

Unitech Limited

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www.unitechgroup.com

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

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August 14, 2012

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

BSE Limited
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 14, 2012
Unaudited Financial Results for the Quarter ended on 30.06.2012

Dear Sirs,

This is to inform you that the Board of Directors, in its meeting held today, i. e. on August 14, 2012, has *inter alia* approved the Un-audited stand-alone as well as Un-audited consolidated financial results of the Company for the first quarter (Q1) ended on June 30, 2012. 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

FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUN 2012
(UNAUDITED, CONSOLIDATED)

Achieved sales bookings of 1.51 million sq ft, valued at Rs. 701 Crores

Delivered 0.8 million sq ft of completed property

Total Income for the Quarter at Rs. 442.28 Crores

Net Profit for the Quarter at Rs. 45.88 Crores

Gurgaon, 14th Aug 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 ended 30th June 2012. The company recorded a total income of Rs. 442.28 Crores for the Quarter ended 30th June 2012. Net profit for the same period stood at Rs. 45.88 Crores.

The Earning per Share (EPS) for the Quarter ended 30th June 2012 stood at Rs. 0.18 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 also released its audited Statement of Assets and Liabilities as of 31st March 2012. Company's consolidated net debt as of 31st Mar'12 was Rs. 5399 Crores. Consolidated net debt reduced by Rs. 325 Crores during the financial year ending 31st March 2012.

Announcing the results, Mr. Ajay Chandra, Managing Director, Unitech Ltd. said, *"Company's focus continues to be on ramping up the construction activity and is taking several measures to this end. A lot of emphasis is also being laid on improving various processes to drive efficiencies and reduce costs."*

He added, "Retail home loan rates have seen a marginal reduction and the market demand for real estate product remained stable during the quarter. Company achieved sales bookings of 1.51 million sq ft. during the quarter. There has also been an improvement in prices realized

during the quarter with the average realization per sq ft increasing by approximately 6.50% as compared to the previous quarter. In terms of value, sales bookings during the quarter stood at Rs. 701 Crores."

Key operational highlights for the quarter ended 30th Jun'12 are

- Achieved sales bookings of 1.51 million sqft at an average realization of Rs. 4632/sqft
- Launched projects totaling an area of 1.27 million sqft across Noida, Bangalore & Rewari.
- Residential sales bookings of 1.44 million sq ft valued at Rs. 607 Crores
- Non-residential sales bookings of 0.08 million sq ft valued at Rs. 94 Crores
- Total value of Sales bookings is Rs. 701 Crores
- Delivered 0.8 million sq ft of completed area. Commenced delivery of Unihomes & Aspen Greens in Chennai.

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 any further information please contact:

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UNITECH LIMITED

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

Statement of Standalone Unaudited Results for the Quarter Ended 30.06.2012

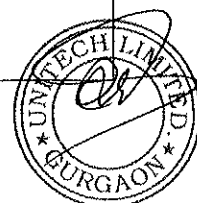
(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012 (Unaudited)	31.03.2012 (Unaudited)	30.06.2011 (Unaudited)	31.03.2012 (Audited)	31.03.2011 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations	178.85	273.67	296.93	1,287.91	2,014.72
	Total income from Operations (Net)	178.85	273.67	296.93	1,287.91	2,014.72
2.	Expenses (a) Real estate, Construction and Related Expenses (b) Changes in Inventories of finished properties, land, land development right and work in progress (c) Employee Benefits Expense (d) Depreciation and Amortisation Expense (e) Other Expenses	130.69 - 28.91 1.80 12.57	171.01 1.92 35.80 1.89 23.18	161.64 - 31.13 1.35 14.02	828.70 2.45 128.51 6.78 70.94	1,104.79 (4.05) 113.09 6.68 83.14
	Total Expenses	173.97	233.80	208.14	1,037.38	1,303.65
3.	Profit from Operations before Other income, Finance costs and Exceptional Items (1-2)	4.88	39.87	88.79	250.53	711.07
4.	Other income	117.08	110.92	127.49	488.68	362.52
5.	Profit from Ordinary activities before Finance Costs and Exceptional Items (3+4)	121.96	150.79	216.28	739.21	1,073.59
6.	Finance Costs	75.45	70.33	78.45	279.94	345.42
7.	Profit from Ordinary activities after Finance costs but before Exceptional items (5-6)	46.51	80.46	137.83	459.27	728.17
8.	Exceptional items	-	-	-	-	-
9.	Prior Period Adjustments	-	-	-	(0.16)	-
10.	Profit from Ordinary Activities before tax (7+8+9)	46.51	80.46	137.83	459.11	728.17
11.	Tax Expense (a) Current Tax Current Year Earlier Years (b) Deferred Tax	15.00 - - (0.25)	29.72 - - 8.29	30.00 - - (0.24)	135.04 (0.28) (2.36)	220.00 - (1.91)
12.	Net Profit from Ordinary Activities after tax (10-11)	31.76	42.45	108.07	326.71	510.08
13.	Extraordinary items	-	-	-	-	-
14.	Net Profit for the Period (12-13)	31.76	42.45	108.07	326.71	510.08
15.	Paid-up equity share capital (Face Value - ₹ 2 per share)	523.26	523.26	523.26	523.26	523.26
16.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year	-	-	-	9,115.73	8,758.61
17.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) (Not Annualised)* Basic and Diluted	0.12*	0.16*	0.41*	1.25	2.02
17.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) (Not Annualised) Basic and Diluted	0.12*	0.16	0.41*	1.25	2.02

