Unitech Limited
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www.unitechgroup.com

Regd. Office: 6, Community Centre, Saket,
New Delhi - 110017.
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February 13, 2013

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, 2013
Un-*audited Financial Results for the Quarter & Nine Months Ended 31.12.2012*

Dear Sirs,

This is to inform you that the Board of Directors, in its meeting held today, i. e. on February 13, 2013, has *inter alia* approved the Un-audited standalone as well as Un-audited consolidated financial results of the Company for the quarter & nine months ended on December 31, 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

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 and nine months ended 31st December 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.

UNITECH LIMITED GURGAON

GOEL GARG & CO CHARTERED ACCOUNTANTS NEW DELHI

3. Without qualifying our opinion, we draw attention to the following:

(a) No adjustment for recoverability of balance of short term loan aggregating ₹ 348.27 crores and the investment aggregating ₹ 27.32 crores has been made as the matters are sub-judice and the impact, if any, is unascertainable at this stage;

(b) The Company and its affiliates have invested ₹ 638 crores for 32.75% equity stake in Unitech Wireless Companies (i.e. direct equity holding of 6.76% and indirect equity holding through economic interest of 25.99% by way of compulsorily convertible debentures and right to acquire the equity shares of affiliate companies) by undertaking the long-term debts / obligations. As on the reporting date, the total potential exposure of the Company along with its subsidiaries/affiliates on account of these debts / obligations and investments stands at ₹ 1007.35 crores including direct exposure of ₹ 34.50 crores. Further, post cancellation of telecom licences issued to Unitech Wireless companies, the Company has executed the settlement and mutual release agreement with Telenor on 10th October, 2012 which provides for transfer of entire 32.75% stake in Unitech Wireless Companies to Telenor nominated entity for a nominal amount, and all disputes between the parties shall be withdrawn, on fulfillment of certain conditions which are yet to be fulfilled on the reporting date. The successful transfer of business from Unitech wireless companies to a Telenor nominated entity, being the final condition, has not been fulfilled yet due to an extension of licences by the Hon'ble Supreme Court of India. In the event these conditions are not met, the settlement and mutual release agreement gets terminated and all rights and obligations of the parties will be restored to the situation before the said agreement.

4 (a) Refer paragraph 3(b) above, the Company's direct investments in Unitech Wireless Companies are carried at cost. Consequent upon the settlement and mutual release agreement with Telenor dated 10th October 2012 there has been a decline other than temporary in the value of long term investments. Accordingly, other expenses would have been increased by ₹ 34.50 crores and net profit for the period would have been lower by ₹ 34.50 crores;

UNITECH LIMITED GURGAON

GOEL GARG & CO. CHARTERED ACCOUNTANTS NEW DELHI

(b) Advances amounting to ₹ 1552.27 crores are outstanding and shown under the head short term loans and advances. As explained by the management, these advances are for purchase of land and projects pending commencement and have been given in the normal course of business to land owing companies/collaborators/projects for purchase of land. Further, the management has represented that based on information available such advances are in respect of ongoing business transactions and are considered recoverable. However, considering that some of these advances are outstanding and unadjusted for long periods of time, we cannot comment on 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 mis-statement.

For Goel Garg & Co.
Chartered Accountants
FRN 000397N

GOEL GARG & CO. CHARTERED ACCOUNTANTS NEW DELHI

(J L Garg)
Partner
Membership Number 005406
Place: Gurgaon
Date: 13th February,2013

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 & Nine Months Ended December 31, 2012

