

Unitech Limited

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www.unitechgroup.com

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

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November 10, 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

Unitech

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 November 10, 2012
Un-audited Financial Results for the Quarter & Half-Year Ended
30.09.2012

Dear Sirs,

This is to inform you that the Board of Directors, in its meeting held today, i. e. on November 10, 2012, has *inter alia* approved the Un-audited stand-alone as well as Un-audited consolidated financial results of the Company for the quarter & half-year ended on September 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**



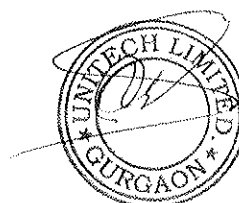
Deepak Jain
Company Secretary

Encl.: a/a

**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 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 ₹ 332.48 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 Company is directly holding 6.76% stake in Unitech Wireless Companies and economic interest in 25.99% stake in Unitech Wireless Companies through compulsorily convertible debentures and right to purchase the equity shares of three affiliate companies. Total investment / investment obligation of the Company in Unitech Wireless Companies and three affiliate companies holding stake therein is ₹ 964.98 Crores. The Company has executed a settlement agreement on 10th October, 2012 with Telenor pursuant to which all investments in Unitech Wireless Companies will be transferred to Telenor nominated entity at a nominal amount and all disputes between the Company and Telenor (including indemnity claim of Telenor for its investment in Unitech Wireless Companies) will be withdrawn/settled. However, the same is subject to Telenor entity acquiring spectrum in the forthcoming spectrum auction and successful transfer of the existing business of Unitech Wireless Companies to the said entity.

Accordingly, the impact, if any, on the investments / investment obligations of the Company in Unitech Wireless Companies and three affiliate companies is dependent upon, *inter alia*, outcome of the spectrum auction and subsequent transfer of business of Unitech Wireless Companies to Telenor entity, etc., and till then, the Company will continue to hold these investments in Unitech Wireless Companies.

Considering the above explanations investments of the Company in Unitech Wireless Companies are being carried at book values in the financial statements for the period ended 30th September 2012. The impact of the above on the aforesaid indirect/economic interest as well as Telenor's claim against the Company have not been accounted for pending contingencies in this regard.



4. Advances for purchase of land and projects pending commencement amounting to ₹ 1598.32 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 advances 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 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



(J L Garg)

Partner

Membership Number 005406

Place: Gurgaon

Date: 10th November 2012



Certified True Copy
For UNITECH LIMITED

DEEPAK JAIN
Company Secretary

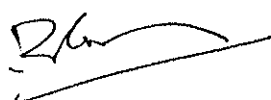
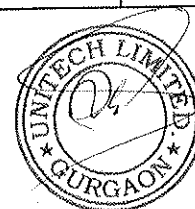
UNITECH LIMITED

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

Statement of Consolidated Unaudited Results for the Quarter & Half Year Ended 30.09.2012

