

February 13, 2015

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 February 13, 2015
NSE Symbol: UNITECH and BSE Script Code: 507878

Dear Sirs,

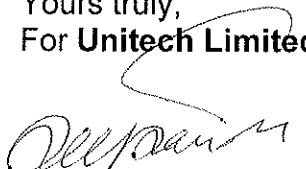
This is to inform you that the Board of Directors, in its meeting held today, i. e. on February 13, 2015, has *inter alia* approved the Unaudited Standalone as well as Unaudited Consolidated Financial Results of the Company for the 3rd quarter and nine months ended on December 31, 2014. The results along with Press Release in this regard are enclosed herewith.

Further, copies of Limited Review Reports issued by the Statutory Auditors of the Company are also enclosed.

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

Thanking you,

Yours truly,
For **Unitech Limited**

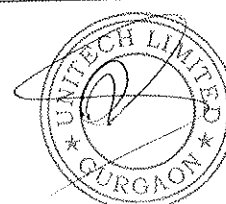

Deepak Jain
Company Secretary

Encl.: a/a

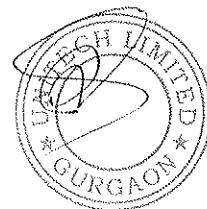
The Board of Directors,
Unitech Limited

Limited Review Report

1. We have reviewed the accompanying statement of unaudited Consolidated financial results for the quarter and nine months ended 31st December, 2014 ("the statement") of Unitech Limited ("the company"), its subsidiaries, associates and joint ventures (collectively referred to as the "Group") 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.

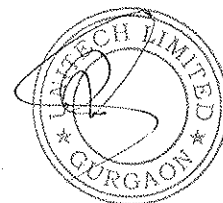


- 3.(a) Advances amounting to ₹ 87,189.96 Lacs (previous year ended on 31st March 2014 ₹ 83,316.12 Lacs) is outstanding in respect of advances for purchase of land, projects pending commencement, joint ventures and collaborators which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. However, considering that some of these advances are outstanding / unadjusted for long periods of time, we are unable to ascertain whether all these advances are fully adjustable / recoverable. Accordingly, we are unable to ascertain the impact, if any, on the statement that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. Our opinion on financial statements for the year ended March 31, 2014, and the limited review reports for the quarters ended June 30, 2014 and September 30, 2014, were also qualified in respect of this matter.
- (b) According to information available and explanations obtained, it has been informed that the management is in the process of reconciliation with respect to materials and stores consumed and in stock for certain real estate construction projects. Based on the limited review procedures performed, enquiries made and explanations given by management, in the absence of relevant and necessary reconciliation, we are unable to quantify at this stage the impact of adjustment, if any, on the statement for the period ending 31st December 2014. Our limited review report for the quarter ended September 30, 2014, was also qualified in respect of this matter.
4. Based on our review conducted as above, 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 read with Rule 7 of the Companies (Accounts) Rules,



2014 in respect of Section 133 of the Companies Act, 2013 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

5. Without qualifying our opinion, we draw attention to the following:
- (a) No adjustment has been considered necessary for recoverability of balance of short term loans aggregating to ₹ 47,931.00 Lacs (previous year ended on 31st March 2014 ₹ 42,966.47 Lacs) and investments in share capital / projects aggregating to ₹ 2,774.64 Lacs (Previous year ended on 31st March 2014 ₹ 2,753.23 Lacs) as the matters are still sub-judice and the impact, if any, is unascertainable at this stage. Our review report is not qualified in respect of this matter;
 - (b) In respect of unaudited consolidated financial results for the quarter and nine months ended 31st December, 2014, we did not review the financial results of some of the consolidated entities, included in the statement, whose financial results reflect total revenues of ₹ 46,713.19 Lacs and net loss of ₹ 7,121.25 Lacs for the quarter and nine months ended 31st December, 2014. These financial results have been reviewed by other auditors whose reports have been furnished to us and our report in respect thereof is based solely on the report of such other auditors.