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2012 (Unaudited)	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)
1.	**Income from Operations**						
	(a) Net sales / Income from Operations (Net of Excise Duty)	644.72	539.83	514.22	1,592.29	1,809.03	2,421.86
	Total income from Operations (Net)	644.72	539.83	514.22	1,592.29	1,809.03	2,421.86
2.	**Expenses**						
	(a) Cost of Material Consumed	56.05	43.16	26.67	128.41	66.44	127.64
	(b) Real estate, Construction and Other Expenses	359.65	323.47	259.46	908.62	981.76	1,429.88
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	1.72	(29.16)	(6.14)	(27.52)	14.78	(32.14)
	(d) Employee Benefits Expense	45.39	42.64	36.93	126.94	110.01	161.96
	(e) Depreciation and Amortisation Expense	9.78	9.76	9.34	29.42	26.17	43.40
	(f) Other expenses	71.18	77.90	89.99	208.57	270.84	406.42
	Total Expenses	543.77	467.77	416.25	1,374.44	1,470.00	2,137.16
3.	**Profit/(Loss) from Operations before Other income, Finance costs & Exceptional items (1-2)**	100.95	72.06	97.97	217.85	339.03	284.70
4.	Other income	34.60	33.96	33.42	103.10	145.12	208.05
5.	**Profit/(Loss) from Ordinary activities before Finance Costs & Exceptional Items (3+4)**	135.55	106.02	131.39	320.95	484.15	492.75
6.	Finance Costs	8.40	8.74	27.05	28.81	94.62	56.28
7.	**Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional and Prior Period items (5-6)**	127.15	97.28	104.34	292.14	389.53	436.47
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	0.04	(26.80)	0.11	(26.82)	0.09	(0.66)
10.	**Profit/(Loss) from Ordinary Activities before tax (7+8+9)**	127.19	70.48	104.45	265.32	389.62	435.81
11.	Tax Expense						
	(a) Current Tax						
	Current Year	35.61	34.56	46.05	97.58	135.05	183.59
	Earlier Years	0.48	-	0.03	0.48	0.02	0.94
	(b) Deferred Tax	5.41	(10.58)	0.77	(6.53)	0.94	5.06
12.	**Net Profit/(Loss) from Ordinary Activities after tax (10-11)**	85.69	46.50	57.60	173.79	253.61	246.22
13.	Extraordinary items	-	-	-	-	-	-
14.	**Net Profit/(Loss) for the Period (12-13)**	85.69	46.50	57.60	173.79	253.61	246.22
15.	Share of Profit/ (Loss) of associates	0.66	0.02	(0.89)	0.50	(0.57)	(0.77)
16.	Minority interest	(2.18)	2.67	(1.49)	4.95	(7.00)	(8.07)
17.	**Net Profit/(Loss) for the Period (14+15+16)**	84.17	49.19	55.22	179.24	246.04	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	0.32*	0.19*	0.21*	0.69*	0.94*	0.91
20.ii	**Earning Per share (After Extraordinary Items)** (of ₹ 2 each) *(Not Annualised) Basic and Diluted	0.32*	0.19*	0.21*	0.69*	0.94*	0.91

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Select Information for the Quarter & Nine Months Ended December 31, 2012

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2012	30.09.2012	31.12.2011	31.12.2012	31.12.2011	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	970320908	1005197899	898914019	970320908	898914019	862809729
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	76.71	79.46	70.73	76.71	70.73	68.21
	- Percentage of shares (as a % of the total share capital of the company)	37.09	38.42	34.36	37.09	34.36	32.98
	b) Non - encumbered						
	- Number of shares	294635960	259758969	371931849	294635960	371931849	402147139
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	23.29	20.54	29.27	23.29	29.27	31.79
	- Percentage of shares (as a % of the total share capital of the company)	11.26	9.93	14.21	11.26	14.21	15.37
B	**Investor Complaints**	Quarter Ended 31.12.2012					
	- Pending at the beginning of the Quarter	NIL					
	- Received during the Quarter	29					
	- Disposed of during the Quarter	29					
	- Remaining unresolved at the End of the Quarter	NIL					

Consolidated Un-audited Segment-wise Revenue, Results and Capital Employed for the Quarter & Nine Months Ended December 31, 2012

(₹ in Crore)

S. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2012 (Unaudited)	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)
1.	**Segment Revenue**						
	(a) Real estate and related activities	512.87	431.90	433.40	1,263.04	1,549.07	2,019.38
	(b) Transmission Towers	66.37	47.75	27.76	150.30	103.96	200.84
	(c) Property Management	32.55	31.58	26.84	94.07	90.91	117.61
	(d) Hospitality	11.96	9.27	9.57	28.91	17.37	24.77
	(e) Others	20.97	19.33	16.65	55.97	47.72	59.26
	Total	644.72	539.83	514.22	1,592.29	1,809.03	2,421.86
	Less: Inter segment revenue	-	-	-	-	-	-
	Net sales / Income from operations	644.72	539.83	514.22	1,592.29	1,809.03	2,421.86
2.	**Segment Results**						
	(Profit before tax, Interest and Unallocable overheads)						
	(a) Real estate and related activities	93.09	67.25	103.96	203.58	383.06	367.21
	(b) Transmission Towers	8.18	4.74	4.40	16.76	10.80	16.16
	(c) Property Management	10.34	2.23	7.79	25.78	24.26	30.47
	(d) Hospitality	(0.45)	(3.28)	(0.50)	(6.49)	(0.73)	(3.54)
	(e) Others	8.53	15.53	(1.68)	23.45	(5.38)	(11.87)
	Total	119.69	86.47	113.97	263.08	412.01	398.43
	Less:						
	(i) Finance Cost	8.40	8.74	27.05	28.81	94.62	56.28
	(ii) Unallocable Overheads net of unallocable Income	(15.86)	(19.55)	(17.42)	(57.87)	(72.14)	(94.32)
	(iii) Prior Period Adjustment	(0.04)	26.80	(0.11)	26.82	(0.09)	0.66
	Total profit before Tax	127.19	70.48	104.45	265.32	389.62	435.81
3.	**Capital employed** -Unallocable	11,965.19	11,925.64	12,111.96	11,965.19	12,111.96	12,023.84