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2012 (Unaudited)	30.06.2012 (Unaudited)	30.09.2011 (Unaudited)	30.09.2012 (Unaudited)	30.09.2011 (Unaudited)	31.03.2012 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations (Net of Excise Duty)	539.83	407.74	679.35	947.57	1,294.81	2,421.86
	Total income from Operations (Net)	539.83	407.74	679.35	947.57	1,294.81	2,421.86
2.	Expenses						
	(a) Cost of Material Consumed	43.16	29.20	17.14	72.36	39.77	127.64
	(b) Real estate, Construction and Other Expenses	323.47	225.50	366.88	548.97	722.30	1,429.88
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	(29.16)	(0.08)	25.64	(29.24)	20.92	(32.14)
	(d) Employee Benefits Expense	42.64	38.91	36.76	81.55	73.08	161.96
	(e) Depreciation and Amortisation Expense	9.76	9.88	8.45	19.64	16.83	43.40
	(f) Other expenses	77.90	59.49	94.82	137.39	180.85	406.42
	Total Expenses	467.77	362.90	549.69	830.67	1,053.75	2,137.16
3.	Profit/(Loss) from Operations before Other Income, Finance costs & Exceptional Items (1-2)	72.06	44.84	129.66	116.90	241.06	284.70
4.	Other Income	33.96	34.54	40.33	68.50	111.70	208.05
5.	Profit/(Loss) from Ordinary activities before Finance Costs & Exceptional Items (3+4)	106.02	79.38	169.99	185.40	352.76	492.75
6.	Finance Costs	8.74	11.67	33.83	20.41	67.57	56.28
7.	Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional and Prior Period Items (5-6)	97.28	67.71	136.16	164.99	285.19	436.47
8.	Exceptional Items	-	-	-	-	-	-
9.	Prior Period Adjustments	(26.80)	(0.06)	(0.02)	(26.86)	(0.02)	(0.66)
10.	Profit/(Loss) from Ordinary Activities before tax (7+8+9)	70.48	67.65	136.14	138.13	285.17	435.81
11.	Tax Expense						
	(a) Current Tax						
	Current Year	34.56	27.41	43.88	61.97	89.00	183.59
	Earlier Years	-	-	(0.01)	-	(0.01)	0.94
	(b) Deferred Tax	(10.58)	(1.36)	(1.53)	(11.94)	0.17	5.06
12.	Net Profit/(Loss) from Ordinary Activities after tax (10-11)	46.50	41.60	93.80	88.10	196.01	246.22
13.	Extraordinary Items	-	-	-	-	-	-
14.	Net Profit/(Loss) for the Period (12-13)	46.50	41.60	93.80	88.10	196.01	246.22
15.	Share of Profit/ (Loss) of associates	0.02	(0.18)	0.27	(0.16)	0.32	(0.77)
16.	Minority Interest	2.67	4.46	(1.61)	7.13	(5.51)	(8.07)
17.	Net Profit/(Loss) for the Period (14+15+16)	49.19	45.88	92.46	95.07	190.82	237.38
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	523.26	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
20.I	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) (Not Annualised)* Basic and Diluted	0.19*	0.18*	0.35*	0.37*	0.73*	0.91
20.II	Earning Per share (After Extraordinary Items) (of ₹ 2 each) (Not Annualised)* Basic and Diluted	0.19*	0.18*	0.35*	0.37*	0.73*	0.91

Select Information for the Quarter & Half Year Ended 30.09.2012

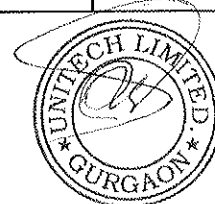
Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2012	30.06.2012	30.09.2011	30.09.2012	30.09.2011	31.03.2012
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1351344179	1351344179	1345455179	1351344179	1345455179	1351344179
	- Percentage of shareholding	51.65	51.65	51.43	51.65	51.43	51.65
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1005197899	908301545	914532456	1005197899	914532456	862809729
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	79.46	71.80	71.96	79.46	71.96	68.21
	- Percentage of shares (as a % of the total share capital of the company)	38.42	34.72	34.95	38.42	34.95	32.98
	b) Non - encumbered						
	- Number of shares	259758969	356655323	356313412	259758969	356313412	402147139
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	20.54	28.20	28.04	20.54	28.04	31.79
	- Percentage of shares (as a % of the total share capital of the company)	9.93	13.63	13.62	9.93	13.62	15.37
B	Investor Complaints	Quarter Ended 30.09.2012					
	- Pending at the beginning of the Quarter			NIL			
	- Received during the Quarter			11			
	- Disposed of during the Quarter			11			
	- Remaining unresolved at the End of the Quarter			NIL			

Consolidated Un-audited Segment-wise Revenue, Results and Capital Employed for the Quarter & Half Year Ended 30.09.2012

(₹ In Crore)

S. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2012 (Unaudited)	30.06.2012 (Unaudited)	30.09.2011 (Unaudited)	30.09.2012 (Unaudited)	30.09.2011 (Unaudited)	31.03.2012 (Audited)
1.	Segment Revenue						
	(a) Real estate and related activities	431.90	318.27	574.53	750.17	1,115.67	2,019.38
	(b) Transmission Towers	47.75	36.18	50.28	83.93	76.20	200.84
	(c) Property Management	31.58	29.94	36.78	61.52	64.07	117.61
	(d) Hospitality	9.27	7.68	2.96	16.95	7.80	24.77
	(e) Others	19.33	15.67	14.80	35.00	31.07	59.26
	Total	539.83	407.74	679.35	947.57	1,294.81	2,421.86
	Less: Inter segment revenue	-	-	-	-	-	-
	Net sales / Income from operations	539.83	407.74	679.35	947.57	1,294.81	2,421.86
2.	Segment Results						
	(Profit before tax, Interest and Unallocable overheads)						
	(a) Real estate and related activities	67.25	43.24	130.37	110.49	279.10	367.21
	(b) Transmission Towers	4.74	3.84	3.56	8.58	6.40	16.16
	(c) Property Management	2.23	13.21	11.05	15.44	16.47	30.47
	(d) Hospitality	(3.28)	(2.78)	(1.06)	(6.04)	(0.23)	(3.54)
	(e) Others	15.53	(0.61)	(3.84)	14.92	(3.70)	(11.87)
	Total	86.47	56.92	140.08	143.39	298.04	398.43
	Less:						
	(i) Finance Cost	8.74	11.67	33.83	20.41	67.57	56.28
	(ii) Unallocable Overheads net of unallocable Income	(19.55)	(22.46)	(29.91)	(42.01)	(54.72)	(94.32)
	(iii) Prior Period Adjustment	26.80	0.06	0.02	26.86	0.02	0.66
	Total profit before Tax	70.48	67.65	136.14	138.13	285.17	435.81
3.	Capital employed						
	-Unallocable	11,925.64	12,173.13	11,924.53	11,925.64	11,924.53	12,023.84

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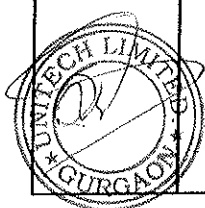
Unitech Limited

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

Consolidated Statement of Assets & Liabilities

(₹ in Crores)

Sr.No.	Particulars	As at September 30, 2012	As at March 31, 2012
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share Capital	523.26	523.26
	(b) Reserves and Surplus	11,402.38	11,500.58
	Sub-total - Shareholders' funds	11,925.64	12,023.84
2	Minority Interest	64.68	71.79
3	Non-current Liabilities		
	(a) Long-Term Borrowings	2,256.21	2,120.32
	(b) Deferred Tax Liabilities (Net)	1.58	15.39
	(c) Other Long-Term Liabilities	2,016.29	2,090.32
	(d) Long-Term Provisions	19.40	18.35
	Sub-total - Non-current Liabilities	4,293.48	4,244.38
4	Current Liabilities		
	(a) Short-Term Borrowings	1,174.03	1,085.76
	(b) Trade Payables	717.63	660.86
	(c) Other Current Liabilities	5,310.86	4,975.77
	(d) Short-Term Provisions	67.40	91.25
	Sub-total - Current Liabilities	7,269.92	6,813.64
	TOTAL- EQUITY AND LIABILITIES	23,553.72	23,153.65
B	ASSETS		
1	Non-current Assets		
	(a) Fixed Assets	2,605.89	2,315.57
	(b) Goodwill on Consolidation	2,154.09	2,139.75
	(c) Non-current Investments	1,308.47	1,579.12
	(d) Long-Term Loans and Advancess	179.61	161.81
	(e) Other Non-current Assets	0.93	1.41
	Sub-total - Non-current Assets	6,248.99	6,197.66
2	Current Assets		
	(a) Current Investments	79.02	168.51
	(b) Inventories	5,076.57	5,026.58
	(c) Trade Receivables	1,788.68	1,838.42
	(d) Cash and Cash Equivalents	309.80	318.55
	(e) Short-Term Loans and Advancess	4,363.41	4,320.32
	(f) Other Current Assets	5,687.25	5,283.61
	Sub-total - Current Assets	17,304.73	16,955.99
	TOTAL- ASSETS	23,553.72	23,153.65



