

Operations Update

(Apr - Jun 2013)

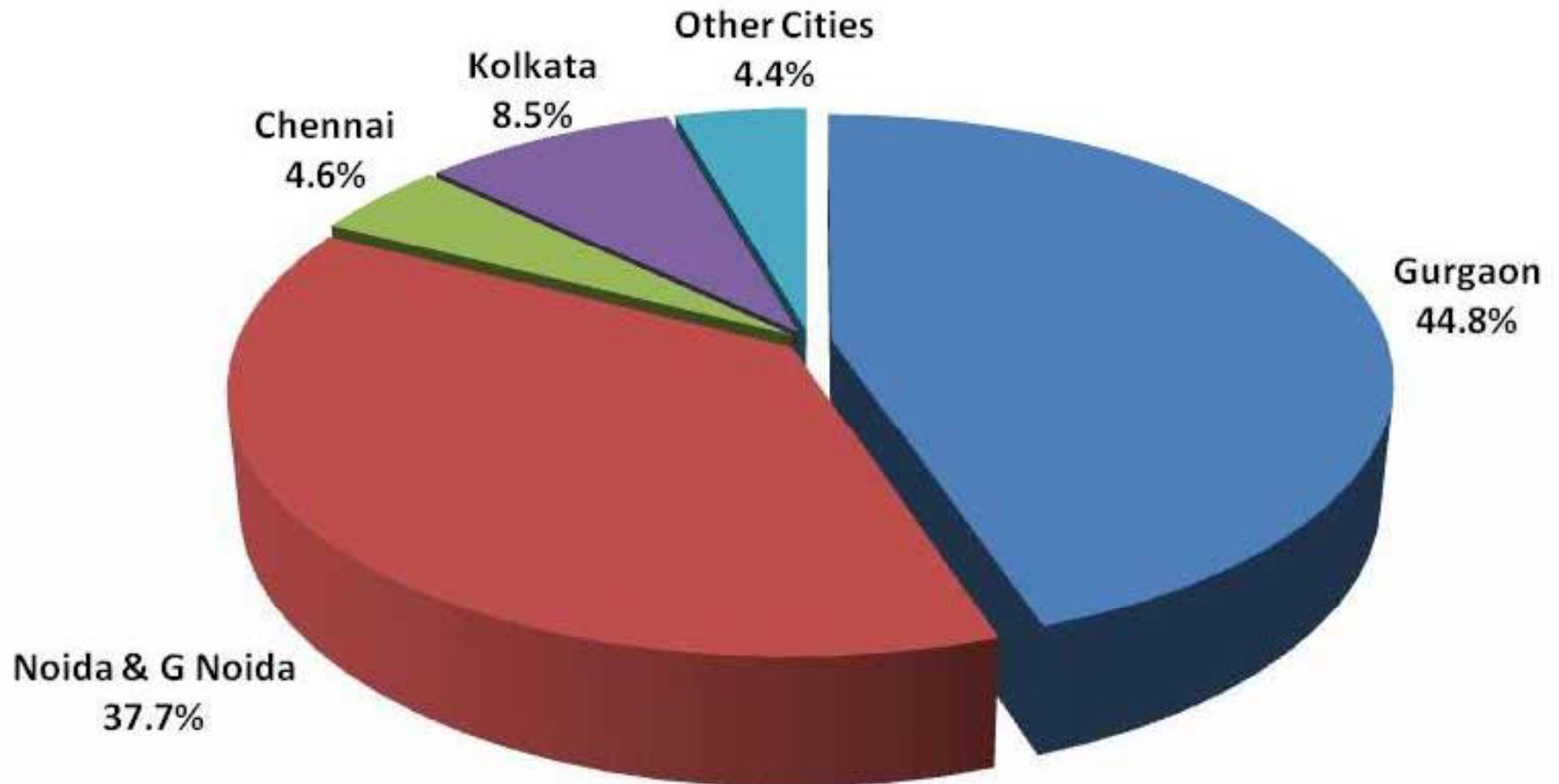


| SALES BOOKINGS (Apr – Jun 2013) | | | |
|---------------------------------|-----------------------------|-------------------------|-------------------------|
| City | Area Launched (mn sq ft) | Area sold (mn sq ft) | Sales Value (INR Cr) |
| Gurgaon | 0.32 | 0.20 | 202 |
| Noida & G Noida | 0.00 | 0.21 | 170 |
| Chennai | 0.00 | 0.06 | 21 |
| Kolkata | 0.00 | 0.06 | 38 |
| Other Cities | 0.00 | 0.12 | 20 |
| Total | 0.32 | 0.67 | 450 |