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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 13th February, 2013 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter and nine months ended 31st December, 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.	In reference to the Statutory Auditors observation in the Limited Review Report on the unaudited Standalone Results for the Quarter and nine months ended 31st December, 2012, the management's response is given as under :- a) As already stated in the Auditors observation, the matters are sub-judice and the impact, if any is unascertainable at this stage. b) The management states that all the conditions, as stated in the 'Settlement and Mutual Release Agreement' signed by Unitech, Telenor and Unitech Wireless (TamilNadu) Pvt. Ltd. on 10th October, 2012, were yet to be fulfilled on 31st December 2012 due to extension of validity period of quashed licenses by Hon'ble Supreme Court. Pending fulfillment of all these conditions, the final settlement with Telenor is yet to become effective and thus the investments/investment obligations of the Company in Unitech Wireless companies have been shown at book value in the financial statements for the period ended 31st December, 2012 c) The management is of the opinion that advances against projects pending commencement and advances under the head short term loans and advances are in normal course of business and are considered good.
VI.	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place : Gurgaon

Date : February 13, 2013

Certified True Copy
For UNITECH LIMITED
DEEPAK JAIN
Company Secretary

For Unitech Limited

Ramesh Chandra
Chairman

UNITECH LIMITED

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

Statement of Standalone Unaudited Results for the Quarter & Nine Months Ended December 31, 2012

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2012 (Unaudited)	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)
1.	**Income from Operations**						
	(a) Net sales / Income from Operations	254.03	252.06	254.74	684.94	1,011.39	1,287.91
	Total income from Operations (Net)	254.03	252.06	254.74	684.94	1,011.39	1,287.91
2.	**Expenses**						
	(a) Real estate, Construction and Related Expenses	160.02	172.97	129.31	463.68	590.56	828.70
	(b) Changes in Inventories of finished properties, land, land development right and work in progress	-	2.01	0.65	2.01	1.14	2.45
	(c) Employee Benefits Expense	33.78	32.08	29.87	94.77	92.67	128.51
	(d) Depreciation and Amortisation Expense	1.42	1.16	2.26	4.38	4.87	6.78
	(e) Other Expenses	19.70	17.67	11.29	49.94	36.53	70.94
	Total Expenses	214.92	225.89	173.38	614.78	725.77	1,037.38
3.	**Profit from Operations before Other income, Finance costs and Exceptional Items (1-2)**	39.11	26.17	81.36	70.16	285.62	250.53
4.	Other income	117.43	117.59	96.64	352.10	316.06	488.68
5.	**Profit from Ordinary activities before Finance Costs and Exceptional Items (3+4)**	156.54	143.76	178.00	422.26	601.68	739.21
6.	Finance Costs	91.92	86.35	70.54	253.72	226.52	279.94
7.	**Profit from Ordinary activities after Finance costs but before Exceptional and Prior Period Items (5-6)**	64.62	57.41	107.46	168.54	375.16	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)**	64.62	30.68	107.46	141.81	375.16	459.11
11.	Tax Expense						
	(a) Current Tax						
	Current Year	25.50	24.00	35.00	64.50	94.00	135.04
	Earlier Years	-	-	-	-	-	(0.28)
	(b) Deferred Tax	(0.17)	(10.72)	(0.55)	(11.14)	(3.50)	(2.36)
12.	**Net Profit from Ordinary Activities after tax (10-11)**	39.29	17.40	73.01	88.45	284.66	326.71
13.	Extraordinary items	-	-	-	-	-	-
14.	**Net Profit for the Period (12-13)**	39.29	17.40	73.01	88.45	284.66	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	0.15*	0.07*	0.28*	0.34*	1.09*	1.25
17.ii	**Earning Per share (After Extraordinary Items)** (of ₹ 2 each) *(Not Annualised) Basic and Diluted	0.15*	0.07*	0.28*	0.34*	1.09*	1.25

Select Information for the Quarter & Nine Months Ended December 31,2012

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2012	30.09.2012	31.12.2011	31.12.2012	31.12.2011	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	970320908	1005197899	898914019	970320908	898914019	862809729
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	76.71	79.46	70.73	76.71	70.73	68.21
	- Percentage of shares (as a % of the total share capital of the company)	37.09	38.42	34.36	37.09	34.36	32.98
	b) Non - encumbered						
	- Number of shares	294635960	259758969	371931849	294635960	371931849	402147139
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	23.29	20.54	29.27	23.29	29.27	31.79
	- Percentage of shares (as a % of the total share capital of the company)	11.26	9.93	14.21	11.26	14.21	15.37