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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 10 th November, 2012 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter and half-year ended 30 th September, 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 Company has investment / investment obligation of ₹964.98 Crores in Unitech Wireless Companies and three affiliate companies holding stake therein. Pursuant to the settlement agreement dated 10 th October, 2012 signed by the Company with Telenor, subsequent to Telenor entity acquiring spectrum in the forthcoming auction and successful transfer to it the existing business of Unitech Wireless Companies, all investments in Unitech Wireless Companies will be transferred to Telenor nominated entity at nominal amount and all disputes between the Company and Telenor (including indemnity claim of Telenor for its investment in Unitech Wireless Companies) will be withdrawn. Considering the contingencies as stated above, these investments have been shown at book value in the financial statements for the period ended 30 th September, 2012. The transfer of these investments will be accounted for when the settlement agreement with Telenor becomes effective, after getting requisite approvals.
VI.	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place : Gurgaon

Date : November 10, 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 Standalone Unaudited Results for the Quarter & Half Year Ended September 30, 2012

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2012 (Unaudited)	30.06.2012 (Unaudited)	30.09.2011 (Unaudited)	30.09.2012 (Unaudited)	30.09.2011 (Unaudited)	31.03.2012 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations	252.06	178.85	459.72	430.91	756.65	1,287.91
	Total Income from Operations (Net)	252.06	178.85	459.72	430.91	756.65	1,287.91
2.	Expenses						
	(a) Real estate, Construction and Related Expenses	172.97	130.69	299.61	303.66	461.25	828.70
	(b) Changes in Inventories of finished properties, land, land development right and work in progress	2.01	-	0.49	2.01	0.49	2.45
	(c) Employee Benefits Expense	32.08	28.91	31.67	60.89	62.80	128.61
	(d) Depreciation and Amortisation Expense	1.16	1.80	1.26	2.96	2.61	6.78
	(e) Other Expenses	17.67	12.57	11.22	30.24	25.24	70.94
	Total Expenses	225.89	173.97	344.25	399.86	552.39	1,037.38
3.	Profit from Operations before Other Income, Finance costs and Exceptional items (1-2)	26.17	4.88	115.47	31.05	204.26	250.53
4.	Other income	117.59	117.08	91.93	234.67	219.42	488.68
5.	Profit from Ordinary activities before Finance Costs and Exceptional items (3+4)	143.76	121.96	207.40	265.72	423.68	739.21
6.	Finance Costs	86.35	75.45	77.53	161.80	155.98	279.94
7.	Profit from Ordinary activities after Finance costs but before Exceptional items (5-6)	57.41	46.51	129.87	103.92	267.70	459.27
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	(26.73)	-	-	(26.73)	-	(0.16)
10.	Profit from Ordinary Activities before tax (7+8+9)	30.68	46.51	129.87	77.19	267.70	459.11
11.	Tax Expense						
	(a) Current Tax						
	Current Year	24.00	15.00	29.00	39.00	59.00	135.04
	Earlier Years	-	-	-	-	-	(0.28)
	(b) Deferred Tax	(10.72)	(0.25)	(2.71)	(10.97)	(2.95)	(2.36)
12.	Net Profit from Ordinary Activities after tax (10-11)	17.40	31.76	103.58	49.16	211.65	326.71
13.	Extraordinary Items	-	-	-	-	-	-
14.	Net Profit for the Period (12-13)	17.40	31.76	103.58	49.16	211.65	326.71
15.	Paid-up equity share capital (Face Value - ₹ 2 per share)	523.26	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
17.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised)						
	Basic and Diluted	0.07*	0.12*	0.40*	0.19*	0.81*	1.25
17.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised)						
	Basic and Diluted	0.07*	0.12*	0.40*	0.19*	0.81*	1.25

