Unitech Limited
CIN:L74899DL1971PLC009720

unitech

August 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 August 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 August 13, 2015, has *inter alia* approved the Unaudited Standalone as well as Unaudited Consolidated Financial Results of the Company for the 1st quarter ended on June 30, 2015. 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

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E-mail : share.dept@unitechgroup.com • www.unitechgroup.com
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GOEL GARG & CO.
CHARTERED ACCOUNTANTS

18, National Park, Lajpat Nagar IV,
New Delhi - 110024
Tel: 011-41636826
Fax : 95-11-41636825
E-mail : office@goelgarggroup.com

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, 2015 (**"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.

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3. *Advances amounting to ₹ 50,797.10 Lacs (previous year ended on 31st March 2015 ₹ 72,427.11 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, 2015 was also qualified in respect of this matter.*

4. *According to information available and explanations obtained, in respect of non-current investments (long term investments) in, and loans and advances given to, some subsidiaries, it has been observed from the perusal of financial statements of these subsidiaries that the subsidiaries have accumulated losses and their net worth have been fully / substantially eroded. Further that, these subsidiaries have incurred net loss during the current and previous year(s) and, current liabilities of these subsidiaries exceeded their current assets as at the respective balance sheet dates. These conditions, along with absence of clear indications or plans for revival, in our opinion, indicate that there is significant uncertainty and doubt about the recovery of the loans and advances from these subsidiaries. Further,*

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that there is a clear indication that there is a decline in the carrying amount of these investments which is other than temporary.

Consequently, in terms of stated accounting policies and applicable accounting standards, diminution in the value of investment which is other than temporary amounting to ₹10,025.90 lacs and an accrual for diminution of doubtful debts and advances amounting to ₹179.31 lacs need be accounted for. Management is however of the firm view that the diminution is only temporary and that sufficient efforts are being undertaken to revive the said subsidiaries. However, in the absence of significant movement in the operations of the investee companies, and any adjustment for diminution of expenses in this regard, in our opinion, management has not adequately accounted for the imminent diminution. Consequently, as at 30th June 2015 non-current investment in and loans and advances given and reserves are overstated to the extent of ₹10,205.22 lacs. Our opinion on financial statements for the year ended March 31, 2015 was also qualified in respect of this matter.

5. 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 Accounting Standards specified under section 133 of the companies Act, 2013, read with Rule 7, of the Companies (Accountants) Rules, 2014 and other accounting principal generally accepted in India, 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.

GOEL GARG & CO. CHARTERED ACCOUNTANTS NEW DELHI

UNITECH LIMITED GURGAON

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6. We draw attention to the following:

   No adjustment has been considered necessary for recoverability of balance of short term loans aggregating to ₹ 51,390.79 Lacs (previous year ended on 31st March 2015 ₹ 50,065.04 Lacs) and investments in share capital / projects aggregating to ₹2,781.87 Lacs (Previous year ended on 31st March 2015 ₹2,772.57 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

GOEL GARG & CO. CHARTERED ACCOUNTANTS NEW DELHI

UNITECH LIMITED GURGAON

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

UNITECH LIMITED
CIN: L74899DL1971PLC009720
Regd. Office: 6, Community Centre, Saket, New Delhi 110017