Select Information for the Quarter Ended 30.06.2012

Sl. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012	31.03.2012	30.06.2011	31.03.2012	31.03.2011
A	PARTICULARS OF SHAREHOLDING					
1	Public Shareholding - Number of shares - Percentage of shareholding	1351344179 51.65	1351344179 51.65	1345475979 51.43	1351344179 51.65	1345475979 51.43
2	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)	908301545 71.80 34.72 356655323 28.20 13.63	862809729 68.21 32.98 402147139 31.79 15.37	866010667 68.15 33.10 404814401 31.85 15.47	862809729 68.21 32.98 402147139 31.79 15.37	864935072 68.06 33.06 405889996 31.94 15.51
B	Investor Complaints - Pending at the beginning of the Quarter - Received during the Quarter - Disposed of during the Quarter - Remaining unresolved at the End of the Quarter	Quarter Ended 30.06.2012 NIL 13 13 NIL				

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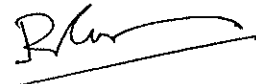
Notes :

I.	The above unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 14th August, 2012 and the statutory auditors have carried out the Limited Review of the said Standalone Financial Results. The Audited standalone financial results for the year ended 31st March 2012 was also reviewed by the Audit Committee and approved by the Board in their meeting held on 14th August 2012.
II.	The company is primarily in the business of real estate development and related activities including construction, consultancy and rentals etc. Further majority of the business conducted is within the geographical boundaries of India. In view of the above, in the opinion of the management and based on the organizational and internal reporting structure, the companies business activities as described above are subject to similar risks and returns. Further, since the business activities undertaken by the company are within India, in the opinion of the management, the environment in India is considered to have similar risks and returns. Consequently, the company's business activities primarily represent a single business segment. Similarly this company's operations in India represent a single geographical segment.
III.	The Auditors in their report on the Audited Financial Results for the year ended 31st March, 2012 has expressed the following:- Advances for the purchase of land and projects pending commencement amounting to Rs. 16,074,305,962 under the head Short Term Loans and advances, as explained by the management, have been given in the normal course of business to land owing companies collaborators/projects/for purchase of Land. The management has represented that based on the information available such advances in respect of ongoing business transactions are considered recoverable. However, considering that some these advances are outstanding and unadjusted for long periods of time, we are unable to ascertain the recoverability/subsequent adjustments, if any. Accordingly, to the extent that some of these advances may not be recoverable, we are unable to ascertain the final impact, if any, on the statements.
IV.	The management took note of the above, and is of the opinion that advances for purchase of land and projects pending commencement, are considered good for recovery or are recoverable in due course.
V.	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place: Gurgaon

