

February 14, 2012

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 February 14, 2012

Dear Sirs,

This is to inform you that the Board of Directors, in its meeting held today, i. e. on February 14, 2012, has *inter alia* approved the Un-audited Stand-alone as well as Un-audited consolidated financial results of the Company for the quarter (Q3) and nine months ended on December 31, 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**

A blue ink signature of Deepak Jain, written in a cursive style.

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 nine months ended 31st December 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 revival of political stability in Libya, the company has remobilized its projects there as per request from the Principal Employer. The physical inventory of fixed/current assets is under way. No provision for loss/damage to these assets, if any, has been considered at this stage.



- (ii) Advances against project pending commencement amounting to Rs.686.87 Crores (under the head Projects-in-progress) and advances amounting to Rs.1111.13 Crores (Under the head loans and advances) have been given to land owing companies/collaborators/projects/purchase of land. The management represented that such advances are given in respect of ongoing business transactions and are regarded as being in the normal course of business and are considered good for recovery. We have relied on management representation.
- (iii) We have relied upon the management estimates of costs and revenues of Projects to ascertain percentage of completion, due to technical nature of such estimates.
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



(S C GARG)
Partner
M.No. 013370
Place: New Delhi.
Date: 14th February'2012

Certified True Copy

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 & Nine Months Ended December 31, 2011

(Rupees in Crores, except Shares and EPS)

S. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended 31.03.2011 (Audited)
		31.12.2011 (Unaudited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited)	
1.	Net sales / Income from Operations	513.90	626.06	659.79	1,735.81	2,132.87	3,187.09
	Total income	513.90	626.06	659.79	1,735.81	2,132.87	3,187.09
2.	Expenditure						
	(a) (Increase)/Decrease in stock-in-trade	(6.14)	25.64	(10.31)	14.78	(11.73)	(11.93)
	(b) Real estate, Construction and other expenditure	375.80	425.55	432.09	1,245.82	1,304.50	2,145.87
	(c) Employees cost	36.93	36.76	29.26	110.01	84.77	129.29
	(d) Depreciation	9.34	8.45	7.54	26.17	25.15	31.86
	Total	415.93	496.40	458.58	1,396.78	1,402.69	2,295.09
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	97.97	129.66	201.21	339.03	730.18	892.00
4.	Other income	33.42	40.33	18.10	145.12	63.51	105.03
5.	Profit before Interest & Exceptional items (3+4)	131.39	169.99	219.31	484.15	793.69	997.03
6.	Interest	27.05	33.83	34.02	94.62	111.96	145.47
7.	Profit after Interest but before Exceptional items (5-6)	104.34	136.16	185.29	389.53	681.73	851.56
8.	Exceptional items	-	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	104.34	136.16	185.29	389.53	681.73	851.56
10.	Provision for taxation						
	(a) Current	46.05	43.88	75.69	135.05	214.63	268.39
	(b) Deferred	0.77	(1.53)	(1.73)	0.94	(0.85)	1.99
11.	Net Profit from Ordinary Activities after tax (9-10)	57.52	93.81	111.33	253.54	467.95	581.18
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-	-
13.	Net Profit for the Period (11-12)	57.52	93.81	111.33	253.54	467.95	581.18
	Add / (Less):						
	Minority interest	(1.49)	(1.61)	(0.71)	(7.00)	(1.53)	(10.38)
	Profit / (Loss) of associates	(0.89)	0.27	0.38	(0.57)	(1.69)	(5.51)
	Prior Period Adjustment	0.11	(0.02)	0.36	0.09	0.43	0.36
	Taxes Paid for earlier years (Net of Provisions)	(0.03)	0.01	-	(0.02)	-	2.01
	Net Profit for the Period	55.22	92.46	111.36	246.04	465.16	567.66
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	523.26	523.26	523.26	523.26	523.26	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)	0.21*	0.35*	0.43*	0.94*	1.86*	2.24
	Diluted Earnings Per Share (Before & after extraordinary items) (* Not Annualised)	0.21*	0.35*	0.43*	0.94*	1.86*	2.24
17.	Public Shareholding						
	- Number of shares	1345455179	1345455179	1345475979	1345455179	1345475979	1345475979
	- Percentage of shareholding	51.43	51.43	51.43	51.43	51.43	51.43
18.	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	898914019	914532456	868996366	898914019	868996366	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	70.73	71.96	68.38	70.73	68.38	68.06
	- Percentage of shares (as a % of the total share capital of the company)	34.36	34.96	33.21	34.36	33.21	33.06
	b) Non - encumbered						
	- Number of shares	371931849	356313412	401828702	371931849	401828702	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	29.27	28.04	31.62	29.27	31.62	31.94
	- Percentage of shares (as a % of the total share capital of the company)	14.21	13.61	15.36	14.21	15.36	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 & Nine Months Ended December 31, 2011