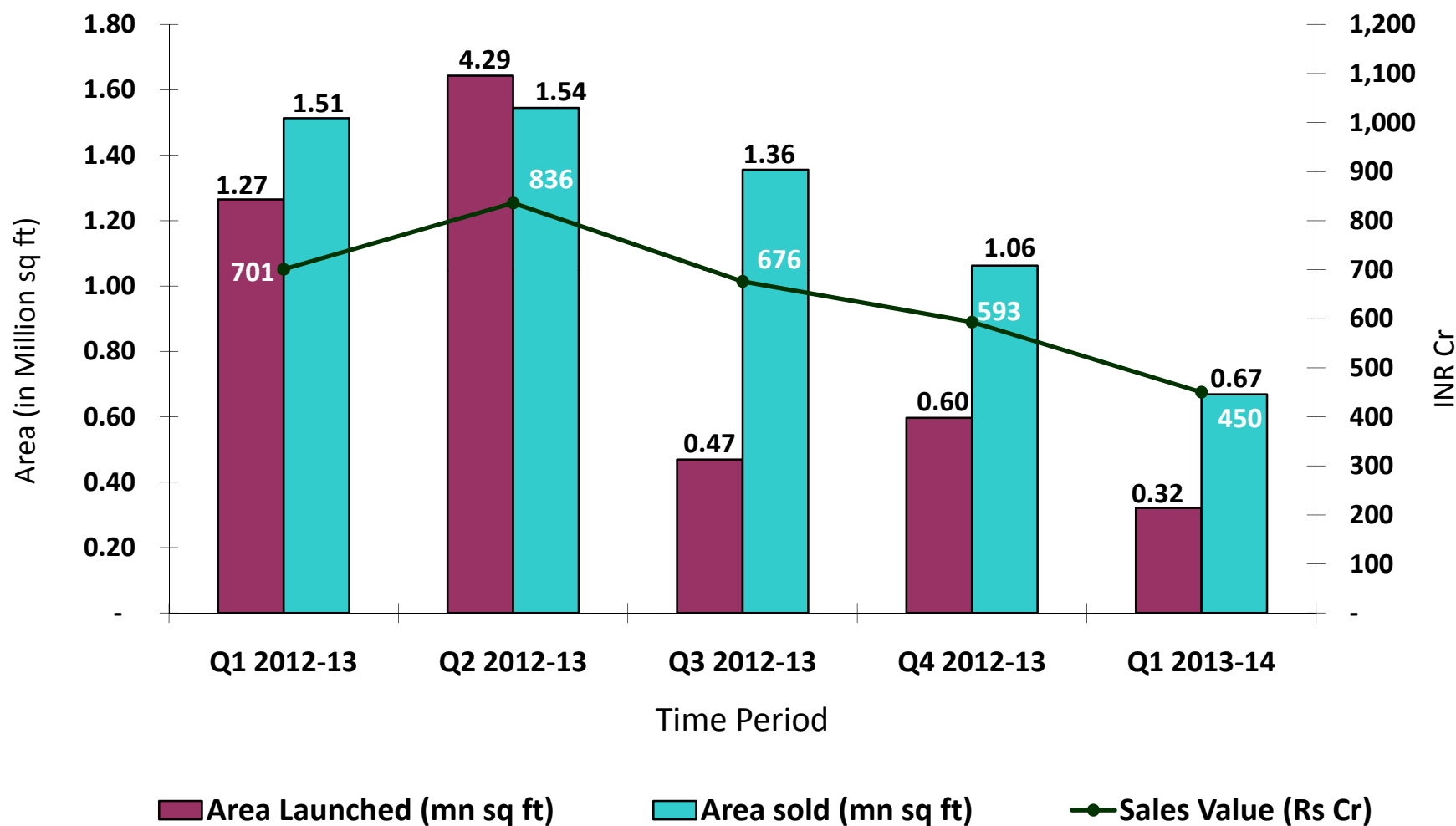
| Segment | Area sold (mn sq ft) | Booked Value (INR Cr) | Avg. Realisation (INR per sq ft) |
|-----------------|-------------------------|--------------------------|-------------------------------------|
| Non-Residential | 0.05 | 88 | 19582 |
| Residential | 0.62 | 362 | 5795 |
| Total | 0.67 | 450 | 6722 |

INR 450 Cr of sales bookings achieved during first quarter of 2013-14

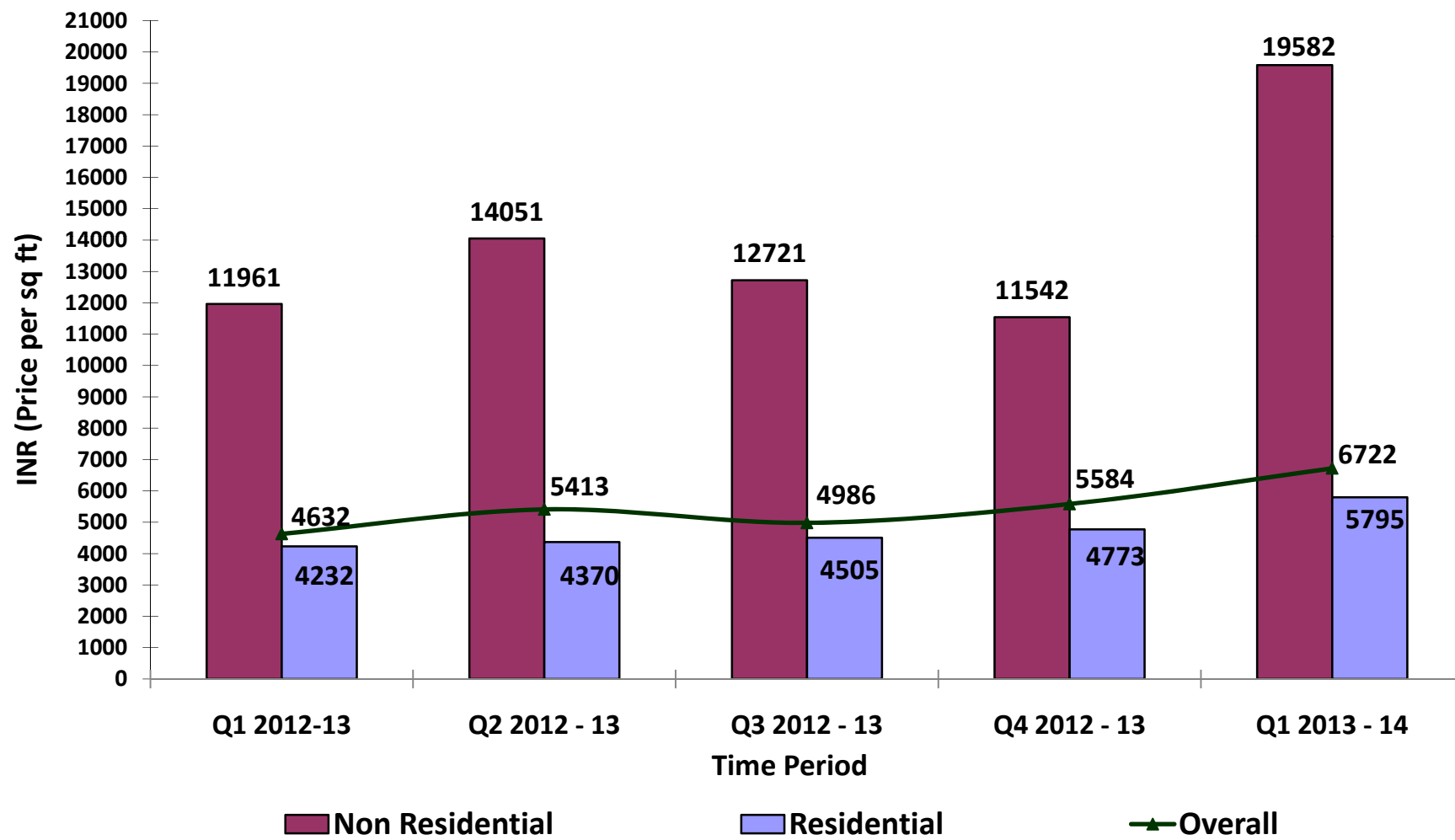
REGIONWISE SALES BOOKINGS (VALUE) (Apr – Jun 2013)