GOEL GARG & CO.
Chartered Accountants

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New Delhi - 110024
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E-mail: office@goelgarggroup.com

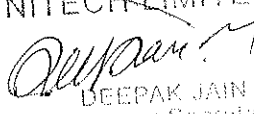
- (c) The statement includes the un-reviewed financial results of some subsidiaries and joint ventures which reflect total revenues of ₹ 29,481.02 Lacs and net profit of ₹ 9,318.78 Lacs for the quarter and nine months ended 31st December, 2014.
The financial results of such entities have been certified by management.

For Goel Garg & Co.
Chartered Accountants
FRN: 000397N



(S C Garg)
Partner
Membership Number: 013370

Place: Gurgaon
Date: 13th February, 2015

Certified True Copy
For UNITECH LIMITED

DEEPAK JAIN
Company Secretary

UNITECH LIMITED

CIN: L74899DL1971PLC009720

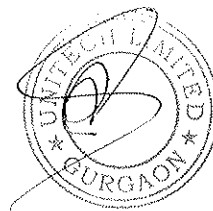
Regd. Office: 6, Community Centre, Saket, New Delhi 110017

**Statement of Consolidated Results
for the Quarter & Nine Months Ended December 31, 2014**

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2014 (Unaudited)	30.09.2014 (Unaudited)	31.12.2013 (Unaudited)	31.12.2014 (Unaudited)	31.12.2013 (Unaudited)	31.03.2014 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations (Net of Excise Duty)	70,456.10	38,372.95	73,167.62	261,041.92	190,000.61	293,331.85
	Total Income from Operations (Net)	70,456.10	38,372.95	73,167.62	261,041.92	190,000.61	293,331.85
2.	Expenses						
	(a) Cost of Material Consumed	4,043.62	3,836.50	6,595.85	14,338.04	20,795.11	29,562.39
	(b) Real estate, Construction and Other Expenses	46,869.75	20,702.31	48,432.94	97,610.98	116,068.23	187,922.61
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	3,054.84	713.87	874.97	4,185.13	(1,076.01)	(199.16)
	(d) Employee Benefits Expense	4,344.42	4,539.54	5,139.71	13,488.80	15,896.91	21,310.49
	(e) Depreciation and Amortisation Expense	760.00	1,196.33	1,196.14	3,034.83	3,491.92	5,041.28
	(f) Other expenses	7,039.38	9,896.76	9,337.08	23,282.42	27,060.24	38,116.25
	Total Expenses	66,112.01	40,885.31	71,576.69	155,940.20	182,236.40	281,753.86
3.	Profit/(Loss) from Operations before Other income, Finance costs, Exceptional items and Prior Period Adjustments(1-2)	4,344.09	(2,512.36)	1,590.93	105,101.72	7,764.21	11,577.99
4.	Other income	1,742.82	2,207.54	6,191.96	5,124.87	12,468.02	16,658.87
5.	Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)	6,086.91	(304.82)	7,782.89	110,226.59	20,232.23	28,236.86
6.	Finance Costs	733.83	344.50	2,806.85	1,424.46	3,876.24	7,650.19
7.	Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)	5,353.08	(649.32)	4,976.04	108,802.13	16,355.99	20,586.67
8.	Exceptional Items	-	-	-	-	-	-
9.	Prior Period Adjustments	(3.10)	(8.28)	6.11	(10.33)	31.25	32.59
10.	Profit/(Loss) from Ordinary Activities before tax (7+8+9)	5,349.98	(657.60)	4,982.15	108,791.80	16,387.24	20,619.26
11.	Tax Expense						
	(a) Current Tax						
	Current Year	3,743.02	1,335.92	2,070.31	6,879.52	5,697.69	9,139.31
	Earlier Years	(0.01)	1.41	17.53	1.65	17.93	30.22
	(b) Deferred Tax	(1,492.71)	(105.87)	2.80	1,553.29	27.06	(3,463.98)
12.	Net Profit/(Loss) from Ordinary Activities after tax (10-11)	3,099.68	(1,889.06)	2,891.51	100,357.34	10,644.56	14,913.71
13.	Less : Extraordinary loss	-	-	-	99,072.66	-	10,301.62
14.	Net Profit/(Loss) for the Period (12-13)	3,099.68	(1,889.06)	2,891.51	1,284.68	10,644.56	4,612.09
15.	Share of Profit/ (Loss) of associates	8.08	(11.66)	10.73	46.43	17.35	16.99
16.	Minority interest	1,226.04	430.78	380.33	2,089.17	1,467.31	2,345.00
17.	Net Profit/(Loss) after share of Profit / (Loss) of associates & Minority interest for the Period (14+15+16)	4,333.80	(1,469.94)	3,282.57	3,420.28	12,129.22	6,974.08
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
19.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year						1,103,689.76
20.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.17*	(0.06)*	0.12*	3.92*	0.46*	0.66
20.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.17*	(0.06)*	0.12*	0.13*	0.46*	0.27