(Rupees in Crores)

S. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended 31.03.2011 (Audited)
		31.12.2011 (Unaudited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited)	
1.	Segment Revenue						
	(a) Real estate	407.61	505.52	544.79	1,417.10	1,791.93	2,700.32
	(b) Construction	5.99	0.23	11.77	6.23	27.15	34.83
	(c) Consultancy	19.48	15.49	24.40	52.52	75.20	104.49
	(d) Hospitality	9.57	2.96	4.58	17.37	10.93	14.68
	(e) Transmission Towers	27.76	50.28	35.32	103.96	120.75	183.63
	(f) Others	43.49	51.58	38.93	138.63	106.91	152.14
	Total	513.90	626.06	659.79	1,735.81	2,132.87	3,187.09
	Less: Inter segment revenue	-	-	-	-	-	-
	Net sales / Income from operations	513.90	626.06	659.79	1,735.81	2,132.87	3,187.09
2.	Segment Results						
	(Profit before tax, Interest and Unallocable overheads)						
	(a) Real estate	110.24	152.79	248.70	394.33	800.55	956.05
	(b) Construction	3.68	(0.36)	(6.03)	3.20	(6.59)	0.70
	(c) Consultancy	19.48	15.49	24.40	52.52	75.20	101.48
	(d) Hospitality	(0.50)	(1.06)	(0.02)	(0.73)	(1.85)	(3.72)
	(e) Transmission Towers	4.40	3.56	4.61	10.80	11.87	14.44
	(f) Others	6.11	7.21	4.36	18.88	4.69	8.94
	Total	143.41	177.63	276.02	479.00	883.87	1,077.89
	Less:						
	(i) Interest	27.05	33.83	34.02	94.62	111.96	145.47
	(ii) Unallocable Overheads net of unallocable Income	12.02	7.64	56.71	(5.15)	90.18	80.86
	Total profit before Tax	104.34	136.16	185.29	389.53	681.73	851.56
3.	Capital employed						
	-Unallocable	12,111.96	11,924.53	11,519.21	12,111.96	11,519.21	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 February 14, 2012. The Auditors of the Company have carried out the Limited Review of the unaudited standalone financial results of the Company for the quarter and nine months ended December 31, 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 Nine months ended 31st December, 2011, the management's response is given as under:-
 - a) With the restoration of political stability in Libya, the Company has resumed its operation in Libya. The Company has also started process of recovery of the amounts due in Libya. Also the Company is in process of ascertaining the loss to fixed assets, if any. Based on the above facts no provision is required to be made at this stage.
 - b) The management is of the opinion that advances against projects pending commencement and advances under the head Loans & Advances are in the normal course of business and are considered good.
 - c) The management considers its estimates of cost & revenue of the projects to ascertain the percentage of completion to be correct, as it is based on expert opinion from its technical staff, past experience & prevailing market conditions.
- 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 has been withdrawn by the Company.
- VII Details of number of Investor complaints for the quarter ended December 31, 2011: Pending at the beginning – NIL; Received – 45; Disposed Off – 45; 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.

