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UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31ST DECEMBER, 2011.

PARTICULARS	QUARTER ENDED			NINE MONTHS ENDED		(RS. IN LACS)
	31.12.2011	30.09.2011	31.12.2010	31.12.2011	31.12.2010	PREVIOUS ACCOUNTING YEAR ENDED 31.03.2011 (AUDITED)
1. a NET SALES / INCOME FROM OPERATIONS	12,278	14,024	10,704	36,552	37,602	61,081
1. b OTHER OPERATING INCOME	15	22	4	46	10	29
TOTAL INCOME	12,293	14,046	10,708	36,598	37,612	61,110
2. EXPENDITURE						
a INCREASE / DECREASE IN WORK IN PROGRESS	(721)	(856)	155	(1,454)	(538)	(1,127)
b CONTRACT COST	11,018	12,729	9,128	32,276	32,429	53,467
c EMPLOYEES COST	497	449	365	1,343	1,012	1,541
d DEPRECIATION	239	206	142	641	370	585
e OTHER EXPENDITURE	798	369	312	1,454	916	1,590
TOTAL EXPENDITURE	11,831	12,897	10,102	34,260	34,189	56,056
3. PROFIT FROM OPERATIONS BEFORE OTHER INCOME, INTEREST AND TAX	462	1,149	606	2,338	3,423	5,054
4. OTHER INCOME	30	46	35	147	105	147
5. PROFIT BEFORE INTEREST AND TAX	492	1,195	641	2,485	3,528	5,201
6. INTEREST	530	535	332	1,496	793	1,434
7. PROFIT BEFORE TAX	(38)	660	309	989	2,735	3,767
8. TAX EXPENSES	-	231	103	350	909	1,121
9. NET PROFIT FOR THE PERIODS / YEAR	(38)	429	206	639	1,826	2,646
10. PAID UP EQUITY SHARE CAPITAL	1,706.69	1,706.69	1,706.69	1,706.69	1,706.69	1,706.69
11. RESERVES EXCLUDING REVALUATION RESERVES AT THE BEGINNING OF THE YEAR	-	-	-	-	-	11,103
12. BASIC AND DILUTED EARNINGS PER SHARE (EPS) * (FACE VALUE OF RS. 10 EACH) (* not annualised)	(0.22)	2.51	1.21	3.74	10.70	15.50

PARTICULARS	QUARTER ENDED			NINE MONTHS ENDED		(RS. IN LACS) PREVIOUS ACCOUNTING YEAR ENDED 31.03.2011 (AUDITED)
	31.12.2011	30.09.2011	31.12.2010	31.12.2011	31.12.2010	
13. PUBLIC SHAREHOLDING :						
NO. OF SHARES	1,01,13,402	1,01,13,402	1,01,13,402	1,01,13,402	1,01,13,402	1,01,13,402
PERCENTAGE OF SHAREHOLDING	59.26	59.26	59.26	59.26	59.26	59.26
14. PROMOTER AND PROMOTER GROUP SHAREHOLDING						
NO. OF SHARES	69,53,547	69,53,547	69,53,547	69,53,547	69,53,547	69,53,547
PERCENTAGE OF SHAREHOLDING	40.74	40.74	40.74	40.74	40.74	40.74
a) PLEDGED / ENCUMBERED						
- NO. OF SHARES	67,21,971	67,21,971	12,21,971	67,21,971	12,21,971	12,21,971
- PERCENTAGE OF SHARES (AS A % OF THE TOTAL SHAREHOLDING OF PROMOTER AND PROMOTER GROUP)	96.67	96.67	17.57	96.67	17.57	17.57
- PERCENTAGE OF SHARES (AS A % OF THE TOTAL SHARE CAPITAL OF THE COMPANY)	39.39	39.39	7.16	39.39	7.16	7.16
b) NON-ENCUMBERED						
- NO. OF SHARES	2,31,576	2,31,576	57,31,576	2,31,576	57,31,576	57,31,576
- PERCENTAGE OF SHARES (AS A % OF THE TOTAL SHAREHOLDING OF PROMOTER AND PROMOTER GROUP)	3.33	3.33	82.43	3.33	82.43	82.43
- PERCENTAGE OF SHARES (AS A % OF THE TOTAL SHARE CAPITAL OF THE COMPANY)	1.35	1.35	33.58	1.35	33.58	33.58

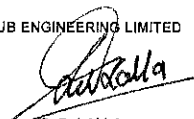
SEGMENT REPORTING

	NINE MONTHS ENDED 31.12.2011			HALF YEAR ENDED 30.09.2011			NINE MONTHS ENDED 31.12.2010			YEAR ENDED 31.03.2011		
	Mechanical	Electrical	Total	Mechanical	Electrical	Total	Mechanical	Electrical	Total	Mechanical	Electrical	Total
REVENUE	30,623	5,975	36,598	19,767	4,538	24,305	20,345	17,267	37,612	28,484	32,626	61,110
CAPITAL EMPLOYEED (Segment Assets - Segment Liabilities)	18,224	8,207	26,431	16,763	7,850	24,613	12,579	8,788	21,367	14,357	7,491	21,848

NOTES :

- The Company operates in two Primary Business Segments i.e. Mechanical and Electrical Contracts.
- Sales during corresponding nine months ended Dec.10 included Claim received of Rs. 1,357.81 L relating to an earlier year, which explains the higher Profit in that period.
- Deferred Tax will be considered in the Annual Accounts.
- Figures for previous period / year have been reclassified to conform to the figures of the current period / periods.
- The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at it's meeting held on 13th February, 2012.
- A Limited Review of the above Financial Statement has been carried out by the Statutory Auditors.
- There were no pending complaints either at the beginning or at the end of the Quarter.No Investor complaint received during the quarter.

FOR UB ENGINEERING LIMITED


S. D. LALLA
CHAIRMAN

Mumbai
13th February, 2012.