Date : August 14, 2012

For Unitech Limited



Ramesh Chandra
Chairman

Certified True Copy

For UNITECH LIMITED



DEEPAK JAIN
Company Secretary

UNITECH LIMITED

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

Statement of Consolidated Unaudited Results for the Quarter Ended 30.06.2012

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012 (Unaudited)	31.03.2012 (Unaudited)	30.06.2011 (Unaudited)	31.03.2012 (Audited)	31.03.2011 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations (Net of Excise Duty)	407.74	716.29	615.46	2,421.86	3,194.82
	Total income from Operations (Net)	407.74	716.29	615.46	2,421.86	3,194.82
2.	Expenses					
	(a) Cost of Material Consumed	29.20	68.26	22.63	127.64	145.81
	(b) Real estate, Construction and Other Expenses	250.55	565.54	355.42	1,429.88	1,776.53
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	(0.08)	(40.37)	(4.72)	(32.14)	(15.79)
	(d) Employee Benefits Expense	38.91	53.26	36.32	161.96	136.75
	(e) Depreciation and Amortisation Expense	9.88	17.18	8.38	43.40	41.94
	(f) Other expenses	34.44	30.70	86.03	406.42	406.54
	Total Expenses	362.90	694.57	504.06	2,137.16	2,491.78
3.	Profit/(Loss) from Operations before Other income, Finance costs & Exceptional items (1-2)	44.84	21.72	111.40	284.70	703.04
4.	Other income	34.54	54.39	71.37	208.05	357.87
5.	Profit/(Loss) from Ordinary activities before Finance Costs & Exceptional Items (3+4)	79.38	76.11	182.77	492.75	1,060.91
6.	Finance Costs	11.67	25.18	33.74	56.28	207.51
7.	Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional and Prior Period Items (5-6)	67.71	50.93	149.03	436.47	853.40
8.	Exceptional items	-	-	-	-	-
9.	Prior Period Adjustments	(0.06)	(0.17)	-	(0.66)	0.36
10.	Profit/(Loss) from Ordinary Activities before tax (7+8+9)	67.65	50.76	149.03	435.81	853.76
11.	Tax Expense					
	(a) Current Tax					
	Current Year	27.41	33.07	45.12	183.59	267.92
	Earlier Years	-	0.91	-	0.94	0.30
	(b) Deferred Tax	(1.36)	13.50	1.70	5.06	1.99
12.	Net Profit/(Loss) from Ordinary Activities after tax (10-11)	41.60	3.28	102.21	246.22	583.55
13.	Extraordinary items	-	-	-	-	-
14.	Net Profit/(Loss) for the Period (12-13)	41.60	3.28	102.21	246.22	583.55
15.	Share of Profit/ (Loss) of associates	(0.18)	(0.20)	0.05	(0.77)	(5.51)
16.	Minority interest	4.46	(0.82)	(3.90)	(8.07)	(10.38)
17.	Net Profit/(Loss) for the Period (14+15+16)	45.88	2.26	98.36	237.38	567.66
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	523.26	523.26	523.26	523.26	523.26
19.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year				11,500.58	11,081.45
20.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) (Not Annualised)* Basic and Diluted	0.18*	0.01*	0.38*	0.91	2.24
20.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) (Not Annualised)* Basic and Diluted	0.18*	0.01*	0.38*	0.91	2.24

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Select Information for the Quarter Ended 30.06.2012

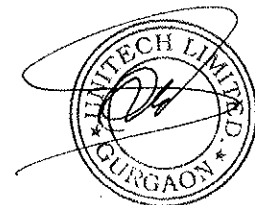
Sl. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012	31.03.2012	30.06.2011	31.03.2012	31.03.2011
A	PARTICULARS OF SHAREHOLDING					
1	Public Shareholding					
	- Number of shares	1351344179	1351344179	1345475979	1351344179	1345475979
	- Percentage of shareholding	51.65	51.65	51.43	51.65	51.43
2	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	- Number of shares	908301545	862809729	866010667	862809729	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	71.80	68.21	68.15	68.21	68.06
	- Percentage of shares (as a % of the total share capital of the company)	34.72	32.98	33.10	32.98	33.06
	b) Non - encumbered					
	- Number of shares	356655323	402147139	404814401	402147139	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	28.20	31.79	31.85	31.79	31.94
	- Percentage of shares (as a % of the total share capital of the company)	13.63	15.37	15.47	15.37	15.51
B	Investor Complaints	Quarter Ended 30.06.2012				
	- Pending at the beginning of the Quarter	NIL				
	- Received during the Quarter	13				
	- Disposed of during the Quarter	13				
	- Remaining unresolved at the End of the Quarter	NIL				

Consolidated Un-audited Segment-wise Revenue, Results and Capital Employed for the Quarter Ended 30.06.2012

(₹ in Crore)

S. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012 (Unaudited)	31.03.2012 (Unaudited)	30.06.2011 (Unaudited)	31.03.2012 (Audited)	31.03.2011 (Audited)
1.	Segment Revenue					
	(a) Real estate	318.27	574.00	541.14	2,019.38	2,821.67
	(b) Transmission Towers	36.18	96.88	25.92	200.84	185.90
	(c) Property Management	29.94	26.05	27.29	117.61	94.96
	(d) Hospitality	7.68	7.35	4.84	24.77	16.95
	(e) Others	15.67	12.01	16.27	59.26	75.34
	Total	407.74	716.29	615.46	2,421.86	3,194.82
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	407.74	716.29	615.46	2,421.86	3,194.82
2.	Segment Results					
	(Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	43.18	120.62	148.73	366.54	920.89
	(b) Transmission Towers	3.84	2.83	2.84	16.16	14.68
	(c) Property Management	13.21	5.82	5.42	30.47	19.21
	(d) Hospitality	(2.76)	(3.62)	0.83	(3.54)	(0.58)
	(e) Others	(0.61)	(3.11)	0.14	(11.87)	(14.06)
	Total	56.86	122.54	157.96	397.76	940.14
	Less:					
	(i) Finance Cost	11.67	25.18	33.74	56.28	207.51
	(ii) Unallocable Overheads net of unallocable Income	(22.46)	46.60	(24.81)	(94.32)	(121.13)
	Total profit before Tax	67.65	50.76	149.03	435.80	853.76
3.	Capital employed					
	-Unallocable	12,173.13	12,012.69	11,677.87	12,023.84	11,604.74