SALES BOOKINGS DURING LAST 5 QUARTERS



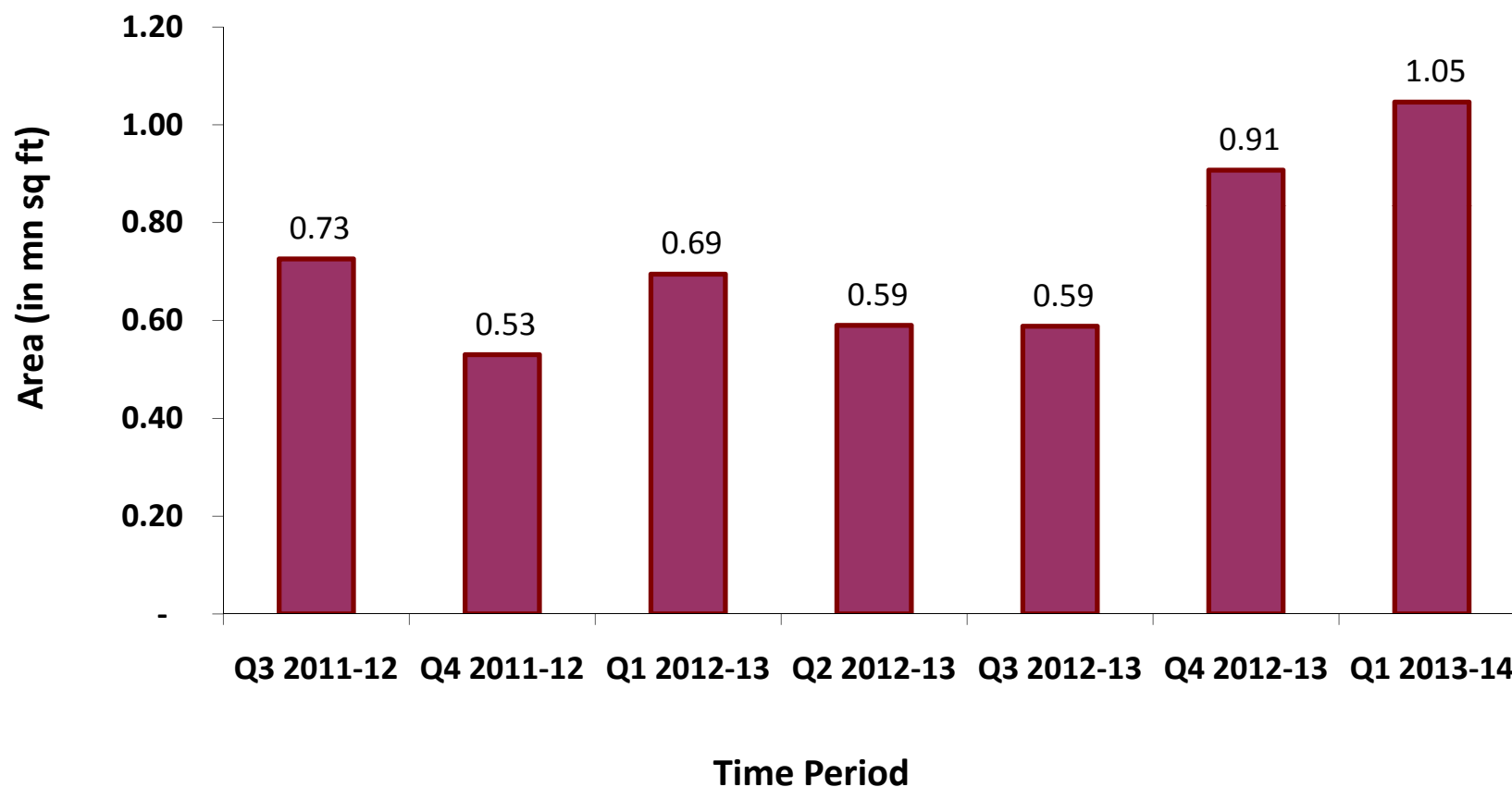
AVERAGE REALIZATION PER SQ FT DURING LAST 5 QUARTERS



