

Unitech Limited

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www.unitechgroup.com

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

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November 14, 2011

unitech

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 November 14, 2011

Dear Sir,

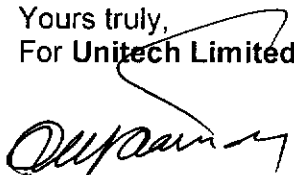
This is to inform you that the Board of Directors, in its meeting held today, i. e. on November 14, 2011, has *inter alia* approved the Un-audited Stand-alone as well as Un-audited consolidated financial results of the Company for the quarter (Q2) and half year ended on September 30, 2011. The results 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**

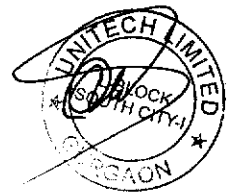

Deepak Jain
Company Secretary

Encl.: a/a

**The Board of Directors,
Unitech Limited**

Limited Review Report

1. We have reviewed the accompanying statement of unaudited financial results for the quarter and half year ended 30th September 2011 ("the statement") of Unitech Limited ("the company") 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 reviewed 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 these financial results 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.46.30 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.
- (ii) Advances against project pending commencement amounting to Rs.902.40 Crores (under the head Projects-in-progress) 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, nothing further has come to our notice that causes us to believe that the accompanying statement, prepared 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, 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.

For Goel Garg & Co.
Chartered Accountants
FRN 000397N



(J.L. GARG)

Partner

M.No. 005406

Place: New Delhi.

Date: 14th November'2011



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For UNITECH LIMITED



DEEPAK JAIN
Company Secretary

UNITECH LIMITED

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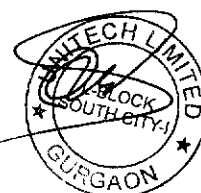
Unaudited Financial Results (Consolidated)

For the Quarter & Half Year Ended September 30, 2011

(Rupees in Crores, except Shares and EPS)

S. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	31.03.2011 (Audited)
1.	Net sales / Income from Operations	626.06	644.51	1,221.91	1,473.08	3,187.09
	Total income	626.06	644.51	1,221.91	1,473.08	3,187.09
2.	Expenditure					
	(a) (Increase)/Decrease in stock-in-trade	25.64	(8.09)	20.92	(1.42)	(11.93)
	(b) Real estate, Construction and other expenditure	425.55	369.07	870.02	872.41	2,145.87
	(c) Employees cost	36.76	30.73	73.08	55.51	129.29
	(d) Depreciation	8.45	8.86	16.83	17.61	31.86
	Total	496.40	400.57	980.85	944.11	2,295.09
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	129.66	243.94	241.06	528.97	892.00
4.	Other income	40.33	30.41	111.70	45.41	105.03
5.	Profit before Interest & Exceptional items (3+4)	169.99	274.35	352.76	574.38	997.03
6.	Interest	33.83	43.90	67.57	77.94	145.47
7.	Profit after Interest but before Exceptional items (5-6)	136.16	230.45	285.19	496.44	851.56
8.	Exceptional items	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	136.16	230.45	285.19	496.44	851.56
10.	Provision for taxation					
	(a) Current	43.88	58.02	89.00	138.94	268.39
	(b) Deferred	(1.53)	(1.60)	0.17	0.88	1.99
11.	Net Profit from Ordinary Activities after tax (9-10)	93.81	174.03	196.02	356.62	581.18
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-
13.	Net Profit for the Period (11-12)	93.81	174.03	196.02	356.62	581.18
	Add / (Less):					
	Minority interest	(1.61)	(0.31)	(5.51)	(0.82)	(10.38)
	Profit / (Loss) of associates	0.27	(0.18)	0.32	(2.07)	(5.51)
	Prior Period Adjustment	(0.02)	0.22	(0.02)	0.07	0.36
	Taxes Paid for earlier years (Net of Provisions)	0.01	-	0.01	-	2.01
	Net Profit for the Period	92.46	173.76	190.82	353.80	567.66
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	523.26	503.57	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)	0.35*	0.79*	0.73*	1.52*	2.24
	Diluted Earnings Per Share (Before & after extraordinary items)	0.35*	0.78*	0.73*	1.50*	2.24
	(*Not Annualised)					
17.	Public Shareholding					
	- Number of shares	1345455179	1345475979	1345455179	1345475979	1345475979
	- Percentage of shareholding	51.43	53.44	51.43	53.44	51.43
18.	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	- Number of shares	914532456	804114480	914532456	804114480	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	71.96	68.59	71.96	68.59	68.06
	- Percentage of shares (as a % of the total share capital of the company)	34.96	31.94	34.96	31.94	33.06
	b) Non - encumbered					
	- Number of shares	356313412	368267369	356313412	368267369	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	28.04	31.41	28.04	31.41	31.94
	- Percentage of shares (as a % of the total share capital of the company)	13.61	14.62	13.61	14.62	15.51