B	**Investor Complaints**	Quarter Ended 31.12.2012
	- Pending at the beginning of the Quarter	NIL
	- Received during the Quarter	29
	- Disposed of during the Quarter	29
	- Remaining unresolved at the End of the Quarter	NIL

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Notes:

I.	The above unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 13th February, 2013 and the statutory auditors have carried out the Limited Review of the said Standalone Financial Results.
II.	In reference to the Statutory Auditors observation in the Limited Review Report on the unaudited Standalone Results for the Quarter and nine months ended 31st December, 2012, the management's response is given as under :- a) As already stated in the Auditors observation, the matters are sub-judice and the impact, if any is unascertainable at this stage. b) The management states that all the conditions, as stated in the 'Settlement and Mutual Release Agreement' signed by Unitech, Telenor and Unitech Wireless (TamilNadu) Pvt. Ltd. on 10th October, 2012, were yet to be fulfilled on 31st December 2012 due to extension of validity period of quashed licenses by Hon'ble Supreme Court. Pending fulfillment of all these conditions, the final settlement with Telenor is yet to become effective and thus the investments/investment obligations of the Company in Unitech Wireless companies have been shown at book value in the financial statements for the period ended 31st December, 2012 c) The management is of the opinion that advances against projects pending commencement and advances under the head short term loans and advances are in normal course of business and are considered good.
III.	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place : Gurgaon

Date : February 13, 2013

For Unitech Limited

Ramesh Chandra
Chairman

Certified True Copy
For UNITECH LIMITED
DEEPAK JAIN
Company Secretary

unitech

Press Release
For Immediate Dissemination

FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DEC 2012
(UNAUDITED, CONSOLIDATED)

Total Income for the Quarter was Rs. 679.32 Crores, up 24.04% YoY & 18.39% QoQ

PBT for the quarter was Rs. 127.19 Crores, up 21.77% YoY & 80.46% QoQ

Net Profit for the quarter was Rs. 84.17 Crores, up 52.43% YoY & 71.11% QoQ

Sales bookings of 1.36 million sqft valued at Rs. 676 Crores during Q3

Total Income for the Nine Month period was Rs. 1695.39 Crores

PBT for the Nine Month period was Rs. 265.32 Crores

Net Profit for the Nine Month period was Rs. 179.24 Crores

Achieved sales bookings of 4.41 million sq ft valued at Rs. 2213 Crores during 9M

Delivered 2.30 million sq ft of completed property during 9M

Gurgaon, 13th February 2013: 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 2012. The company recorded a total income of Rs. 679.32 Crores for the Quarter ended 31st December 2012. Net profit for the same period stood at Rs. 84.17 Crores. For the Nine Months ended 31st Dec'12, total income stood at Rs. 1695.39 Crores while the Net profit for the same period was Rs. 179.24 Crores.

The Earning per Share (EPS) for the Nine Months ended 31st December 2012 stood at Rs. 0.69 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 and its consolidated net debt as of 31st Dec'12 was Rs. 5,421 Crores. Net debt to equity ratio as of 31st Dec'12 was 0.45, one of the lowest in the industry. Additional LRD (Lease rental discounting) facility was availed during this period in IT SEZ projects, part of Unitech Corporate Parks Plc (UCP) portfolio, keeping in view the good progress being made in those projects.

Announcing the results, Mr. Sanjay Chandra, Managing Director, Unitech Ltd. said, *"There has been a significant scale up in construction activity in the recent months and the worker strength at sites reached an all time high recently. Company is focused on further ramping the construction activity in the coming months with a view to not only clear the delivery backlog of the older projects but also commence delivery of finished product in some new projects."*

He added, "Residential property demand remains stable. Average price realization for residential property has witnessed continuous increase for the last four quarters. Going forward, company would endeavor to maximize price realization, improve sales and reduce the risk of delay in delivery through optimal timing of project launches and selling product over the life cycle of a project. Towards this endeavor, company has commenced construction at certain sites where it intends to launch projects in the near future."

Key operational highlights for the Nine Months ended 31st Dec'12 are

- Achieved sales bookings of 4.41 million sq ft
- Launched projects totaling an area of 3.38 million sq ft. during 9M FY13
- Residential sales bookings of 4.09 million sq ft valued at Rs. 1785 Crores
- Non-residential sales bookings of 0.32 million sq ft valued at Rs. 429 Crores
- Total value of Sales bookings is Rs. 2213 Crores
- Delivered 2.30 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, uncertainities 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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