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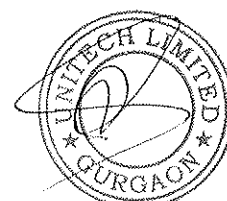
Select Information for the Quarter & Nine Months Ended 31.12.2014

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2014	30.09.2014	31.12.2013	31.12.2014	31.12.2013	31.03.2014
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1440468179	1370468179	1353394179	1440468179	1353394179	1360394179
	- Percentage of shareholding	55.06	52.38	51.73	55.06	51.73	52.00
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1062860005	1125331541	1140977944	1062860005	1140977944	1141902391
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	90.39	90.33	90.35	90.39	90.35	90.92
	- Percentage of shares (as a % of the total share capital of the company)	40.62	43.01	43.61	40.62	43.61	43.64
	b) Non - encumbered						
	- Number of shares	112972863	120501327	121928924	112972863	121928924	114004477
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	9.61	9.67	9.65	9.61	9.65	9.08
	- Percentage of shares (as a % of the total share capital of the company)	4.32	4.61	4.66	4.32	4.66	4.36
B	Investor Complaints	Quarter Ended 31.12.2014					
	- Pending at the beginning of the Quarter			NIL			
	- Received during the Quarter			7			
	- Disposed of during the Quarter			6			
	- Remaining unresolved at the End of the Quarter			1			

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Nine Months Ended December 31, 2014

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2014 (Unaudited)	30.09.2014 (Unaudited)	31.12.2013 (Unaudited)	31.12.2014 (Unaudited)	31.12.2013 (Unaudited)	31.03.2014 (Audited)
1.	Segment Revenue						
	(a) Real estate and related activities	66,392.60	24,928.94	56,141.23	143,482.13	144,337.39	232,713.81
	(b) Transmission Towers	4,514.69	5,477.71	10,061.16	18,143.98	27,670.75	38,620.24
	(c) Property Management	4,223.37	5,075.17	4,278.93	13,043.39	10,936.87	14,377.19
	(d) Hospitality	1,505.90	1,219.47	1,327.48	3,862.34	3,414.06	4,712.06
	(e) Investment activities	-	12.80	-	85,583.02	-	3,247.45
	(f) Others	2,783.44	3,112.10	2,135.36	8,774.60	6,328.41	10,433.20
	Total	79,420.00	39,826.19	73,944.16	272,889.46	192,687.48	304,103.95
	Less: Inter segment revenue	8,963.90	1,453.24	776.54	11,847.54	2,686.87	10,772.10
	Net sales / Income from operations	70,456.10	38,372.95	73,167.62	261,041.92	190,000.61	293,331.85
2.	Segment Results						
	(Profit before tax and Finance costs)						
	(a) Real estate and related activities	3,008.84	(2,573.64)	2,571.42	16,602.57	8,502.68	11,988.42
	(b) Transmission Towers	169.74	159.48	721.25	897.84	1,767.26	2,280.79
	(c) Property Management	2,104.64	1,908.36	2,016.45	5,341.74	3,308.23	4,607.62
	(d) Hospitality	43.57	(262.32)	(18.90)	(448.01)	(422.40)	(491.84)
	(e) Investment activities	(12.21)	9.50	(204.23)	85,552.40	(203.63)	2,701.20
	(f) Others	463.71	51.06	312.83	1,231.25	1,603.14	(592.23)
	(g) Unallocable Income/(Expense)	308.62	402.74	2,384.07	1,048.80	5,676.95	7,742.90
	Total	6,086.91	(304.82)	7,782.89	110,226.59	20,232.23	28,236.86
	Less:						
	(i) Finance Cost	733.83	344.50	2,806.85	1,424.46	3,876.24	7,650.19
	(ii) Prior Period Adjustment	3.10	8.28	(6.11)	10.33	(31.25)	(32.59)
	(iii) Extraordinary loss	-	-	-	99,072.66	-	10,301.62
	Net profit before Tax	5,349.98	(657.60)	4,982.15	9,719.14	16,387.24	10,317.64
3.	Capital employed						
	(Segment assets - Segment Liabilities)						
	(a) Real estate and related activities	1,054,412.14	1,026,316.06	1,090,306.26	1,054,412.14	1,090,306.26	1,087,973.43
	(b) Transmission Towers	6,898.11	6,430.51	6,679.23	6,898.11	6,679.23	6,770.46
	(c) Property Management	7,569.05	10,424.25	9,957.12	7,569.05	9,957.12	10,074.84
	(d) Hospitality	(4,677.01)	(3,830.31)	(1,543.74)	(4,677.01)	(1,543.74)	(2,325.46)
	(e) Investment activities	39,289.73	38,981.34	42,959.87	39,289.73	42,959.87	32,445.99
	(f) Others	14,183.18	14,222.64	13,733.82	14,183.18	13,733.82	14,254.93
	(g) Unallocable	(7,222.95)	8,447.85	3,686.18	(7,222.95)	3,686.18	6,821.59
	Total	1,110,452.25	1,100,992.34	1,165,778.74	1,110,452.25	1,165,778.74	1,156,015.78