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UNITECH LIMITED

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Unaudited Segment-wise Revenue, Results and Capital Employed (Consolidated) For the Quarter & Half Year Ended September 30, 2011

(Rupees in Crores)

S. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	31.03.2011 (Audited)
1.	Segment Revenue					
	(a) Real estate	505.52	547.57	1,009.49	1,247.14	2,700.32
	(b) Construction	0.23	4.83	0.24	15.38	34.83
	(c) Consultancy	15.49	23.41	33.04	50.80	101.49
	(d) Hospitality	2.96	2.89	7.80	6.35	14.68
	(e) Transmission Towers	50.28	30.96	76.20	85.43	183.63
	(f) Others	51.58	34.85	95.14	67.98	152.14
	Total	626.06	644.51	1,221.91	1,473.08	3,187.09
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	626.06	644.51	1,221.91	1,473.08	3,187.09
2.	Segment Results					
	(Profit before tax, interest and Unallocable overheads)					
	(a) Real estate	152.79	251.42	284.09	551.85	956.05
	(b) Construction	(0.36)	0.33	(0.48)	(0.56)	0.70
	(c) Consultancy	15.49	23.41	33.04	50.80	101.48
	(d) Hospitality	(1.06)	(1.24)	(0.23)	(1.83)	(3.72)
	(e) Transmission Towers	3.56	2.86	6.40	7.26	14.44
	(f) Others	7.21	(0.15)	12.77	0.33	8.94
	Total	177.63	276.63	335.59	607.85	1,077.89
	Less:					
	(i) Interest	33.83	43.90	67.57	77.94	145.47
	(ii) Unallocable Overheads net of unallocable income	7.64	2.28	(17.17)	33.47	80.86
	Total profit before Tax	136.16	230.45	285.19	496.44	851.56
3.	Capital employed					
	-Unallocable	11,924.53	11,010.62	11,924.53	11,010.62	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 November 14, 2011. The Auditors of the Company have carried out the Limited Review of the unaudited standalone financial results of the Company for the quarter and half-year ended September 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' notified pursuant to the Companies (Accounting Standard) Rules'2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act'1956.
- IV 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 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act'1956.
- V In reference to the Statutory Auditors' observation in the Limited Review Report on the unaudited Standalone results for the quarter and half year ended September 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 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.
- VII Details of number of investor complaints for the quarter ended September 30, 2011: Pending at the beginning - NIL; Received - 31; Disposed Off - 31; Pending at the end - Nil.
- 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

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For UNITECH LIMITED


DEEPAK JAIN
Company Secretary

Place : Gurgaon
Date : November 14, 2011

Unitech Limited

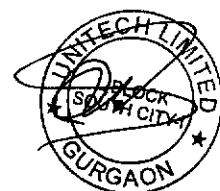
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Statement of Assets & Liabilities (Consolidated)

(Rs. in Crores)

Particulars	As on September 30, 2011	As on September 30, 2010	As on March 31, 2011
	(Unaudited)	(Unaudited)	(Audited)
Shareholder's Funds			
(a) Capital	523.26	503.57	523.26
(b) Reserves and Surplus	11,401.27	10,382.15	11,060.36
Equity Share Warrants	-	124.90	-
Minority Interest	54.40	38.86	48.86
Loan Funds	5,456.05	6,711.55	5,850.74
Deferred Liability-Against Land	2,342.15	1,793.60	2,396.39
Deferred Tax Liability (Net)	10.50	4.46	5.57
TOTAL	19,787.63	19,559.09	19,885.18
Fixed Assets (including CWIP)	3,373.40	3,381.12	3,472.79
Investments	1,601.57	2,026.53	1,612.54
Goodwill on Consolidation	1,763.28	1,518.44	1,653.97
Current Assets, Loans and Advances			
(a) Inventories	27.56	34.51	48.44
(b) Project In Progress	20,443.30	18,235.46	19,392.07
(c) Sundry Debtors	2,186.48	1,586.08	2,147.42
(d) Cash and Bank balances	312.00	637.35	450.94
(e) Loans and Advances	3,170.20	3,402.80	3,381.63
(f) Others	0.67	4.72	2.70
Less: Current Liabilities and Provisions			
(a) Liabilities	12,943.43	11,189.30	12,124.75
(b) Provisions	147.41	78.63	152.58
Net Current assets	13,049.37	12,632.99	13,145.87
Miscellaneous Expenditure (Not Written off or Adjusted)	0.01	0.01	0.01
TOTAL	19,787.63	19,559.09	19,885.18

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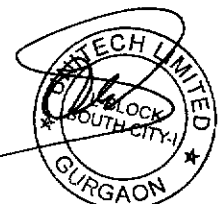
Unaudited Financial Results (Standalone)

