

Unitech Limited

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

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August 12, 2011



The Manager
(Listing Department)
National Stock Exchange of India Limited [NSE]
'Exchange Plaza', C/1, Block G,
Bandra-Kurla Complex,
Bandra (East),
Mumbai – 400 051

Bombay Stock Exchange Limited [BSE]
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P. J. Towers,
Dalal Street, Fort,
Mumbai – 400 001

Sub. : Outcome of the Board meeting held on August 12, 2011

Dear Sir,

This is to inform you that the Board of Directors, in its meeting held today, i. e. on August 12, 2011, has *inter alia* approved the Un-audited Stand-alone as well as Un-audited consolidated financial results of the Company for the quarter ended on June 30, 2011. A copy of the said Consolidated and Standalone Financial Results along with the Press Release in this regard are enclosed herewith.

Further, a copy of the Limited Review Report issued by the Statutory Auditors of the Company is also enclosed.

This is for your information, record and compliance under applicable clauses of the Listing Agreement.

Thanking you,

Yours truly,
For **Unitech Limited**

A handwritten signature in black ink, appearing to read "Deepak Jain".

Deepak Jain
Company Secretary

Encl.: a/a

LIMITED REVIEW REPORT

1. We have reviewed the accompanying statement of unaudited financial results of Unitech Limited for the quarter ended 30th June 2011 (the "statements") except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding', which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the company's management and has been approved by the Board of Directors. Our Responsibility is to issue a report on this statement based on our review.
2. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "review of interim financial information performed by the independent auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review of interim financial information consists principally of applying analytical procedures for financial data and making inquiries of persons responsible for financial and accounting matters. It is substantially less in scope than an audit conducted in accordance with the generally accepted auditing standards, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, we do not express an audit opinion.
3. Without qualifying our opinion, we draw attention to the following:
 - (i) Due to political unrest in Libya, the work on all the projects in Libya Branch are suspended since February 2011. The net investment after netting liabilities from assets amounts to Rs.46.01 Crores. No provision has been considered necessary by the management as the company is hopeful of reviving the projects as and when the uncertainty and civil unrest ends.

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- (ii) Advances against project pending commencement amounting to Rs.858.67 Crores (under the head Projects-in-progress) includes advances for land which have been given based on arrangements/MOU executed by the company with the seller or intermediary for obtaining clear and marketable title. The company has represented to us that these advances are against various projects to be executed in future and are good for recovery and we have relied on management contention.
4. Based on our review conducted as above and nothing further has come to our notice that causes us to believe that the statement has not been prepared in all material respect in accordance with the applicable Accounting Standards notified pursuant to the Companies (Accounting Standards) Rules, 2006 as per Section 211(3C) of the Companies Act, 1956 and other recognized accounting practices and policies, and has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material mis-statement.
5. We have traced the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' in the Statement from the disclosures made by the Management and are, therefore, not expressing a review opinion thereon.

For Goel Garg & Co.
Chartered Accountants
FRN 000397N



(S .C. GARG)
Partner
M.No. 13370

Place: New Delhi.
Date: 12TH August 2011

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For UNITECH LIMITED


DEEPAK JAIN
Company Secretary

UNITECH LIMITED
 Regd. Office: 6, Community Centre, Saket, New Delhi 110017
Unaudited Financial Results (Consolidated)
For the Quarter Ended 30th June, 2011

(Rupees in Crores, except Shares and EPS)

S. No.	Particulars	Quarter Ended		Year Ended 31.03.2011 (Audited)
		30.06.2011 (Unaudited)	30.06.2010 (Unaudited)	
1.	Net sales / Income from Operations	595.85	828.57	3,187.09
	Total income	595.85	828.57	3,187.09
2.	Expenditure			
	(a) (Increase)/Decrease in stock-in-trade	(4.72)	6.67	(11.93)
	(b) Real estate, Construction and other expenditure	444.47	503.34	2,145.87
	(c) Employees cost	36.32	24.78	129.29
	(d) Depreciation	8.38	8.75	31.86
	Total	484.45	543.54	2,295.09
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	111.40	285.03	892.00
4.	Other income	71.37	15.00	105.03
5.	Profit before Interest & Exceptional items (3+4)	182.77	300.03	997.03
6.	Interest	33.74	34.04	145.47
7.	Profit after Interest but before Exceptional items (5-6)	149.03	265.99	851.56
8.	Exceptional items	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	149.03	265.99	851.56
10.	Provision for taxation			
	(a) Current	45.12	80.92	268.39
	(b) Deferred	1.70	2.48	1.99
11.	Net Profit from Ordinary Activities after tax (9-10)	102.21	182.59	581.18
12.	Extraordinary items (Net of tax expense)	-	-	-
13.	Net Profit for the Period (11-12)	102.21	182.59	581.18
	Add / (Less):			
	Minority interest	(3.90)	(0.51)	(10.38)
	Profit / (Loss) of associates	0.05	(1.89)	(5.51)
	Prior Period Adjustment	-	(0.15)	0.36
	Taxes Paid for earlier years (Net of Provisions)	-	-	2.01
	Net Profit for the Period	98.36	180.04	567.66
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	523.26	503.57	523.26
15.	Reserves excluding Revaluation Reserve as per Balance Sheet of previous accounting year			11,060.36
16.	Basic Earnings Per Share (Before & after extraordinary items)	0.38*	0.73*	2.24
	Diluted Earnings Per Share (Before & after extraordinary items) (*Not Annualised)	0.38*	0.72*	2.24
17.	Public Shareholding			
	- Number of shares	1345475979	1345475979	1345475979
	- Percentage of shareholding	51.43	53.44	51.43
18.	Promoters and Promoter Group Shareholding			
	a) Pledged / Encumbered			
	- Number of shares	866010667	815446480	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	68.15	69.55	68.06
	- Percentage of shares (as a % of the total share capital of the company)	33.10	32.39	33.06
	b) Non - encumbered			
	- Number of shares	404814401	356935369	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	31.85	30.45	31.94
	- Percentage of shares (as a % of the total share capital of the company)	15.47	14.17	15.51