Statement of Standalone Results for the Quarter Ended June 30, 2015

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2015 (Unaudited)	31.03.2015 (Audited)	30.06.2014 (Unaudited)	31.03.2015 (Audited)
1.	Income from Operations				
	(a) Net sales / Income from Operations	20,105.28	31,492.22	30,202.02	96,996.46
	Total Income from Operations (Net)	20,105.28	31,492.22	30,202.02	96,996.46
2.	Expenses				
	(a) Real estate, Construction and Related Expenses	20,077.76	24,977.74	24,560.26	81,175.35
	(b) Changes in Inventories of finished properties, land, land development right and work in progress	-	1,906.65	682.07	2,629.05
	(c) Employee Benefits Expense	2,880.68	2,563.75	3,379.33	12,398.63
	(d) Depreciation and Amortisation Expense	114.28	210.68	283.06	777.80
	(e) Other expenses	1,021.85	2,944.29	1,777.49	10,985.77
	Total Expenses	24,094.56	32,603.11	30,682.23	107,966.60
3.	Profit/(Loss) from Operations before Other income, Finance costs, Exceptional items and Prior Period Adjustments (1-2)	(3,989.28)	(1,110.89)	(480.21)	(10,970.14)
4.	Other income	10,877.43	10,869.12	9,858.11	42,444.15
5.	Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)	6,888.14	9,758.23	9,377.90	31,474.01
6.	Finance Costs	6,871.58	9,739.94	6,788.52	30,730.74
7.	Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional items and Prior Period Adjustments (5-6)	16.56	18.29	2,589.38	743.27
8.	Exceptional items	-	-	-	-
9.	Prior Period Adjustments	-	-	-	-
10.	Profit/(Loss) from Ordinary Activities before Tax (7+8+9)	16.56	18.29	2,589.38	743.27
11.	Tax Expense				
	(a) Current Tax				
	Current Year	22.00	(247.20)	900.00	952.80
	Earlier Years	-	-	-	-
	(b) Deferred Tax	(27.40)	2,497.47	(153.27)	1,371.80
12.	Net Profit from Ordinary Activities after tax (10-11)	21.96	(2,231.98)	1,842.65	(1,581.33)
13	Less : Extraordinary items	-	-	-	-
14.	Net Profit for the Period (12-13)	21.96	(2,231.98)	1,842.65	(1,581.33)
15.	Paid-up equity share capital (Face Value - ₹ 2 per share)	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				932,889.65
17.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised)				
	Basic and Diluted (₹)	(0.00)*	(0.09)*	0.07*	(0.06)
17.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised)				
	Basic and Diluted (₹)	(0.00)*	(0.09)*	0.07*	(0.06)

Select Information for the Quarter Ended June 30, 2015

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2015	31.03.2015	30.06.2014	31.03.2015
A	PARTICULARS OF SHAREHOLDING				
1	Public Shareholding				
	- Number of shares	1763141917	1424817679	1365468179	1424817679
	- Percentage of shareholding	67.39	54.46	52.19	54.46
2	Promoters and Promoter Group Shareholding				
	a) Pledged / Encumbered				
	- Number of shares	737710196	1076174434	1037830441	1076174434
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	86.47	90.32	82.97	90.32
	- Percentage of shares (as a % of the total share capital of the company)	28.20	41.13	39.67	41.13
	b) Non - encumbered				
	- Number of shares	115448934	115308934	213002427	115308934
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	13.53	9.68	17.03	9.68
	- Percentage of shares (as a % of the total share capital of the company)	4.41	4.41	8.14	4.41
B	Investor Complaints	Quarter Ended 30.06.2015			
	- Pending at the beginning of the Quarter	NIL			
	- Received during the Quarter	1			
	- Disposed of during the Quarter	1			
	- Remaining unresolved at the End of the Quarter	NIL			

UNITECH LIMITED * GURGAON *

Notes:

I	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 August 13, 2015 and the statutory auditors have carried out the Limited Review of the said Standalone Financial Results.
II	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.
III	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹50,797.10 Lacs (previous year ending on 31st March, 2015 - ₹72,427.11 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. Further, significant portion has already been adjusted/ recovered during the previous years as well as during the current quarter and the management is confident of recovering/ appropriately adjusting the balance in due course.
IV	The limited review report of statutory auditor on the financial statements of Unitech Limited for the quarter ended June 30, 2015 contains a qualification which is being summarized below:- *"With respect to non-current investments (long term investments) in, and loans and advances given to some subsidiaries, it has been observed from the perusal of financial statements of these subsidiaries that the subsidiaries have accumulated losses and their net worth have been fully / substantially eroded. Further that, these subsidiaries have incurred loss during the current and previous year(s) and that current liabilities of these subsidiaries also exceed their current assets as at the respective balance sheet dates. In their view, in the absence of clear indications or concrete plans for revival, there is uncertainty and doubt about the recovery of the loans and advances from some of these subsidiaries.* *Consequently, in terms of stated accounting policies and applicable accounting standards, diminution in the value of investment which is other than temporary amounting to ₹10,025.90 lacs and an accrual for diminution of doubtful debts and advances amounting to ₹ 179.32 lacs need to be accounted for in the quarterly financial statement for the period ended 30th June 2015. Consequently, as at 30th June 2015 non-current investment in and loans and advances given and reserves are overstated to the extent of ₹10,205.22 lacs. Our opinion on financial statements for the year ended March 31, 2015 was also qualified in respect of this matter."* Management has evaluated this matter and is of the firm view that the diminution, if any, even if it exists, is only temporary and that sufficient efforts are being undertaken to revive the said subsidiaries in the foreseeable future so as to recover carrying value of the investment. Further, management believes that the loans and advances given to these companies are considered good and recoverable based on the future projects in these subsidiaries and accordingly no provision other than those already accounted for, has been considered necessary.