Certified True Copy
For UNITECH LIMITED


DEEPAK JAIN
Company Secretary

For Unitech Limited


Ramesh Chandra
Chairman

Place : Gurgaon

Date : February 14, 2012

UNITECH LIMITED

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

Unaudited Financial Results (Standalone)

For the Quarter & Nine Months Ended December 31, 2011

(Rupees in Crores, except Shares and EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended 31.03.2011 (Audited)
		31.12.2011 (Unaudited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited)	
1.	Net sales / Income from Operations	254.42	406.43	388.07	938.17	1,433.19	1,805.85
	Total Income	254.42	406.43	388.07	938.17	1,433.19	1,805.85
2.	Expenditure						
	(a) (Increase)/Decrease in stock-in-trade	0.65	0.49	0.48	1.14	0.37	(4.05)
	(b) Real estate, Construction and other expenditure	140.28	257.54	166.36	553.87	738.62	999.57
	(c) Employees cost	29.87	31.67	25.59	92.67	74.48	109.09
	(d) Depreciation	2.26	1.26	1.70	4.87	5.00	6.68
	Total	173.06	290.96	194.13	652.55	818.47	1,111.29
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	81.36	115.47	193.94	285.62	614.72	694.56
4.	Other income	96.64	91.93	87.08	316.06	260.51	362.28
5.	Profit before Interest & Exceptional items (3+4)	178.00	207.40	281.02	601.68	875.23	1,056.84
6.	Interest	70.54	77.53	77.36	226.52	245.64	328.67
7.	Profit after Interest but before Exceptional items (5-6)	107.46	129.87	203.66	375.16	629.59	728.17
8.	Exceptional items	-	-	-	-	-	-
9.	Profit from Ordinary Activities before tax (7+8)	107.46	129.87	203.66	375.16	629.59	728.17
10.	Provision for taxation						
	(a) Current	35.00	29.00	67.00	94.00	187.00	220.00
	(b) Deferred	(0.55)	(2.71)	(2.21)	(3.50)	(2.66)	(1.91)
11.	Net Profit from Ordinary Activities after tax (9-10)	73.01	103.58	138.87	284.66	445.25	510.08
12.	Extraordinary items (Net of tax expense)	-	-	-	-	-	-
13.	Net Profit for the Period (11-12)	73.01	103.58	138.87	284.66	445.25	510.08
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	523.26	523.26	523.26	523.26	523.26	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)	0.28*	0.40*	0.55*	1.09*	1.78*	2.02
	Diluted Earnings Per Share (Before & after extraordinary items) (* Not Annualised)	0.28*	0.40*	0.55*	1.09*	1.78*	2.02
17.	Public Shareholding						
	- Number of shares	1345455179	1345455179	1345475979	1345455179	1345475979	1345475979
	- Percentage of shareholding	51.43	51.43	51.43	51.43	51.43	51.43
18.	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	898914019	914532456	868996366	898914019	868996366	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	70.73	71.96	68.38	70.73	68.38	68.06
	- Percentage of shares (as a % of the total share capital of the company)	34.36	34.96	33.21	34.36	33.21	33.06
	b) Non - encumbered						
	- Number of shares	371931849	356313412	401828702	371931849	401828702	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	29.27	28.04	31.62	29.27	31.62	31.94
	- Percentage of shares (as a % of the total share capital of the company)	14.21	13.61	15.36	14.21	15.36	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 & Nine Months Ended December 31, 2011