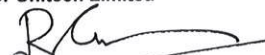
UNITECH LIMITED
 Regd. Office: 6, Community Centre, Saket, New Delhi 110017
Unaudited Segment-wise Revenue, Results and Capital Employed (Consolidated)
For the Quarter Ended 30th June, 2011

				(Rupees in Crores)
S. No.	Particulars	Quarter Ended		Year Ended
		30.06.2011 (Unaudited)	30.06.2010 (Unaudited)	31.03.2011 (Audited)
1.	Segment Revenue			
	(a) Real estate	503.97	699.57	2,700.32
	(b) Construction	0.01	10.55	34.83
	(c) Consultancy	17.55	27.39	101.49
	(d) Hospitality	4.84	3.46	14.68
	(e) Transmission Towers	25.92	54.47	183.63
	(f) Others	43.56	33.13	152.14
	Total	595.85	828.57	3,187.09
	Less: Inter segment revenue	-	-	-
	Net sales / Income from operations	595.85	828.57	3,187.09
2.	Segment Results			
	(Profit before tax, Interest and Unallocable overheads)			
	(a) Real estate	131.30	300.43	956.05
	(b) Construction	(0.12)	(0.89)	0.70
	(c) Consultancy	17.55	27.39	101.48
	(d) Hospitality	0.83	(0.59)	(3.72)
	(e) Transmission Towers	2.84	4.40	14.44
	(f) Others	5.56	0.48	8.94
	Total	157.96	331.22	1,077.89
	Less:			
	(i) Interest	33.74	34.04	145.47
	(ii) Unallocable Overheads net of unallocable Income	(24.81)	31.19	80.86
	Total profit before Tax	149.03	265.99	851.56
3.	Capital employed			
	-Unallocable	11,677.87	10,884.42	11,583.62

Notes:

- I 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 Bombay Stock Exchange Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
- II The above unaudited Consolidated results and the unaudited Standalone results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 12, 2011. The Statutory Auditors of the Company have carried out the Limited Review of the unaudited Standalone financial results of the Company for the quarter ended June 30, 2011.
- 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 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 In reference to the Statutory Auditors' observation in the Limited Review Report on the unaudited Standalone results for the quarter ended June 30, 2011, the management's response is given as under:-
 - a) Unitech's operation in Libya is largely a sub-contract for large European companies who have contracts for executing various infrastructure projects. The Company do not have any direct exposure in contracts with the Government/any governmental body in Libya and keeping in view the current state of affairs in Libya and our communications with contractors with whom the Company has legally binding contracts, the Management is confident of receiving its dues for the work performed till date. Further, the management is hopeful that all projects will be revived as soon as the unrest ends and currently there are no compelling reasons for management to write off such investments.
 - b) The management is of the opinion that advances against projects pending commencement are in the normal course of business and are considered good.
- VI Details of number of Investor complaints for the quarter ended June 30, 2011: Pending at the beginning – Nil; Received-23; Disposed Off-23; Pending at the end-Nil.
- VII A Scheme of arrangement under Section 391-394 of the Companies Act, 1956 for the amalgamation of two wholly owned subsidiaries of the Company i.e. Aditya Properties Private Limited and Unitech Holdings Limited with the Company and for the demerger of infrastructure undertaking (post-merger) of Unitech Limited into its wholly owned subsidiary viz. Unitech Infra Limited, filed with Hon'ble High Court of Delhi is pending for its approval.
- VIII The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