UNITECH LIMITED GURGAON

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V	The Financial Results for the quarter ended March 31, 2015 are the balancing figures between audited results for the full financial year and the unaudited published year to date figures up to the third quarter of the financial year 2014-2015.
VI	Management periodically undertakes physical verification of material lying at sites. Discrepancies which arose out of the ensuing reconciliation during the period have been adequately and appropriately adjusted/ accounted for.
VII	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

For Unitech Limited

Ramesh Chandra
Chairman

Place: Gurgaon
Dated: August 13, 2015

Certified True Copy
For UNITECH LIMITED
DEEPAK JAIN
Company Secretary

GOEL GARG & CO.
Chartered Accountants

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The Board of Directors,
Unitech Limited

Limited Review Report

1. We have reviewed the accompanying statement of unaudited Consolidated financial results for the quarter ended 30th June, 2015 **("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.

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3. *Advances amounting to ₹ 63,684.31 Lacs (previous year ended on 31st March 2015 ₹ 85,364.32 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, 2015, 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 Accounting Standards specified under section 133 of the companies Act, 2013, read with Rule 7, of the Companies (Accountants) Rules, 2014 and other accounting principal generally accepted in India, 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 ₹51,390.79 Lacs (previous year ended on 31st

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March 2015 ₹50,065.04 Lacs) and investments in share capital / projects aggregating to ₹2,781.87 Lacs (Previous year ended on 31st March 2015 ₹2,772.57 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 ended 30th June,2015, we did not review the financial results of some of the consolidated entities, included in the statement, whose financial results reflect total revenues of ₹17,212.59 Lacs and net loss of ₹40,809.44 Lacs for the quarter ended 30th June,2015. 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.

c) The statement includes the un-reviewed financial results of some subsidiaries and joint ventures which reflect total revenues of ₹5,208.53 Lacs and net profit of ₹1,302.26 Lacs for the quarter ended 30th June, 2015. The financial results of such entities have been certified by management.

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

GOEL GARG & CO. CHARTERED ACCOUNTANTS NEW DELHI

INNOTECH LIMITED GURGAON

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

UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

Statement of Consolidated Results for the Quarter Ended June 30, 2015

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2015 (Unaudited)	31.03.2015 (Audited)	30.06.2014 (Unaudited)	31.03.2015 (Audited)
1.	**Income from Operations**				
	(a) Net sales / Income from Operations (Net of Excise Duty)	41,755.47	81,322.87	152,494.06	343,118.06
	Total income from Operations (Net)	41,755.47	81,322.87	152,494.06	343,118.06
2.	**Expenses**				
	(a) Cost of Material Consumed	4,997.89	5,250.67	6,457.92	19,588.71
	(b) Real estate, Construction and Other Expenses	55,129.03	67,337.63	31,797.06	170,710.01
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	674.05	3,786.20	416.42	7,971.33
	(d) Employee Benefits Expense	4,025.82	4,621.65	4,604.84	18,110.45
	(e) Depreciation and Amortisation Expense	930.43	1,541.82	1,078.50	4,576.65
	(f) Other expenses	4,521.04	31,844.97	4,588.14	49,365.99
	Total Expenses	70,278.26	114,382.94	48,942.88	270,323.14
3.	**Profit/(Loss) from Operations before Other income, Finance costs, Exceptional items and Prior Period Adjustments(1-2)**	(28,522.79)	(33,060.07)	103,551.18	72,794.92
4.	Other income	879.65	24,466.62	893.32	28,838.22
5.	**Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)**	(27,643.14)	(8,593.45)	104,444.50	101,633.14
6.	Finance Costs	382.71	5,868.63	346.13	7,293.09
7.	**Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)**	(28,025.86)	(14,462.08)	104,098.37	94,340.05
8.	Exceptional items	-	-	-	-
9.	Prior Period Adjustments	(0.14)	(338.28)	1.05	(348.61)
10.	**Profit/(Loss) from Ordinary Activities before tax (7+8+9)**	(28,026.00)	(14,800.36)	104,099.42	93,991.44
11.	Tax Expense				
	(a) Current Tax				
	Current Year	1,096.06	(262.28)	1,800.58	6,617.24
	Earlier Years	3.86	29.89	0.25	31.54
	(b) Deferred Tax	(39.86)	2,982.66	3,151.87	4,535.95
12.	**Net Profit/(Loss) from Ordinary Activities after tax (10-11)**	(29,086.06)	(17,550.63)	99,146.72	82,806.71
13.	Less : Extraordinary items (Net of Tax Expense)	-	-	99,072.66	99,072.66
14.	**Net Profit/(Loss) for the Period (12-13)**	(29,086.06)	(17,550.63)	74.06	(16,265.95)
15.	Share of Profit/ (Loss) of associates	18.02	(14.56)	50.01	31.87
16.	Minority interest	938.90	1,311.18	432.35	3,400.35
17.	**Net Profit/(Loss) after share of Profit / (Loss) of associates & Minority interest for the Period (14+15+16)**	(28,129.14)	(16,254.01)	556.42	(12,833.73)
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	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				1,041,833.15
20.i	**Earning Per share (Before Extraordinary Items) (of ₹ 2 each) *(Not Annualised)**				
	Basic and Diluted (₹)	(1.08)*	(0.62)*	3.81*	3.30
20.ii	**Earning Per share (After Extraordinary Items) (of ₹ 2 each) *(Not Annualised)**				
	Basic and Diluted (₹)	(1.08)*	(0.62)*	0.02*	(0.49)

