,452.25	1,100,992.34	1,165,778.74	1,110,452.25	1,165,778.74	1,156,015.78

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 February 13, 2015 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 ₹87,189.96 Lacs (previous year ending on 31st March, 2014 - ₹83,316.12 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. The management is confident of recovering/appropriately adjusting the balance in due course.
3	The material reconciliation for certain sites was undertaken and based on internal technical evaluation by management some adjustments have already been accounted for in the financials. Further reconciliation of sites is 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 : February 13, 2015

Ramesh Chandra
Chairman