| DELIVERY STATUS OF PROJECTS | | | | | |
|-----------------------------|------------------------------------|---|------------------------------|---|--------------------------------|
| S No. | Particulars | Total Deliverable Area (in mn sq ft) | Area Delivered (mn sq ft) | Area Delivered During Apr - Jun 2013 | Balance Area (in mn sq ft.) |
| 1 | Projects launched before Mar' 2009 | 24.98 | 14.90 | 0.64 | 10.08 |
| 2 | Projects launched since Mar' 2009 | 29.26 | 1.33 | 0.34 | 27.94 |
| 3 | Leased Area | - | - | 0.07 | - |
| | Total | 54.25 | 16.23 | 1.05 | 38.02 |

- Over 1 mn sq ft area delivered during first quarter of F.Y. 2013-14
- Handing over is in progress in 23 projects (out of 32) launched before March 2009
- Projects launched since March 2009, handing over started in 8 projects

POSSESSION STATUS OF PROJECTS FOR LAST 7 QUARTERS



CONSTRUCTION STATUS OF PROJECTS LAUNCHED BEFORE MAR '09

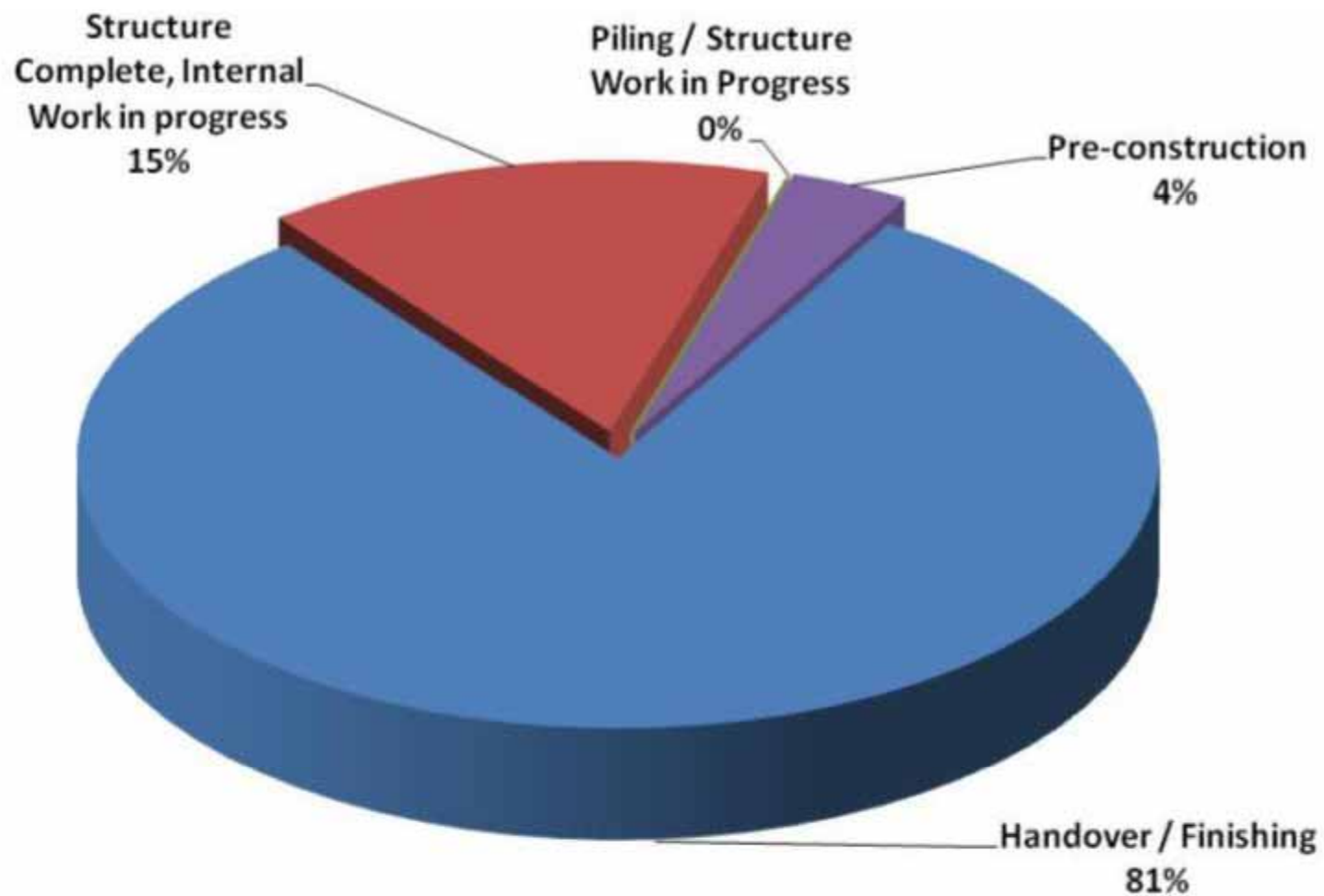
| Construction Stage | Number of projects | mn sq ft | % age | Projects |
|---|--------------------|--------------|-------------|---|
| Handover / Finishing | 23 | 20.29 | 81% | Gurgaon - The Close (South), The Close (North), World Spa (East), World Spa (West), Espace, Fresco, Nirvana Courtyard, Escape, Harmony, Arcadia, South City 2 Retail, Business Zone; G Noida - Horizon, Heights, Cascades, Habitat; Kolkata - Gardens, Horizons, Heights, Downtown, Cascades, Gateway Cluster 1; Lucknow - South City Gardens |
| Structure Complete, Internal Work in progress | 6 | 3.80 | 15% | Gurgaon - UW Resorts Villas; G Noida - Verve; Noida - UGCC Amber; Kolkata - Harmony, Air; Mohali - Executive Floors |
| Piling / Structure Work in Progress | 0 | 0.00 | 0% | None |
| Pre-construction | 3 | 0.90 | 4% | G Noida - UW City; Gurgaon - UW Resorts Plotted and Mohali - Plotted Development |
| Total | 32 | 24.98 | 100% | |