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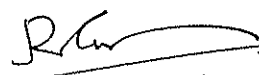
Notes:

1	The above Financial Results (prepared on consolidated basis) have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on February 13, 2015 and the statutory auditors have carried out the Limited Review of the said Consolidated Financial Results.
2	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹87,189.96 Lacs (previous year ending on 31st March, 2014 - ₹83,316.12 Lacs) have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision is necessary at this stage. The management is confident of recovering/appropriately adjusting the balance in due course.
3	The material reconciliation for certain sites was undertaken and based on internal technical evaluation by management some adjustments have already been accounted for in the financials. Further reconciliation of sites is under process and necessary adjustments, if any, which may be required subsequent to such reconciliation, would be made accordingly. Management is confident that no material difference will arise on reconciliation.
4	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 read with Rule 7 of Companies (Accounts) Rules, 2014 in respect of Section 133 of the Companies Act, 2013.
5	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).
6	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 read with Rule 7 of Companies (Accounts) Rules, 2014 in respect of Section 133 of the Companies Act, 2013.
7	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place : Gurgaon

Date : February 13, 2015

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 and nine months ended 31st December, 2014 ("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.(a) *Advances amounting to ₹ 73,752.75 Lacs (previous year ended on 31st March 2014 ₹ 77,188.90 Lacs) is outstanding in respect of advances for purchase of land, projects pending commencement, joint ventures and collaborators which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. However, considering that some of these advances are outstanding / unadjusted for long periods of time, we are unable to ascertain whether all these advances are fully adjustable / recoverable. Accordingly, we are unable to ascertain the impact, if any, on the statement that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. Our opinion on financial statements for the year ended March 31, 2014, and the limited review reports for the quarters ended June 30, 2014 and September 30, 2014, were also qualified in respect of this matter.*
- (b) *According to information available and explanations obtained, it has been informed that the management is in the process of reconciliation with respect to materials and stores consumed and in stock for certain real estate construction projects. Based on the limited review procedures performed, enquiries made and explanations given by management, in the absence of relevant and necessary reconciliation, we are unable to quantify at this stage the impact of adjustment, if any, on the statement for the period ending 31st December 2014. Our limited review report for the quarter ended September 30, 2014, was also qualified in respect of this matter.*
4. Based on our review conducted as above, 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



GOEL GARG & CO.
CHARTERED ACCOUNTANTS

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Standards) Rules, 2006 read with Rule 7 of the Companies (Accounts) Rules, 2014 in respect of Section 133 of the Companies Act, 2013 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.