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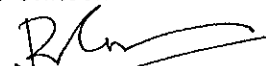
Notes :

I.	The above unaudited Consolidated financial results and the unaudited Standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 14th August, 2012 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter ended 30th June, 2012. The Audited consolidated financial results for the year ended 31st March 2012 was also reviewed by the Audit Committee and approved by the Board in their meeting held on 14th August 2012.
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.	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 BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
IV.	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.
V.	The Auditors in their report on the Audited Financial Results for the year ended 31st March, 2012 has expressed the following:- Advances for the purchase of land and projects pending commencement amounting to Rs. 16,074,305,962 under the head Short Term Loans and advances, as explained by the management, have been given in the normal course of business to land owing companies collaborators/projects/for purchase of Land. The management has represented that based on the information available such advances in respect of ongoing business transactions are considered recoverable. However, considering that some these advances are outstanding and unadjusted for long periods of time, we are unable to ascertain the recoverability/subsequent adjustments, if any. Accordingly, to the extent that some of these advances may not be recoverable, we are unable to ascertain the final impact, if any, on the statements.
VI.	The management took not of the above, and is of the opinion that advances for purchase of land and projects pending commencement, are considered good for recovery or are recoverable in due course.
VII.	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place: Gurgaon

Date : August 14, 2012

For Unitech Limited


Ramesh Chandra
Chairman

Certified True Copy
For UNITECH LIMITED

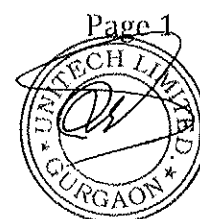

DEEPAK JAIN
Company Secretary

**The Board of Directors,
Unitech Limited**

Limited Review Report

1. We have reviewed the accompanying statement of unaudited financial results for the quarter ended 30th June 2012 ("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:
- (a) No adjustment are considered necessary for recoverability of balance of short term loan aggregating ₹ 301.38 Crores and the investment aggregating ₹ 27.01 Crores as the matters are sub-judice and the impact, if any, is unascertainable at this stage.
 - (b) The Hon'ble Supreme Court of India, vide a judgment dated 2nd February 2012 read with the order dated 24th April 2012, has quashed 122 UAS licenses granted to the private companies (including 22 UAS licenses issued to Unitech Wireless companies) pursuant to the press releases issued on 10th January 2008 and subsequent allocation of spectrum to the licensees, effective from 7th September 2012 and directed DoT to auction the licenses by 31st August 2012. The Company is directly holding 6.76% stake in Unitech Wireless companies and economic interest in 25.99% stake in Unitech Wireless through compulsorily convertible debentures and right to purchase the equity shares of three affiliate companies.

Accordingly, the impact if any, on realizable value of the direct investments and liabilities or obligations, if any arising out of economic interest of the Company in Unitech Wireless Companies amounting to ₹ 902.05 Crores is dependent upon the steps taken by DoT, outcome of auction and legal proceedings, and is thus not ascertainable as at the date of this statement.

Consequently considering the above explanations and the fact that licenses are operative till 7th September 2012, investments of the Company in this regard are being carried at book values in the financial statements for the period ended 30th



June 2012. Further, no impact of any indirect/economic interest referred above has been accounted for pending contingencies in this regard.

The Company believes that the arbitration claims of Telenor for indemnification given by the Company for any losses in respect of amount invested by Telenor in Unitech Wireless companies are not maintainable because the Hon'ble Supreme Court has ordered cancellation of 2G licenses held by all 122 licensees by questioning the government policy.

Consequently, since the matters are sub-judice, the outcome of which is not ascertainable at this stage, the consequential impact, if any, on the financial statement for the quarter ended 30th June 2012 is not ascertainable.

4. Advances for purchase of land and projects pending commencement amounting to ₹ 1607.53 Crores under the head short term loans and advances as explained by management, have been given in the normal, course of business to land owing companies/collaborators/projects for purchased of land. The Management has represented that based on information available such advanced in respect of ongoing business transactions are considered recoverable. However, considering that some of these advances are outstanding and unadjusted for long periods of time, we are unable to ascertain the recoverability/subsequent adjustments, if any. Accordingly, to the extent that some of these advances may not be recoverable, we are unable to ascertain the final impact, if any, on the financial statement.
5. Based on our review conducted, subject to our observation in the preceding paragraph, 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 misstatement.

For Goel Garg & Co.
Chartered Accountants
FRN 000397N



S C Garg
Partner
Membership Number 13370
Place: New Delhi
Date: 14th August'2012

Certified True Copy
For UNITECH LIMITED


DEEPAK JAIN
Company Secretary