More than 95% of our past projects are in finishing/handing over stages or where structure is complete and internal work is in progress

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CONSTRUCTION STATUS OF PROJECTS LAUNCHED BEFORE MAR '09

Total area under construction - 24.98 mn sq ft



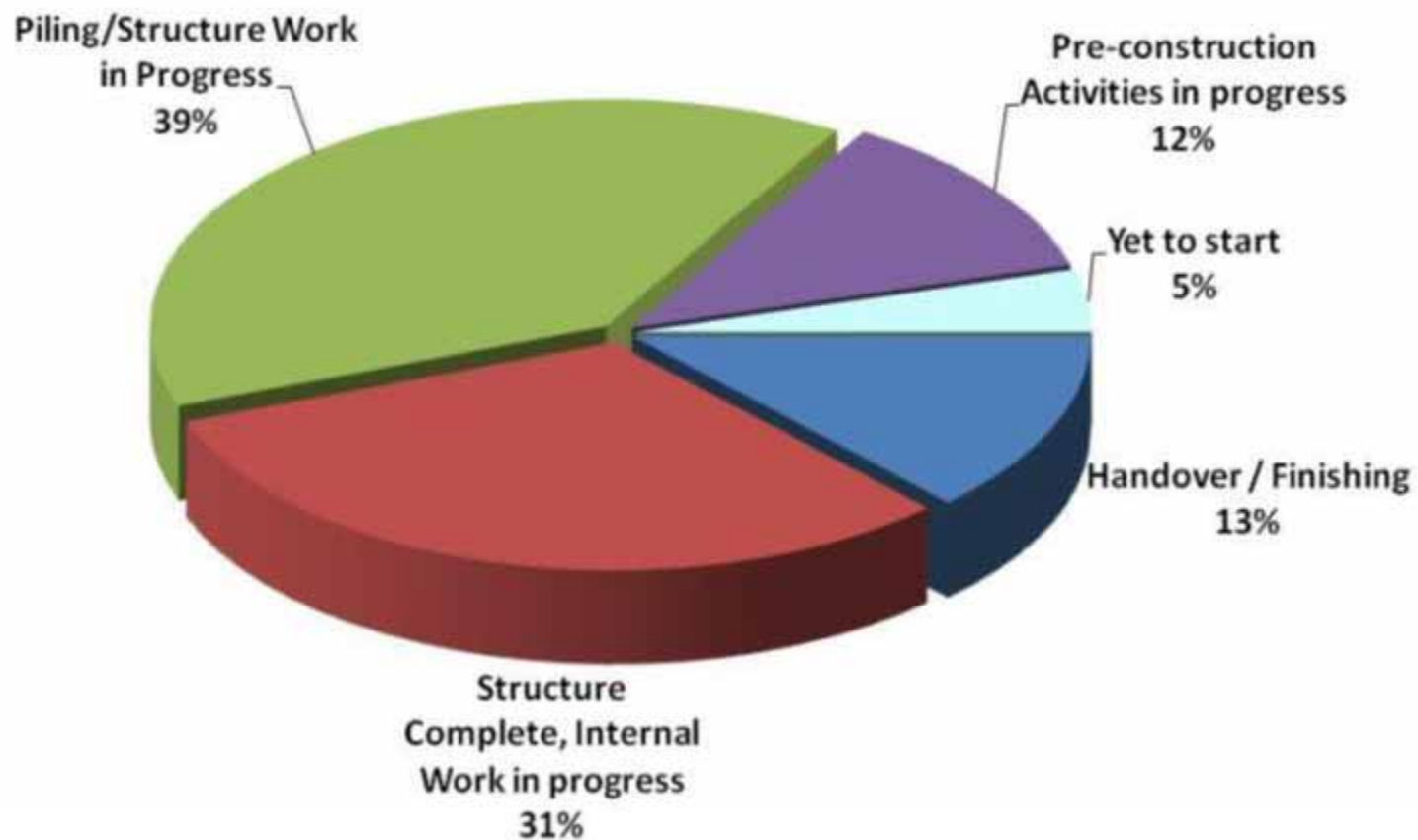
CONSTRUCTION PROGRESS OF PROJECTS LAUNCHED SINCE MAR'09