5. We draw attention to the following:

No adjustment has been considered necessary for recoverability of balance of short term loans aggregating to ₹ 47,931.00 Lacs (previous year ended on 31st March 2014 ₹ 42,966.47 Lacs) and investments in share capital / projects aggregating to ₹ 2,774.64 Lacs (Previous year ended on 31st March 2014 ₹ 2,753.23 Lacs) as the matters are still sub-judice and the impact, if any, is unascertainable at this stage. Our review report is not qualified in respect of this matter;

For Goel Garg & Co.
Chartered Accountants
FRN 000397N



(S C Garg)
Partner
Membership Number 013370
Gurgaon , 13th February ,2015

Certified True Copy

For UNITECH LIMITED


DEEPAK JAIN
Company Secretary

UNITECH LIMITED
CIN: L74899DL1971PLC009720

Regd. Office: 8, Community Centre, Saket, New Delhi 110017

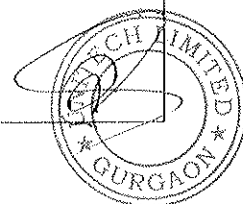
**Statement of Standalone Results
for the Quarter & Nine Months Ended December 31, 2014**

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2014 (Unaudited)	30.09.2014 (Unaudited)	31.12.2013 (Unaudited)	31.12.2014 (Unaudited)	31.12.2013 (Unaudited)	31.03.2014 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations	22,458.12	12,595.37	39,898.82	65,136.40	98,261.48	169,697.31
	Total income from Operations (Net)	22,458.12	12,595.37	39,898.82	65,136.40	98,261.48	169,697.31
2.	Expenses (a) Real estate, Construction and Related Expenses	20,838.23	10,799.10	37,629.35	56,197.61	85,637.72	147,898.26
	(b) Changes in Inventories of finished properties, land, land development right and work in progress	-	40.33	0.01	722.40	44.89	818.77
	(c) Employee Benefits Expense	3,152.32	3,303.23	3,746.93	9,834.88	11,777.57	15,709.17
	(d) Depreciation and Amortisation Expense	71.71	212.35	109.81	567.12	295.52	666.47
	(e) Other expenses	4,070.07	2,193.92	1,474.44	8,041.48	5,250.68	10,166.41
	Total Expenses	28,132.33	16,548.93	42,960.54	75,363.49	103,006.38	175,249.08
3.	Profit(Loss) from Operations before Other income, Finance costs, Exceptional Items and Prior Period Adjustments (1-2)	(5,674.21)	(3,953.56)	(3,061.72)	(10,227.09)	(4,744.90)	(5,551.77)
4.	Other income	10,666.12	11,299.53	13,378.18	31,942.87	34,744.37	45,559.17
5.	Profit(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)	4,991.91	7,345.97	10,316.46	21,715.78	29,999.47	40,007.40
6.	Finance Costs	7,364.35	6,837.93	6,866.46	20,990.80	20,247.99	27,422.17
7.	Profit(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)	(2,372.44)	508.04	3,450.00	724.98	9,751.48	12,585.23
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	-	-	-	-	-	-
10.	Profit(Loss) from Ordinary Activities before Tax (7+8+9)	(2,372.44)	508.04	3,450.00	724.98	9,751.48	12,585.23
11.	Tax Expense (a) Current Tax Current Year Earlier Years (b) Deferred Tax	120.00 - (853.88)	180.00 - (118.52)	1,120.00 - 19.73	1,200.00 - (1,125.67)	3,220.00 - (57.83)	5,203.23 - (504.77)
12.	Net Profit from Ordinary Activities after tax (10-11)	(1,638.56)	446.56	2,310.27	650.65	6,589.31	7,886.77
13.	Less : Extraordinary items	-	-	-	-	-	-
14.	Net Profit for the Period (12-13)	(1,638.56)	446.56	2,310.27	650.65	6,589.31	7,886.77
15.	Paid-up equity share capital (Face Value - ₹ 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
16.	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year	-	-	-	-	-	934,656.39
17.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	-0.06*	0.02*	0.09*	0.03*	0.25*	0.30
17.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	-0.06*	0.02*	0.09*	0.03*	0.25*	0.30