For Unitech Limited



Ramesh Chandra
Chairman

Place : Gurgaon
Date : August 12, 2011

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For UNITECH LIMITED


DEEPAK JAIN
Company Secretary

UNITECH LIMITED

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

Unaudited Financial Results (Standalone) For the Quarter Ended 30th June, 2011

(Rupees in Crores, except Shares and EPS)

Sl. No.	Particulars	Quarter Ended		Year Ended 31.03.2011 (Audited)
		30.06.2011 (Unaudited)	30.06.2010 (Unaudited)	
1.	Net sales / Income from Operations	277.32	618.88	1,805.85
	Total income	277.32	618.88	1,805.85
2.	Expenditure			
	(a) (Increase)/Decrease in stock-in-trade	-	(0.12)	(4.05)
	(b) Real estate, Construction and other expenditure	156.05	341.93	999.57
	(c) Employees cost	31.13	21.55	109.09
	(d) Depreciation	1.35	1.64	6.68
	Total	188.53	365.00	1,111.29
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	88.79	253.88	694.56
4.	Other income	127.49	78.16	362.28
5.	Profit before Interest & Exceptional items (3+4)	216.28	332.04	1,056.84
6.	Interest	78.45	79.37	328.67
7.	Profit after Interest but before Exceptional items (5-6)	137.83	252.67	728.17
8.	Exceptional items	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	137.83	252.67	728.17
10.	Provision for taxation			
	(a) Current	30.00	73.00	220.00
	(b) Deferred	(0.24)	1.97	(1.91)
11.	Net Profit from Ordinary Activities after tax (9-10)	108.07	177.70	510.08
12.	Extraordinary items (Net of tax expense)	-	-	-
13.	Net Profit for the Period (11-12)	108.07	177.70	510.08
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	523.26	503.57	523.26
15.	Reserves excluding Revaluation Reserve as per Balance Sheet of previous accounting year			8,758.61
16.	Basic Earnings Per Share (Before & after extraordinary items) Diluted Earnings Per Share (Before & after extraordinary items) (* Not Annualised)	0.41* 0.41*	0.72* 0.71*	2.02 2.02
17.	Public Shareholding			
	- Number of shares	1345475979	1345475979	1345475979
	- Percentage of shareholding	51.43	53.44	51.43
18.	Promoters and Promoter Group Shareholding			
	a) Pledged / Encumbered			
	- Number of shares	866010667	815446480	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	68.15	69.55	68.06
	- Percentage of shares (as a % of the total share capital of the company)	33.10	32.39	33.06
	b) Non - encumbered			
	- Number of shares	404814401	356935369	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	31.85	30.45	31.94
	- Percentage of shares (as a % of the total share capital of the company)	15.47	14.17	15.51





UNITECH LIMITED

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

Unaudited Segment-wise Revenue, Results and Capital Employed (Standalone) For the Quarter Ended 30th June, 2011

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Year Ended 31.03.2011 (Audited)
		30.06.2011 (Unaudited)	30.06.2010 (Unaudited)	
1.	Segment Revenue			
	(a) Real estate	267.05	586.90	1,693.14
	(b) Construction	0.01	10.55	34.83
	(c) Consultancy	10.26	21.43	77.88
	Total	277.32	618.88	1,805.85
	Less: Inter segment revenue	-	-	-
	Net sales / Income from operations	277.32	618.88	1,805.85
2.	Segment Results			
	(Profit before tax, Interest and Unallocable overheads)			
	(a) Real estate	125.21	277.54	814.52
	(b) Construction	(0.12)	(0.89)	0.73
	(c) Consultancy	10.26	21.43	77.87
	Total	135.35	298.08	893.12
	Less:			
	(i) Interest	78.45	79.37	328.67
	(ii) Unallocable overheads net of unallocable Income	(80.93)	(33.96)	(163.72)
	Total profit before Tax	137.83	252.67	728.17
3.	Capital employed			
	-Unallocable	9,389.94	8,607.04	9,281.87

Notes:

- I The above unaudited Standalone Results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on August 12, 2011 and the Statutory Auditors have carried out Limited Review of the said Standalone Financial Results.
- II The segment 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.
- III In reference to the Statutory Auditors' observation in the Limited Review Report on the unaudited Standalone results for the quarter ended June 30, 2011, the management's response is given as under:-
 - (a) Unitech's operation in Libya is largely a sub-contract for large European companies who have contracts for executing various infrastructure projects. The Company do not have any direct exposure in contracts with the Government/any governmental body in Libya and keeping in view the current state of affairs in Libya and our communications with contractors with whom the Company has legally binding contracts, the Management is confident of receiving its dues for the work performed till date. Further, the management is hopeful that all projects will be revived as soon as the unrest ends and currently there are no compelling reasons for management to write off such investments.
 - (b) The management is of the opinion that advances against projects pending commencement are in the normal course of business and are considered good.
- IV Details of number of Investor complaints for the quarter ended June 30, 2011: Pending at the beginning-Nil; Received-23; Disposed Off-23; Pending at the end-Nil.
- V A Scheme of arrangement under Section 391-394 of the Companies Act, 1956 for the amalgamation of two wholly owned subsidiaries of the Company i.e. Aditya Properties Private Limited and Unitech Holdings Limited with the Company and for the demerger of infrastructure undertaking (post-merger) of Unitech Limited into its wholly owned subsidiary viz. Unitech Infra Limited, filed with Hon'ble High Court of Delhi is pending for its approval.
- VI The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place : Gurgaon
Date : August 12, 2011