| Construction Stage | Number of projects | mn sq ft | % age of total | Projects |
|---|--------------------|--------------|----------------|---|
| Handover / Finishing | 8 | 3.79 | 13% | Chennai - Aspen, Unihomes, Palm Villas, Greenwood City; Gurgaon - Commercial Tower Sec-45; Kolkata - Vistas, Chambers; Bhopal – Unihomes |
| Structure Complete, Internal Work in progress | 16 | 9.10 | 31% | Gurgaon - Nirvana Floors, Gardens II, Residences, Arcadia 2, UW Towers; Noida - Unihomes Ph 1, Unihomes Ph 2, Gardens Galleria; Kolkata - DT Retail; Mohali - Unihomes, Singleton Floors, UW Gardens; Chennai - Ananda, Brahma, Gulmohar Avenue, Unihomes 2 |
| Piling/ Structure Work in Progress | 28 | 11.53 | 39% | Gurgaon - Sunbreeze, Vistas, Nirvana Country 2, South City II Floors, Exquisite, Espace Premiere, Commercial Center Sec 71, Signature Tower 2, The One, Signature Tower 3; Kolkata - Gateway Cl 2, Fresco; Chennai - Gardens, Chaitanya, Ekanta; Noida - UGCC Burgundy, UW Gardens, Unihomes 3, The Residences, Exquisite; Mohali - Downtown; Lucknow - Gardens Galleria; Bhopal - Great India Place; Bangalore - Gardens Galleria, UW Resorts; Dehradun - The Residences, Great India Place; Bhubneswar - Bhubneswar 1 |
| Pre-construction Activities in progress | 14 | 3.54 | 12% | Gurgaon - South Park, The Willows, Nirvana Courtyard 2, Institutional Plots; Mohali - Aspen Greens, Gardens Galleria; G Noida - Unihomes Plotted; Noida - The Willows; Rewari - Unihomes, Ananda; Ambala - Unihomes, Ananda; Chennai - Birch Court; Dehradun - Signature Towers |
| Yet to start | 4 | 1.30 | 4% | Gurgaon - Anthea Floors, Crestview, The Spruce; Kochi - The Great India Place |
| Total | 70 | 29.26 | 100% | |

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CONSTRUCTION PROGRESS OF PROJECTS LAUNCHED SINCE MAR'09

Total area under construction - 29.26 mn sq ft



Structure complete, Internal work in progress in 31% projects, Handover started in 8 projects.

Site Photographs

Gurgaon Projects



THE CLOSE (NORTH), GURGAON – Handover in progress



THE CLOSE (SOUTH), GURGAON – Handover/ Finishing in progress



FRESCO, GURGAON – Handover / Finishing in progress



ESCAPE, GURGAON – Handover/Finishing in Progress



HARMONY, GURGAON – Handover/Finishing in progress



WOODSTOCK FLOORS, GURGAON – Handover/Finishing in progress



UW GARDENS-II, GURGAON – Structure Complete, Internal work in progress



RESIDENCES, GURGAON – Internal work in progress



VISTAS, GURGAON – Structure in progress



SUNBREEZE, GURGAON – Structure in progress



EXQUISITE, GURGAON – Structure in progress



ALDER GROVE, GURGAON – Structure complete, internal work in progress



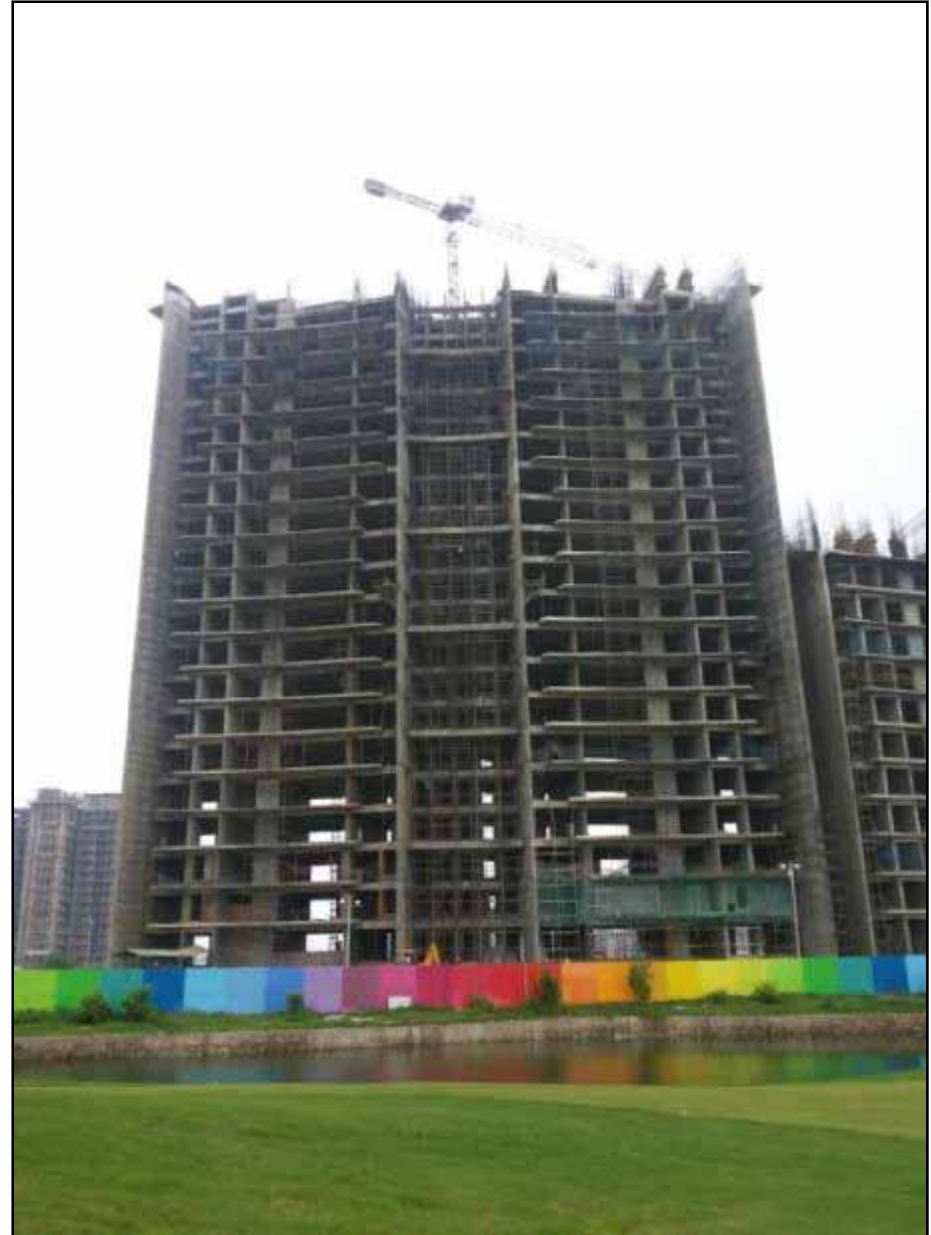
RESORT VILLAS, GURGAON – Structure complete, internal work in progress