For the Quarter & Half Year Ended September 30, 2011

(Rupees in Crores, except Shares and EPS)

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended 31.03.2011 (Audited)
		30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	
1.	Net sales / Income from Operations	406.43	426.24	683.75	1,045.12	1,805.85
	Total income	406.43	426.24	683.75	1,045.12	1,805.85
2.	Expenditure					
	(a) (Increase)/Decrease in stock-in-trade	0.49	0.01	0.49	(0.11)	(4.05)
	(b) Real estate, Construction and other expenditure	257.54	230.33	413.59	572.26	999.57
	(c) Employees cost	31.67	27.34	62.80	48.89	109.09
	(d) Depreciation	1.26	1.66	2.61	3.30	6.68
	Total	290.96	259.34	479.49	624.34	1,111.29
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	115.47	166.90	204.26	420.78	694.56
4.	Other income	91.93	95.27	219.42	173.43	362.28
5.	Profit before Interest & Exceptional items (3+4)	207.40	262.17	423.68	594.21	1,056.84
6.	Interest	77.53	88.91	155.98	168.28	328.67
7.	Profit after Interest but before Exceptional items (5-6)	129.87	173.26	267.70	425.93	728.17
8.	Exceptional items	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	129.87	173.26	267.70	425.93	728.17
10.	Provision for taxation					
	(a) Current	29.00	47.00	59.00	120.00	220.00
	(b) Deferred	(2.71)	(2.42)	(2.95)	(0.45)	(1.91)
11.	Net Profit from Ordinary Activities after tax (9-10)	103.58	128.68	211.65	306.38	510.08
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-
13.	Net Profit for the Period (11-12)	103.58	128.68	211.65	306.38	510.08
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	523.26	503.57	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)	0.40*	0.53*	0.81*	1.25*	2.02
	Diluted Earnings Per Share (Before & after extraordinary items)	0.40*	0.52*	0.81*	1.23*	2.02
	(* Not Annualised)					
17.	Public Shareholding					
	- Number of shares	1345455179	1345475979	1345455179	1345475979	1345475979
	- Percentage of shareholding	51.43	53.44	51.43	53.44	51.43
18.	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	- Number of shares	914532456	804114480	914532456	804114480	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	71.96	68.59	71.96	68.59	68.06
	- Percentage of shares (as a % of the total share capital of the company)	34.96	31.94	34.96	31.94	33.06
	b) Non - encumbered					
	- Number of shares	356313412	368267369	356313412	368267369	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	28.04	31.41	28.04	31.41	31.94
	- Percentage of shares (as a % of the total share capital of the company)	13.61	14.62	13.61	14.62	15.51

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UNITECH LIMITED

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Unaudited Segment-wise Revenue, Results and Capital Employed (Standalone) For the Quarter & Half Year Ended September 30, 2011

Sl. No.	Particulars	Quarter Ended		Half Year Ended		Year Ended
		30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	31.03.2011 (Audited)
1.	Segment Revenue					
	(a) Real estate	396.58	404.33	663.63	991.23	1,693.14
	(b) Construction	0.23	4.83	0.24	15.38	34.83
	(c) Consultancy	9.62	17.07	19.88	38.50	77.88
	Total	406.43	426.23	683.75	1,045.11	1,805.85
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	406.43	426.23	683.75	1,045.11	1,805.85
2.	Segment Results					
	(Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	154.17	204.10	279.38	481.64	814.52
	(b) Construction	(0.35)	0.33	(0.47)	(0.56)	0.73
	(c) Consultancy	9.62	17.07	19.88	38.50	77.87
	Total	163.44	221.50	298.79	519.58	893.12
	Less:					
	(i) Interest	77.53	88.91	155.98	168.28	328.67
	(ii) Unallocable overheads net of unallocable income	(43.96)	(40.67)	(124.89)	(74.63)	(163.72)
	Total profit before Tax	129.87	173.26	267.70	425.93	728.17
3.	Capital employed					
	-Unallocable	9,523.93	8733.87	9,523.93	8733.87	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 November 14, 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' notified pursuant to the Companies (Accounting Standard) Rules'2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act'1956.
- III In reference to the Statutory Auditors' observation in the Limited Review Report on the unaudited Standalone results for the quarter and half year ended September 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 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.
- V Details of number of Investor complaints for the quarter ended September 30, 2011: Pending at the beginning - NIL; Received - 31; Disposed Off - 31; Pending at the end - Nil.
- VI The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place : Gurgaon
Date : November 14, 2011

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For UNITECH LIMITED


DEEPAK JAIN
Company Secretary

For Unitech Limited


Ramesh Chandra
Chairman

Unitech Limited

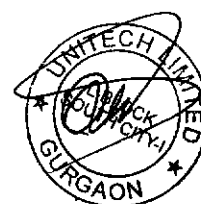
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Statement of Assets & Liabilities (Standalone)