Select Information for the Quarter & Half Year Ended 30.09.2012

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2012	30.06.2012	30.09.2011	30.09.2012	30.09.2011	31.03.2012
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1351344179	1351344179	1345455179	1351344179	1345455179	1351344179
	- Percentage of shareholding	51.65	51.65	51.43	51.65	51.43	51.65
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1005197899	908301545	914532456	1005197899	914532456	862809729
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	79.46	71.80	71.96	79.46	71.96	68.21
	- Percentage of shares (as a % of the total share capital of the company)	38.42	34.72	34.95	38.42	34.95	32.98
	b) Non - encumbered						
	- Number of shares	259758969	356655323	356313412	259758969	356313412	402147139
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	20.54	28.20	28.04	20.54	28.04	31.79
	- Percentage of shares (as a % of the total share capital of the company)	9.93	13.63	13.62	9.93	13.62	15.37
B	Investor Complaints	Quarter Ended 30.09.2012					
	- Pending at the beginning of the Quarter				NIL		
	- Received during the Quarter				11		
	- Disposed of during the Quarter				11		
	- Remaining unresolved at the End of the Quarter				NIL		



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Unitech Limited

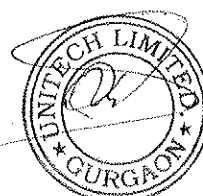
Regd. Office: 6, Community Centre, Saket, New Delhi 110017

Standalone Statement of Assets & Liabilities

(₹ in Crores)

Sr.No.	Particulars	As at September 30, 2012	As at March 31, 2012
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share Capital	523.26	523.26
	(b) Reserves and Surplus	9,164.88	9,115.73
	Sub-total - Shareholders' funds	9,688.14	9,638.99
2	Share Application Money Pending Allotment		
3	Non-current Liabilities		
	(a) Long-Term Borrowings	1,339.06	1,271.88
	(b) Other Long-Term Liabilities	582.75	674.66
	(c) Long-Term Provisions	17.56	16.49
	Sub-total - Non-current Liabilities	1,939.37	1,963.03
4	Current Liabilities		
	(a) Short-Term Borrowings	1,282.48	1,243.97
	(b) Trade Payables	382.87	365.88
	(c) Other Current Liabilities	3,502.49	3,461.68
	(d) Short-Term Provisions	33.28	106.97
	Sub-total - Current Liabilities	5,201.12	5,178.50
	TOTAL- EQUITY AND LIABILITIES	16,828.63	16,780.52
B	ASSETS		
1	Non-current Assets		
	(a) Fixed Assets	90.06	88.63
	(b) Non-current Investments	2,899.59	2,424.81
	(c) Deferred Tax Assets (Net)	15.17	4.20
	(d) Long-Term Loans and Advancess	57.19	69.48
	Sub-total - Non-current Assets	3,062.01	2,587.12
2	Current Assets		
	(a) Current Investments	0.04	-
	(b) Inventories	1,161.83	1,170.20
	(c) Trade Receivables	1,546.26	1,622.57
	(d) Cash and Cash Equivalents	167.88	158.10
	(e) Short-Term Loans and Advancess	7,917.09	8,375.14
	(f) Other Current Assets	2,973.52	2,867.39
	Sub-total - Current Assets	13,766.62	14,193.40
	TOTAL- ASSETS	16,828.63	16,780.52

RC



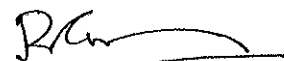
Notes :