Site Photographs

G Noida and Noida



UGCC Amber (formerly Grande), NOIDA – Structure complete, Internal work in progress for all towers, The Deck & Golf Course already operational



UGCC Burgundy, NOIDA – Structure in progress



UNIHOMES, NOIDA – Structure complete, internal work in progress



UNIHOMES 2, NOIDA – Structure complete, internal work in progress



UNIWORLD GARDENS, NOIDA – Structure in Progress



UNIHOMES 3, NOIDA – Piling / Structure in Progress



EXQUISITE, NOIDA – Show Flat Ready



HEIGHTS, GREATER NOIDA – Handover / Finishing in progress



HORIZON, GREATER NOIDA – Handover/ Finishing in progress



CASCADES, GREATER NOIDA – Handover / Finishing in progress



HABITAT, GREATER NOIDA – Handover / Finishing in progress



VERVE, GREATER NOIDA – Structure complete, Internal work in progress

Site Photographs

Mohali



EXECUTIVE FLOORS, MOHALI – Structure complete, internal work progress



GARDENS, MOHALI – Structure work in progress



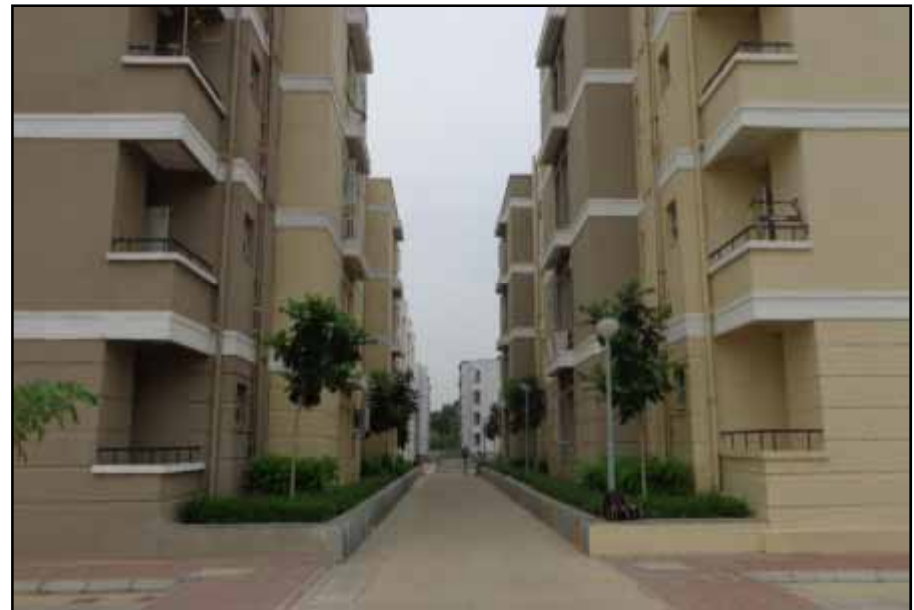
UNIHOMES, MOHALI – Structure Complete, Internal work in progress