UNITECH LIMITED * GURGAON *

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Select Information for the Quarter Ended June 30, 2015

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2015	31.03.2015	30.06.2014	31.03.2015
A	PARTICULARS OF SHAREHOLDING				
1	Public Shareholding				
	- Number of shares	1763141917	1424817679	1365468179	1424817679
	- Percentage of shareholding	67.39	54.46	52.19	54.46
2	Promoters and Promoter Group Shareholding				
	a) Pledged / Encumbered				
	- Number of shares	737710196	1076174434	1037830441	1076174434
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	86.47	90.32	82.97	90.32
	- Percentage of shares (as a % of the total share capital of the company)	28.20	41.13	39.67	41.13
	b) Non - encumbered				
	- Number of shares	115448934	115308934	213002427	115308934
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	13.53	9.68	17.03	9.68
	- Percentage of shares (as a % of the total share capital of the company)	4.41	4.41	8.14	4.41
B	Investor Complaints	Quarter Ended 30.06.2015			
	- Pending at the beginning of the Quarter	NIL			
	- Received during the Quarter	1			
	- Disposed of during the Quarter	1			
	- Remaining unresolved at the End of the Quarter	NIL			

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter Ended June 30, 2015

(₹ in Lacs)

Sl. No.	Particulars	Quarter Ended			Year Ended
		30.06.2015 (Unaudited)	31.03.2015 (Audited)	30.06.2014 (Unaudited)	31.03.2015 (Audited)
1.	Segment Revenue				
	(a) Real estate and related activities	25,910.67	41,254.95	52,441.78	177,777.04
	(b) Transmission Towers	8,468.37	10,766.80	8,151.58	28,910.78
	(c) Property Management	4,343.66	26,113.54	3,744.85	39,156.93
	(d) Hospitality	853.02	1,573.66	1,136.97	5,436.00
	(e) Investment activities	-	5.16	85,570.22	85,588.18
	(f) Others	2,439.79	2,243.25	2,879.06	11,017.85
	Total	42,015.51	81,957.36	153,924.46	347,886.78
	Less: Inter segment revenue	260.04	634.48	1,430.40	4,768.72
	Net sales / Income from operations	41,755.47	81,322.87	152,494.06	343,118.06
2.	Segment Results				
	(Profit before tax and Finance costs)				
	(a) Real estate and related activities (Refer note iii)	(31,000.01)	(36,731.34)	16,167.37	(20,128.77)
	(b) Transmission Towers	502.34	816.02	568.62	1,713.86
	(c) Property Management	1,882.31	5,171.27	1,328.74	10,513.01
	(d) Hospitality	(167.87)	(256.03)	(229.26)	(704.04)
	(e) Investment activities	(1.77)	(944.37)	85,555.11	84,608.03
	(f) Others	423.68	397.53	716.48	1,628.78
	(g) Unallocable Income/(Expense)	718.18	22,953.47	337.44	24,002.27
	Total	(27,643.14)	(8,593.45)	104,444.50	101,633.14
	Less:				
	(i) Finance Cost	382.71	5,868.63	346.13	7,293.09
	(ii) Prior Period Adjustment	0.14	338.28	(1.05)	348.61
	(iii) Extraordinary loss	-	-	99,072.66	99,072.66
	Net profit before Tax	(28,025.99)	(14,800.36)	5,026.76	(5,081.22)
3.	Capital employed				
	(Segment assets - Segment Liabilities)				
	(a) Real estate and related activities	993,033.44	1,027,365.47	1,024,777.84	1,027,365.47
	(b) Transmission Towers	7,250.44	6,971.92	7,010.01	6,971.92
	(c) Property Management	4,655.65	2,854.35	10,852.03	2,854.35
	(d) Hospitality	(6,357.10)	(5,661.31)	(3,173.03)	(5,661.31)
	(e) Investment activities	36,158.49	36,158.73	36,916.23	36,158.73
	(f) Others	17,931.18	14,018.13	14,336.37	14,018.13
	(g) Unallocable	12,034.25	12,451.88	8,095.99	12,451.88
	Total	1,064,706.35	1,094,159.17	1,098,815.44	1,094,159.17