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended 31.03.2011 (Audited)
		31.12.2011 (Unaudited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited)	
1.	Segment Revenue						
	(a) Real estate	238.14	396.58	357.46	901.77	1,348.69	1,693.14
	(b) Construction	5.99	0.23	11.77	6.23	27.15	34.83
	(c) Consultancy	10.29	9.62	18.85	30.17	57.35	77.88
	Total	254.42	406.43	388.08	938.17	1,433.19	1,805.85
	Less: Inter segment revenue	-	-	-	-	-	-
	Net sales / Income from operations	254.42	406.43	388.08	938.17	1,433.19	1,805.85
2.	Segment Results						
	(Profit before tax, Interest and Unallocable overheads)						
	(a) Real estate	112.84	154.17	226.83	392.22	708.47	814.52
	(b) Construction	3.67	(0.35)	(6.03)	3.20	(6.59)	0.73
	(c) Consultancy	10.29	9.62	18.85	30.17	57.35	77.87
	Total	126.80	163.44	239.65	425.59	759.23	893.12
	Less:						
	(i) Interest	70.54	77.53	77.36	226.52	245.64	328.67
	(ii) Unallocable overheads net of unallocable income	(51.20)	(43.96)	(41.37)	(176.09)	(116.00)	(163.72)
	Total profit before Tax	107.46	129.87	203.66	375.16	629.59	728.17
3.	Capital employed						
	-Unallocable	9,596.98	9523.93	9247.44	9,596.98	9247.44	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 February 14, 2012 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 Nine months ended 31st December, 2011, the management's response is given as under:-
 - a) With the restoration of political stability in Libya, the Company has resumed its operation in Libya. The Company has also started process of recovery of the amounts due in Libya. Also the Company is in process of ascertaining the loss to fixed assets, if any. Based on the above facts no provision is required to be made at this stage.
 - b) The management is of the opinion that advances against projects pending commencement and advances under the head Loans & Advances are in the normal course of business and are considered good.
 - c) The management considers its estimates of cost & revenue of the projects to ascertain the percentage of completion to be correct, as it is based on expert opinion from its technical staff, past experience & prevailing market conditions.
- 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 has been withdrawn by the Company.
- V Details of number of Investor complaints for the quarter ended December 31, 2011: Pending at the beginning - NIL; Received - 45; Disposed off - 45; 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.

For Unitech Limited



Ramesh Chandra
Chairman

Certified True Copy
For UNITECH LIMITED


 DEEPAK JAIN
 Company Secretary

Place : Gurgaon
 Date : February 14, 2012

FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DEC 2011
(UNAUDITED, CONSOLIDATED)

Achieved sales bookings of 5.40 million sq ft, valued at Rs. 3029 Crores in 9M FY12

Delivered 2.9 million sq ft of completed property during 9M

Reduced Debt by Rs. 383.59 Crores during 9M

Healthy Balance Sheet, Net Debt to Equity ratio at 0.43

Total Income for the Nine Months at Rs. 1880.93 Crores

Profit After Tax for the Nine Months at Rs. 246.04 Crores

Total Income for the Quarter at Rs. 547.32 Crores

Profit After Tax for the Quarter at Rs. 55.22 Crores

Gurgaon, 14th February 2012: 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 Nine months ended 31st December 2011. The company recorded a total income of Rs. 547.32 Crores for the Quarter ended Dec 31, 2011. Net profit for the same period stood at Rs. 55.22 Crores. For the nine months ended 31st December 2011, total revenue stood at Rs. 1880.93 Crores while the net profit for the same period was Rs. 246.04 Crores.

The Earning per Share (EPS) for the Nine Months ended 31st December 2011 stood at Rs. 0.94 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 31st December 2011. Company's debt reduced by Rs. 383.59 Crores during the first nine months of the current financial year. As of 31st Dec'11, Company had a consolidated net debt of Rs. 5190.26 Crores and a consolidated net worth of Rs. 12111.96 Crores..



Announcing the results, Mr. Ajay Chandra, Managing Director, Unitech Ltd. said, "Company has been able to achieve Rs. 941 Crores of sales bookings during the quarter by continuing its focus on affordable/mid-income housing segments. Business environment remained challenging during the quarter affecting company's ability to scale up the construction activity. Towards the end of the quarter, though, there have been some early signs of improvement in the environment. Company's immediate priority is to increase the construction activity at its project sites and hence is mobilizing and allocating additional resources for the same."

He further added, "Company's net debt to equity at 0.43 is well within the targeted level of 0.50. It has been continuously reducing its debt by utilizing cash flows from operations".

Key operational highlights for the nine months ended 31st Dec'11 are

- Achieved sales bookings of 5.40 million sqft at an average realization of Rs. 5613/sqft
- Launched projects totaling an area of 7.17 million sqft. New projects launched in Q3 – Crest View, Gurgaon; Ananda Plots in Rewari & Ambala; Residences in Dehradun.
- Residential sales bookings of 4.66 million sq ft valued at Rs. 2246 Crores
- Non-residential sales bookings of 0.73 million sq ft valued at Rs. 783 Crores
- Total value of Sales bookings is Rs. 3029 Crores
- Delivered 2.9 million sq ft of completed area.

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:

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For UNITECH LIMITED

DEEPAK JAIN
Company Secretary