ASPEN GREENS, MOHALI – Development work in progress

Site Photographs

Chennai



UNIHOMES, CHENNAI – Handover / Finishing in progress



PALM VILLAS, CHENNAI – Handover / Finishing in progress



DELHI PUBLIC SCHOOL, UW CITY CHENNAI – Already Operational



UW GARDENS, CHENNAI – Structure work in progress



BRAHMA - NORTH TOWN, CHENNAI – Structure work in progress



ANANDA - NORTH TOWN, CHENNAI – Internal work in progress



GULMOHAR AVENUE, NORTH TOWN, CHENNAI – Internal work in progress



CHAITANYA - NORTH TOWN, CHENNAI – Piling / Structure work in progress



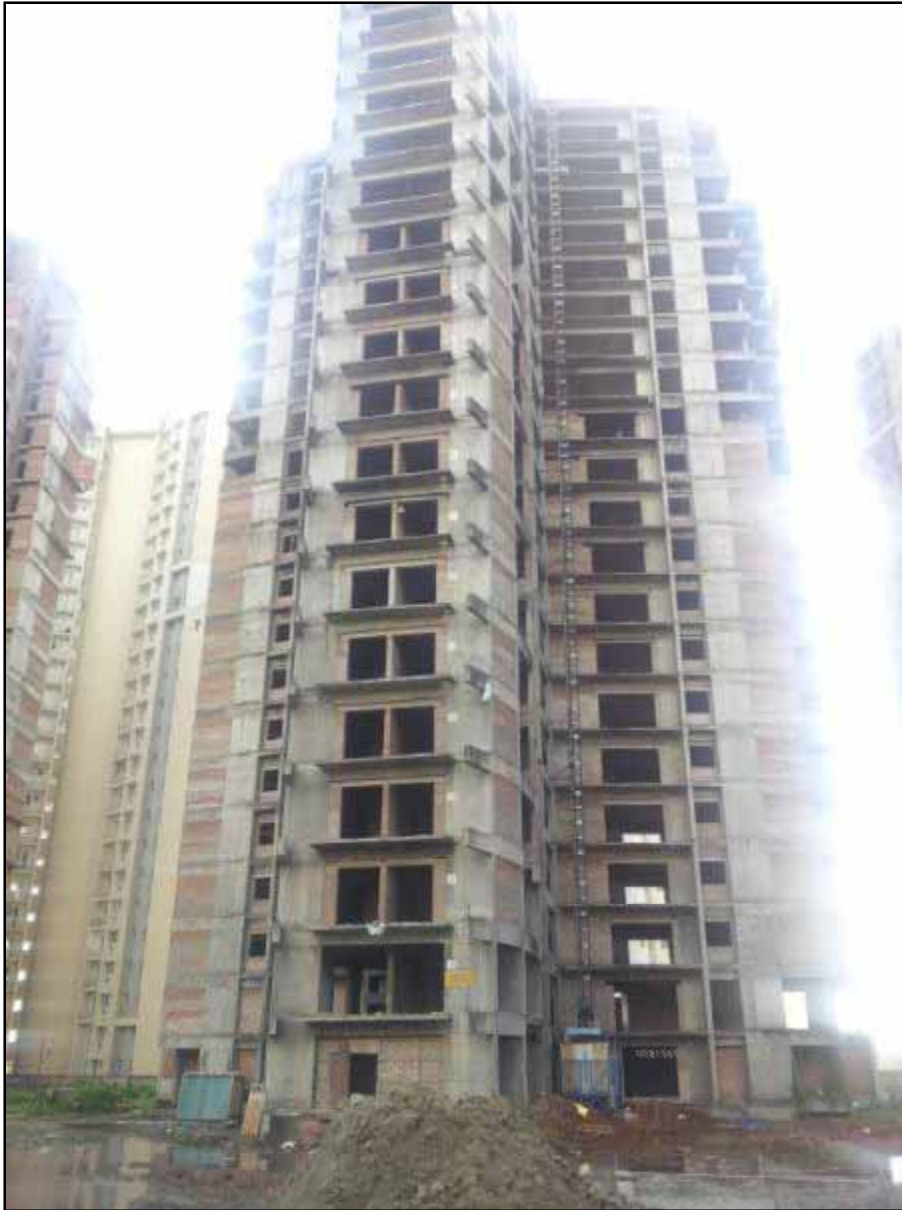
EKANTA - NORTH TOWN, CHENNAI –Structure work in progress

Site Photographs

Kolkata



DOWNTOWN, KOLKATA – Handover / Finishing in progress



CASCADES, KOLKATA – Handover / Finishing in Progress



HARMONY, KOLKATA – Structure complete, internal work in progress



VISTAS, KOLKATA – Handover / Finishing in Progress



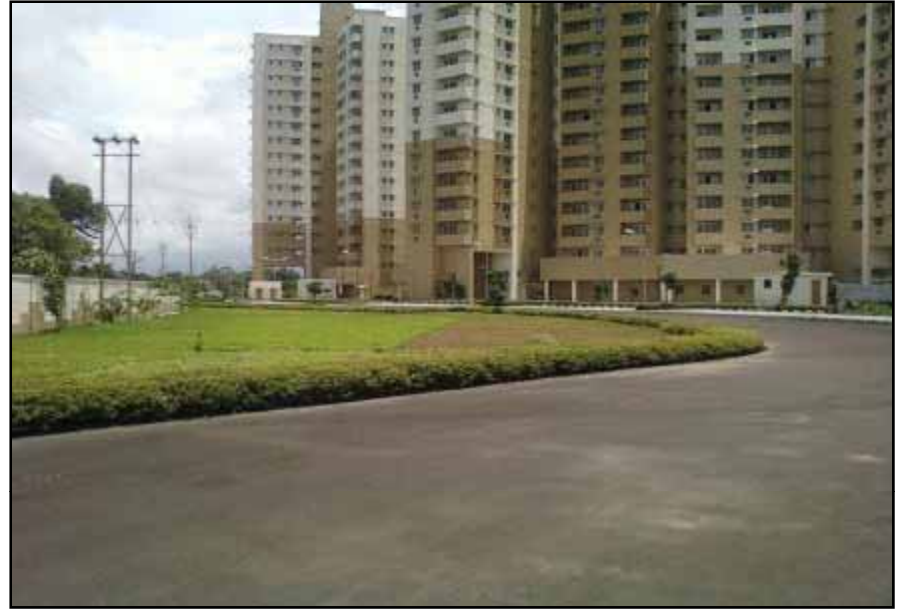
AIR, KOLKATA – Structure Complete, Internal work in progress



FRESCO, KOLKATA – Structure work in progress



HEIGHTS, KOLKATA – Handover / Finishing in progress



GATEWAY CLUSTER 1, KOLKATA – Handover / Finishing in progress



CHAMBERS, KOLKATA – Handover / Finishing in progress

Site Photographs

Bhopal



UNIHOMES, Bhopal – Handover / Finishing in progress

Site Photographs

Dehradun



THE RESIDENCES, Dehradun – Piling / Structure in progress

Thank You

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