UNITECH LIMITED ★ GURGAON ★

Notes:

I	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 August 13, 2015 and the statutory auditors have carried out the Limited Review of the said Consolidated Financial Results.
II	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹63,684.31 Lacs (previous year ending on 31st March, 2015 - ₹85,364.32 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. Further, significant portion has already been adjusted/ recovered during the previous years as well as during the current quarter and the management is confident of recovering/ appropriately adjusting the balance in due course.
III	An overseas entity of the Group has sold its entire stake in an IT Park developer company to Brookfield which resulted in a capital loss of INR 224 crores and simultaneously another entity of the group acquired shareholding of a SEZ developer company from an overseas affiliate of Brookfield.
IV	The segment results have been prepared in accordance with the accounting principles laid down under Accounting Standard - 17 on 'Segment Reporting'.
V	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).
VI	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'.
VII	The Financial Results for the quarter ended March 31, 2015 are the balancing figures between audited results for the full financial year and the unaudited published year to date figures up to the third quarter of the financial year 2014-2015.
VIII	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place: Gurgaon
Dated: August 13, 2015

Certified True Copy
For UNITECH LIMITED
DEEPAK JAIN
Company Secretary

For Unitech Limited
Ramesh Chandra
Chairman

unitech

Press Release
For Immediate Dissemination

FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2015 (UNAUDITED)

Standalone

Total Income for the Quarter was Rs. 309.82 Crores

Profit before tax for the Quarter was Rs. 16.56 lacs

Net profit after tax for the Quarter was Rs. 21.96 lacs

Consolidated

Total Income for the Quarter was Rs. 426.34 Crores

Loss before tax for the Quarter was Rs. 280.26 Crores

Net Loss after tax for the Quarter was Rs. 281.29 Crores

Operations

Achieved sales bookings of 0.23 million sq ft valued at Rs. 178 Crores during Q1FY16

Delivered 1.14 million sq ft of completed property during Q1FY16

Gurgaon, 13th August 2015: Unitech, India's leading business group involved in large-scale integrated real-estate development and infrastructure projects, today announced its consolidated financial results for the Quarter ended 30th June 2015. The company recorded a total income of Rs. 426.34 Crores for the Quarter ended 30th June 2015. Loss after tax from ordinary activities for the same period stood at Rs. 281.29 Crores. During the quarter, an overseas entity of the Group has sold its entire stake in an IT Park developer to Brookfield which resulted in a capital loss of Rs. 242 crores and simultaneously another entity of the group acquired shareholding of a SEZ developer from an overseas affiliate of Brookfield.

The Earning per Share (EPS) for the quarter ended 30th June 2015 stood at Rs. -1.08 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.

Consolidated net debt as of 30th June, 2015 was Rs. 6605 Crores. Net debt to equity ratio as of 30th June'15 was 0.62.

Announcing the results, Mr. Sanjay Chandra, Managing Director, Unitech Ltd. said, *"We have a strong pipeline of projects under construction and with accelerated construction activity deliveries in the first quarter have gone up substantially. We have commenced delivery of finished product in three projects during the quarter. We are further ramping up construction activity at our various sites. Increased pace of construction will also lead to higher cash flows for the company, restarting the virtuous cycle of construction and related cash flows."*

Key operational highlights for the quarter ended 30th June 2015 are

- Achieved sales bookings of 0.23 million sq ft during Q1FY16
- Residential sales bookings of 0.16 million sq ft valued at Rs. 130 Crores
- Non-residential sales bookings of 0.06 million sq ft valued at Rs. 48 Crores
- Total value of Sales bookings is Rs. 178 Crores
- Delivered 1.14 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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