For Unitech Limited


Ramesh Chandra
Chairman

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For UNITECH LIMITED


DEEPAK JAIN
Company Secretary

FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE 2011
(UNAUDITED, CONSOLIDATED)

Achieved sales bookings of 1.90 million sq ft, valued at Rs. 1020 Crores

Delivered 1.6 million sq ft of completed property during the quarter

Total Income for the Quarter at Rs. 667.22 Crores

Profit After Tax for the Quarter at Rs. 98.36 Crores

Reduced Debt by Rs. 203.68 Crores during the quarter

Healthy Balance Sheet, Net Debt to Equity ratio at 0.45

Gurgaon, 12th August 2011: Unitech, India's leading business group involved in large-scale integrated real-estate development and infrastructure projects, today announced its unaudited consolidated financial results for the Quarter ended 30th June 2011. The company recorded a total income of Rs. 667.22 Crores for the Quarter ended June 30, 2011. Net profit for the same period stood at Rs. 98.36 Crores.

The Earning per Share (EPS) for the Quarter ended 30th June 2011 stood at Rs. 0.38 on an expanded equity base of Rs. 523.26 Crores. Total paid up capital is represented by 261.63 Crore equity shares of Rs. 2 each.

Company's debt reduced by Rs. 203.68 Crores during the quarter. Company has a healthy balance sheet with a real estate net debt to equity ratio of 0.45. As of 30th June 2011, company had a net worth of Rs. 11,678 Crores..

Announcing the results, Mr. Ajay Chandra, Managing Director, Unitech Ltd. said, "Projects launched by the Company across cities have received positive response from the customers. Company has been able to achieve sales bookings of over Rs. 1000 Crores during the quarter in a challenging environment of rising interest rates owing to its attractive product offerings targeted at affordable / mid-income housing segments and intense sales effort. Company will



continue to focus on monetizing its existing land reserves. Company has launched over 8 million sq ft of new projects during the current calendar year.”

He added, “Delivery of completed properties further picked up during the quarter and the Company delivered 1.60 million sq ft during the quarter as against an average delivery of about 1 million sq ft per quarter during the last financial year.”

Key operational highlights for the year are

- Achieved sales bookings of 1.90 million sqft at an average realization of Rs. 5361/sqft
- Launched projects totaling an area of 3.21 million sqft.
- Residential sales bookings of 1.66 million sq ft valued at Rs. 725 Crores
- Non-residential sales bookings of 0.24 million sq ft valued at Rs. 295 Crores
- Total value of Sales bookings is Rs. 1020 Crores
- Delivered 1.60 million sq ft of completed area during the quarter

Company currently has about 90 projects at various stages of construction. These projects are spread across 14 cities in India.

We would like to clarify that the ongoing telecom matter pertains to Unitech Wireless Tamilnadu Pvt. Ltd. (Uninor), which is a separate legal entity engaged in the telecom business, and will not impact Unitech Limited (the real estate Company). Company would continue to focus on its real estate business, in the normal course.

About Unitech

For more information on the company, please visit www.unitechgroup.com

Forward Looking Statement

This document contains statements about future events and expectations that are forward-looking statements. These statements typically contain words such as “expects” and “anticipates” and words of similar import. Any statement in this document that is not a statement of historical fact is a forward looking statement that involves known or unknown risks, uncertainties and other factors which may cause our actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. None of the future projections, expectations, estimates or prospects in this document should be taken as forecasts or promises nor should they be taken as implying any indication, assurance or guarantee that the assumptions on which such future projections, expectations, estimates or prospects have been prepared are correct or exhaustive or, in the case of the assumptions, fully stated in the document. The Company assumes no obligations to update the forward-looking statements contained herein to reflect actual results, changes in assumptions or changes in factors affecting these statements.

For further information please contact:

Ms. Tanuja Kehar, GM(Corporate Communications), Unitech Ltd. + 91 99112 01752

Ms. Sunaina Jairath, COO, Accord PR. +91 9811645243

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For UNITECH LIMITED

DEEPAK JAIN
Company Secretary