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 10 th November, 2012 and the statutory auditors have carried out the Limited Review of the said Standalone Financial Results.
II.	The Company has investment / investment obligation of ₹964.98 Crores in Unitech Wireless Companies and three affiliate companies holding stake therein. Pursuant to the settlement agreement dated 10 th October, 2012 signed by the Company with Telenor, subsequent to Telenor entity acquiring spectrum in the forthcoming auction and successful transfer to it the existing business of Unitech Wireless Companies, all investments in Unitech Wireless Companies will be transferred to Telenor nominated entity at nominal amount and all disputes between the Company and Telenor (including indemnity claim of Telenor for its investment in Unitech Wireless Companies) will be withdrawn. Considering the contingencies as stated above, these investments have been shown at book value in the financial statements for the period ended 30 th September, 2012. The transfer of these investments will be accounted for when the settlement agreement with Telenor becomes effective, after getting requisite approvals.
III.	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place : Gurgaon

Date : November 10, 2012

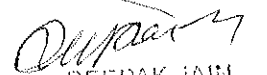
For Unitech Limited



Ramesh Chandra
Chairman

Certified True Copy

For UNITECH LIMITED



DEEPAK JAIN
Company Secretary

FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30th SEP 2012
(UNAUDITED, CONSOLIDATED)

Sales bookings of 1.55 million sqft valued at Rs. 836 Crores during Q2, up 19.26% QoQ

Total Income for the Quarter was Rs. 573.79 Crores, up 29.73% QoQ

PBT (before prior period items) for the quarter was Rs. 97.28 Crores, up 43.67% QoQ

Net Profit for the quarter was Rs. 49.19 Crores, up 7.21% QoQ

Achieved sales bookings of 3.06 million sq ft valued at Rs. 1537 Crores during H1

Delivered 1.4 million sq ft of completed property during H1

Total Income for the Half Year was Rs. 1016.07 Crores

PBT (before prior period items) for the Half Year was Rs. 164.99 Crores

Net Profit for the Half Year was Rs. 95.07 Crores

Gurgaon, 10th November 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 Half Year ended 30th September 2012. The company recorded a total income of Rs. 573.79 Crores for the Quarter ended 30th September 2012. Net profit for the same period stood at Rs. 49.19 Crores. For the Half-year ended 30th Sep'12, total income stood at Rs. 1016.07 Crores while the Net profit for the same period was Rs. 95.07 Crores.

The Earning per Share (EPS) for the Half year ended 30th September 2012 stood at Rs. 0.37 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 Statement of Assets and Liabilities as of 30th September 2012. Company's consolidated net debt as of 30th Sep'12 was Rs. 5,566 Crores. Net debt to equity ratio as of 30th Sep'12 was 0.47, one of the lowest in the industry.

Announcing the results, Mr. Sanjay Chandra, Managing Director, Unitech Ltd. said, "With improving liquidity and with focused efforts, construction activity at various sites has witnessed

marked improvement during the last quarter and should reach the targeted levels soon. Capacity building for scaling up construction activity remains a top priority and progress has been good in recent months."

He added, "Demand for real estate product continued to be healthy during the quarter and Company achieved sales bookings of 1.55 million sq ft. during the quarter. In terms of value, sales bookings during the quarter stood at Rs. 836 Crores, up 19.26% from the previous quarter. Average price realization also increased by about 17% to Rs. 5413 per sq ft. as compared to the previous quarter due to a better product mix and overall uptick in prices."

He further added, "Agreement reached recently with Telenor to amicable settle all disputes w.r.t. Unitech Wireless has had a salubrious effect on the Company. It not only freed up valuable Management time and other resources but also brought about a greater focus on the Company's core business of real estate development."

Key operational highlights for the half year ended 30th Sep'12 are

- Achieved sales bookings of 3.06 million sq ft
- Launched projects totaling an area of 2.91 million sq ft. during H1
- Residential sales bookings of 2.81 million sq ft valued at Rs. 1210 Crores
- Non-residential sales bookings of 0.24 million sq ft valued at Rs. 328 Crores
- Total value of Sales bookings is Rs. 1537 Crores
- Delivered 1.42 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.

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