

August 14, 2012

The Manager
(Listing Department)
National Stock Exchange of India Limited [NSE]
'Exchange Plaza', C/1, Block G,
Bandra-Kurla Complex,
Bandra (East),
Mumbai – 400 051



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 14, 2012
Audited Financial Results for the Year Ended 31.03.2012

Dear Sirs,

This is to inform you that the Board of Directors, in its meeting held today, i. e. on August 14, 2012, has *inter alia* approved the audited stand-alone as well as audited consolidated financial results of the Company for the year ended on March 31, 2012. The results in this regard are enclosed herewith.

Further the Board has not recommended any dividend for the financial year 2011-2012.

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

Thanking you,

Yours truly,
For **Unitech Limited**

A handwritten signature in black ink, appearing to read "Deepak Jain".

Deepak Jain
Company Secretary

Encl.: a/a

UNITECH LIMITED

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

Statement of Standalone Unaudited Results for the Quarter Ended 30.06.2012

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012 (Unaudited)	31.03.2012 (Unaudited)	30.06.2011 (Unaudited)	31.03.2012 (Audited)	31.03.2011 (Audited)
1.	Income from Operations					
	(a) Net sales / Income from Operations	178.85	273.67	296.93	1,287.91	2,014.72
	Total income from Operations (Net)	178.85	273.67	296.93	1,287.91	2,014.72
2.	Expenses					
	(a) Real estate, Construction and Related Expenses	130.69	171.01	161.64	828.70	1,104.79
	(b) Changes in Inventories of finished properties, land, land development right and work in progress	-	1.92	-	2.45	(4.05)
	(c) Employee Benefits Expense	28.91	35.80	31.13	128.51	113.09
	(d) Depreciation and Amortisation Expense	1.80	1.89	1.35	6.78	6.68
	(e) Other Expenses	12.57	23.18	14.02	70.94	83.14
	Total Expenses	173.97	233.80	208.14	1,037.38	1,303.65
3.	Profit from Operations before Other income, Finance costs and Exceptional items (1-2)	4.88	39.87	88.79	250.53	711.07
4.	Other income	117.08	110.92	127.49	488.68	362.52
5.	Profit from Ordinary activities before Finance Costs and Exceptional Items (3+4)	121.96	150.79	216.28	739.21	1,073.59
6.	Finance Costs	75.45	70.33	78.45	279.94	345.42
7.	Profit from Ordinary activities after Finance costs but before Exceptional items (5-6)	46.51	80.46	137.83	459.27	728.17
8.	Exceptional items	-	-	-	-	-
9.	Prior Period Adjustments	-	-	-	(0.16)	-
10.	Profit from Ordinary Activities before tax (7+8+9)	46.51	80.46	137.83	459.11	728.17
11.	Tax Expense					
	(a) Current Tax					
	Current Year	15.00	29.72	30.00	135.04	220.00
	Earlier Years	-	-	-	(0.28)	-
	(b) Deferred Tax	(0.25)	8.29	(0.24)	(2.36)	(1.91)
12.	Net Profit from Ordinary Activities after tax (10-11)	31.76	42.45	108.07	326.71	510.08
13.	Extraordinary items	-	-	-	-	-
14.	Net Profit for the Period (12-13)	31.76	42.45	108.07	326.71	510.08
15.	Paid-up equity share capital (Face Value - ₹ 2 per share)	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	8,758.61
17.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) (Not Annualised)*	0.12*	0.16*	0.41*	1.25	2.02
17.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) (Not Annualised)	0.12*	0.16	0.41*	1.25	2.02

Select Information for the Quarter Ended 30.06.2012

Sl. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012	31.03.2012	30.06.2011	31.03.2012	31.03.2011
A	PARTICULARS OF SHAREHOLDING					
1	Public Shareholding					
	- Number of shares	1351344179	1351344179	1345475979	1351344179	1345475979
	- Percentage of shareholding	51.65	51.65	51.43	51.65	51.43
2	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	- Number of shares	908301545	862809729	866010667	862809729	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	71.80	68.21	68.15	68.21	68.06
	- Percentage of shares (as a % of the total share capital of the company)	34.72	32.98	33.10	32.98	33.06
	b) Non - encumbered					
	- Number of shares	356655323	402147139	404814401	402147139	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	28.20	31.79	31.85	31.79	31.94
	- Percentage of shares (as a % of the total share capital of the company)	13.63	15.37	15.47	15.37	15.51
B	Investor Complaints	Quarter Ended 30.06.2012				
	- Pending at the beginning of the Quarter	NIL				
	- Received during the Quarter	13				
	- Disposed of during the Quarter	13				
	- Remaining unresolved at the End of the Quarter	NIL				