Select Information for the Quarter & Nine Months Ended 31.12.2014

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2014	30.09.2014	31.12.2013	31.12.2014	31.12.2013	31.03.2014
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding - Number of shares - Percentage of shareholding	1440468179 55.06	1370468179 52.38	1353394179 51.73	1440468179 55.06	1353394179 51.73	1360394179 52.00
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)	1062860005 90.39 40.62 112972863 9.61 4.32	1125331541 90.33 43.01 120501327 9.67 4.61	1140977944 90.35 43.61 121928924 9.65 4.66	1062860005 90.39 40.62 112972863 9.61 4.32	1140977944 90.35 43.61 121928924 9.65 4.66	1141902391 90.92 43.64 114004477 9.08 4.36
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 31.12.2014 NIL 7 6 1					



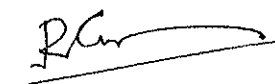
Notes:

1	The above Financial Results (prepared on standalone basis) have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on February 13, 2015 and the statutory auditors have carried out the Limited Review of the said Standalone Financial Results.
2	The company is primarily in the business of real estate development and related activities including construction, consultancy and rentals etc. Further most of the business conducted is within the geographical boundaries of India. Accordingly, the company's business activities primarily represent a single business segment and the company's operations in India represent a single geographical segment.
3	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹73,752.75 Lacs (previous year ending on 31st March, 2014 - ₹77,188.9 Lacs) have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision is necessary at this stage. The management is confident of recovering/ appropriately adjusting the balance in due course.
4	The material reconciliation for certain sites was undertaken and based on internal technical evaluation by management some adjustments have already been accounted for in the financials. Further reconciliation of sites is under process and necessary adjustments, if any, which may be required subsequent to such reconciliation, would be made accordingly. Management is confident that no material difference will arise on reconciliation.
5	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place : Gurgaon

Date : February 13, 2015

For Unitech Limited



Ramesh Chandra
Chairman

Certified True Copy

For UNITECH LIMITED


DEEPAK JAIN
Company Secretary

FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DEC'14
(UNAUDITED, CONSOLIDATED)**Total Income for the Quarter at Rs. 721.99 Crores****Net Profit for the Quarter at Rs. 43.34 Crores****Total Income during 9M FY15 was 2661.67 Crores****Net profit for 9M FY15 at Rs. 34.20 Crores****Delivered 3.04 million sq ft of completed property during 9M FY15****Achieved sales bookings of 1.11 million sq ft, valued at Rs. 663 Crores during 9M FY15**

Gurgaon, 13th February 2015: 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 2014. The company recorded a total income of Rs. 721.99 Crores for the Quarter ended 31st December 2014. Net profit for the same period stood at Rs. 43.34 Crores. For the Nine months ended 31st Dec'14, Total income and Net profit were Rs. 2661.67 Crores and Rs. 34.20 Crores respectively.

The Earning per Share (EPS) for the nine months ended 31st December 2014 stood at Rs. 0.13 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 0.57. Net debt as of 31st December 2014 was Rs. 6300.84 Crores.

Announcing the results, Mr. Sanjay Chandra, Managing Director, Unitech Ltd. said, *"Demand for residential space continues to be sluggish and it may take a few more quarters for the demand to revive. The company has been taking measures over the last few quarters to deal with this challenging environment and these have begun to bear fruit. Expected moderation in interest rates combined with various steps being taken by the government to boost the economy should have a salubrious effect on the real estate sector in the coming months. The company is gearing up to take advantage of the impending revival in the sector"*

Key operational highlights for the nine months ended 31st December 2014 are

- Achieved sales bookings of 1.11 million sqft at an average realization of Rs. 6027 / sqft
- Residential sales bookings of 0.58 million sq ft valued at Rs. 307 Crores
- Non-residential sales bookings of 0.53 million sq ft valued at Rs. 356 Crores
- Total value of Sales bookings is Rs. 663 Crores
- Delivered 3.04 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 any further information please contact:

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