

Unitech Limited

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

Audited Financial Results (Consolidated)

For the Year Ended 31st March 2010

(Rupees in Crores, except Share and EPS)

S. No.	Particulars	Year Ended 31.03.2010 (Audited)	Year Ended 31.03.2009 (Audited)
1.	(a) Net sales / Income from Operations (b) Income from sale of investments	2,931.33 25.51	2,889.74 4.72
	Total income	2,956.84	2,894.46
2.	Expenditure (a) (Increase)/Decrease in stock-in-trade (b) Real estate, Construction and other expenditure (c) Employees cost (d) Depreciation	 3.10 1,757.69 99.39 34.11	 5.43 1,183.71 111.81 20.92
	Total	1,894.29	1,321.87
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	1,062.55	1,572.59
4.	Other income	58.45	421.18
5.	Profit before Interest & Exceptional items (3+4)	1,121.00	1,993.77
6.	Interest	199.98	554.57
7.	Profit after Interest but before Exceptional items (5-6)	921.02	1,439.20
8.	Exceptional items	-	-
9.	Profit from Ordinary Activities before tax (7+8)	921.02	1,439.20
10.	Provision for taxation (a) Current (b) Deferred (c) Fringe benefit	 223.92 2.46 -	 243.63 (3.08) 1.84
11.	Net Profit from Ordinary Activities after tax (9-10)	694.64	1,196.81
12.	Extraordinary items (Net of tax expense)	-	-
13.	Net Profit for the Year (11-12) Add / (Less): Minority interest Profit / (Loss) of associates Prior Period Adjustment Taxes Paid for earlier years (Net of Provisions)	 694.64 (3.14) (0.48) (2.20) (13.77)	 1,196.81 2.14 (1.24) - (1.28)
	Net Profit for the Year	675.05	1,196.43
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	9,692.08	4,844.78
16.	Basic Earnings Per Share Diluted Earnings Per Share (Refer Note No. VI & VII)	 2.97 2.91	 7.37 7.37
17.	Public Shareholding - Number of shares - Percentage of shareholding	 1341441876 55.00	 576017829 35.48
18.	Promoters and Promoter Group Shareholding a) Pledged / Encumbered - Number of shares - Percentage of shares (as a % of the total shareholding of promoter and promoter group) - Percentage of shares (as a % of the total share capital of the company) b) Non - encumbered - Number of shares - Percentage of shares (as a % of the total shareholding of promoter and promoter group) - Percentage of shares (as a % of the total share capital of the company)	 675959041 61.60 27.72 421400130 38.40 17.28	 808250407 77.17 49.79 239106764 22.83 14.73

- I Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish only the consolidated results. The said consolidated 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 Bombay Stock Exchange Limited (www.bseindia.com) or National Stock Exchange of India Limited (www.nseindia.com).
- II The above audited financial results and the audited standalone results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 28, 2010.
- III 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' issued by the Institute of Chartered Accountants of India.
- IV The segment results in consolidated 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.
- V 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.
- VI 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.
- VII 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.
- VIII 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.
- IX The figures of previous periods have been re-grouped/re-arranged wherever considered necessary.
- X 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 31st March, 2010, subject to approval of the shareholders of the Company in the ensuing Annual General Meeting.

Unitech Limited
Audited Segment-wise Revenue, Results and Capital Employed (Consolidated)
For the Year Ended 31.03.2010

(Rupees in Crores)

S. No.	Particulars	Year Ended 31.03.2010 (Audited)	Year Ended 31.03.2009 (Audited)
1.	Segment Revenue		
	(a) Real estate	2,429.93	2,416.38
	(b) Construction	139.34	101.63
	(c) Consultancy	126.16	116.15
	(d) Hospitality	11.05	12.21
	(e) Transmission Towers	95.83	94.60
	(f) Others	129.02	148.77
	Total	2,931.33	2,889.74
	Less: Inter segment revenue	-	-
	Net sales / Income from operations	2,931.33	2,889.74
2.	Segment Results		
	(Profit before tax, Interest and Unallocable overheads)		
	(a) Real estate	996.65	1,613.84
	(b) Construction	29.18	9.97
	(c) Consultancy	126.16	113.87
	(d) Hospitality	(1.10)	(0.09)
	(e) Transmission Towers	7.09	(0.10)
	(f) Others	7.55	9.77
	Total	1,165.53	1,747.26
	Less:		
	(i) Interest	199.98	554.57
	(ii) Unallocable Overheads net of unallocable Income	44.53	(246.51)
	Total profit before Tax	921.02	1,439.20
3.	Capital employed		
	-Unallocable	10,405.04	5,169.46

For Unitech Limited

Place : Gurgaon
Date : May 28, 2010

Ramesh Chandra
Chairman