(Rs. in Crores)

Particulars	As on September 30, 2011	As on September 30, 2010	As on March 31, 2011
	(Unaudited)	(Unaudited)	(Audited)
Shareholder's Funds			
(a) Capital	523.26	503.57	523.26
(b) Reserves and Surplus	9,000.67	8,105.40	8,758.61
Equity Share Warrants	-	124.90	-
Loan Funds	4,081.50	4,481.49	4,460.40
Deferred Liability-Against Land	1,108.66	903.27	1,108.66
TOTAL	14,714.09	14,118.63	14,850.93
Fixed Assets (including CWIP)	99.74	167.79	170.75
Investments	2,066.44	1,723.31	2,054.02
Current Assets, Loans and Advances			
(a) Inventories	9.30	5.86	9.79
(b) Project In Progress	11,567.07	10,264.89	10,804.01
(c) Advance to Subsidiary Companies for Purchase of Land	1,845.33	1,918.89	1,897.02
(d) Sundry Debtors	1,699.18	1,097.37	1,679.67
(e) Cash and Bank balances	141.05	373.41	265.26
(f) Loans and Advances	6,061.65	6,076.35	5,967.55
Less: Current Liabilities and Provisions			
(a) Liabilities	8,643.83	7,430.39	7,852.54
(b) Provisions	136.63	79.23	146.44
Net Current Assets	12,543.12	12,227.15	12,624.32
Deferred Tax Assets (Net)	4.79	0.38	1.84
TOTAL	14,714.09	14,118.63	14,850.93

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FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEP 2011
(UNAUDITED, CONSOLIDATED)

Achieved sales bookings of 3.71 million sq ft, valued at Rs. 2088 Crores in H1

Delivered 2.1 million sq ft of completed property during H1

Reduced Debt by Rs. 394.69 Crores during H1

Healthy Balance Sheet, Net Debt to Equity ratio at 0.43

Total Income for the Half Year at Rs. 1333.61 Crores

Profit After Tax for the Half Year at Rs. 190.82 Crores

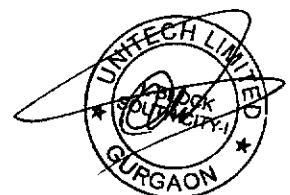
Total Income for the Quarter at Rs. 666.39 Crores, down 0.08% QoQ

Profit After Tax for the Quarter at Rs. 92.46 Crores, down 5.73% QoQ

Gurgaon, 14th November 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 and Half year ended 30th September 2011. The company recorded a total income of Rs. 666.39 Crores for the Quarter ended Sep 30, 2011. Net profit for the same period stood at Rs. 92.46 Crores. For the half-year ended 30th September 2011, total revenue stood at Rs. 1333.61 Crores while the net profit for the same period was Rs. 190.82 Crores.

The Earning per Share (EPS) for the Half year ended 30th September 2011 stood at Rs. 0.73 on an equity base of Rs. 523.26 Crores. Total paid up capital is represented by 261.63 Crore equity shares of Rs. 2 each.

Company has a healthy balance sheet with a net debt to equity ratio of 0.43 as of 30th September 2011. Company's debt reduced further during the quarter by Rs. 191.02 Crores taking the total reduction in debt during the first half of the current financial year to Rs. 394.69 Crores. As of 30th Sep'11, Company had a consolidated net debt of Rs. 5144.04 Crores and a consolidated net worth of Rs. 11,924.54 Crores..



Announcing the results, Mr. Ajay Chandra, Managing Director, Unitech Ltd. said, "Business environment for the real estate sector continues to remain challenging. In such an environment, company achieved Rs. 1068 Crores of sales bookings and reduced debt by Rs. 191 Crores from its internal cash flows. Total area of projects launched during the current calendar year exceeded the targeted 10 million square feet. Apart from continuing with its strategy of offering products targeted at affordable / mid-income housing segments, company has been taking various measures to not only deal with the current situation but also position itself to benefit once the business environment starts improving."

Key operational highlights for the half year ended 30th Sep'11 are

- Achieved sales bookings of 3.71 million sqft at an average realization of Rs. 5633/sqft
- Launched projects totaling an area of 5.99 million sqft. Total area launched during Jan'11 to Sep'11 is 10.28 million sq ft.
- Residential sales bookings of 3.22 million sq ft valued at Rs. 1565 Crores
- Non-residential sales bookings of 0.48 million sq ft valued at Rs. 523 Crores
- Total value of Sales bookings is Rs. 2088 Crores
- Delivered 2.1 million sq ft of completed area.

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.

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For UNITECH LIMITED


DEEPAK JAIN
Company Secretary