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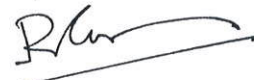
Notes :

I.	<p>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 14th August, 2012 and the statutory auditors have carried out the Limited Review of the said Standalone Financial Results.</p> <p>The Audited standalone financial results for the year ended 31st March 2012 was also reviewed by the Audit Committee and approved by the Board in their meeting held on 14th August 2012.</p>
II.	<p>The company is primarily in the business of real estate development and related activities including construction, consultancy and rentals etc. Further majority of the business conducted is within the geographical boundaries of India.</p> <p>In view of the above, in the opinion of the management and based on the organizational and internal reporting structure, the companies business activities as described above are subject to similar risks and returns. Further, since the business activities undertaken by the company are within India, in the opinion of the management, the environment in India is considered to have similar risks and returns. Consequently, the company's business activities primarily represent a single business segment. Similarly this company's operations in India represent a single geographical segment.</p>
III.	<p>The Auditors in their report on the Audited Financial Results for the year ended 31st March, 2012 has expressed the following:-</p> <p>Advances for the purchase of land and projects pending commencement amounting to Rs. 16,074,305,962 under the head Short Term Loans and advances, as explained by the management, have been given in the normal course of business to land owing companies collaborators/projects/for purchase of Land. The management has represented that based on the information available such advances in respect of ongoing business transactions are considered recoverable. However, considering that some these advances are outstanding and unadjusted for long periods of time, we are unable to ascertain the recoverability/subsequent adjustments, if any. Accordingly, to the extent that some of these advances may not be recoverable, we are unable to ascertain the final impact, if any, on the statements.</p>
IV.	<p>The management took note of the above, and is of the opinion that advances for purchase of land and projects pending commencement, are considered good for recovery or are recoverable in due course.</p>
V.	<p>The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.</p>

Place: Gurgaon

Date : August 14, 2012

For Unitech Limited

Ramesh Chandra
Chairman**Certified True Copy**
FOR UNITECH LIMITED
DEEPAK JAIN
Company Secretary

Unitech Limited

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

Standalone Statement of Assets & Liabilities

(₹ in Crores)

Sr.No.	Particulars	As at March 31, 2012	As at March 31, 2011
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share Capital	523.26	523.26
	(b) Reserves and Surplus	9,115.73	8,758.61
	Sub-total - Shareholders' funds	9,638.99	9,281.87
2	Share Application Money Pending Allotment		
3	Non-current Liabilities		
	(a) Long-Term Borrowings	1,271.88	1,591.92
	(b) Other Long-Term Liabilities	674.66	779.47
	(c) Long-Term Provisions	16.49	13.15
	Sub-total - Non-current Liabilities	1,963.03	2,384.54
4	Current Liabilities		
	(a) Short-Term Borrowings	1,243.97	1,543.07
	(b) Trade Payables	365.88	288.44
	(c) Other Current Liabilities	3,461.68	2,993.56
	(d) Short-Term Provisions	106.97	133.29
	Sub-total - Current Liabilities	5,178.50	4,958.36
	TOTAL- EQUITY AND LIABILITIES	16,780.52	16,624.77
B	ASSETS		
1	Non-current Assets		
	(a) Fixed Assets	88.63	176.65
	(b) Non-current Investments	2,424.81	2,054.91
	(c) Deferred Tax Assets (Net)	4.20	1.84
	(d) Long-Term Loans and Advancess	69.48	69.04
	Sub-total - Non-current Assets	2,587.12	2,302.44
2	Current Assets		
	(a) Current Investments	-	1.41
	(b) Inventories	1170.2	1,253.17
	(c) Trade Receivables	1648.29	1,677.37
	(d) Cash and Cash Equivalents	158.10	262.18
	(e) Short-Term Loans and Advancess	8,349.42	8,511.07
	(f) Other Current Assets	2867.39	2,617.13
	Sub-total - Current Assets	14,193.40	14,322.33
	TOTAL- ASSETS	16,780.52	16,624.77

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UNITECH LIMITED

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

Statement of Consolidated Unaudited Results for the Quarter Ended 30.06.2012

(₹ in Crores except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012 (Unaudited)	31.03.2012 (Unaudited)	30.06.2011 (Unaudited)	31.03.2012 (Audited)	31.03.2011 (Audited)
1.	Income from Operations (a) Net sales / Income from Operations (Net of Excise Duty)	407.74	716.29	615.46	2,421.86	3,194.82
	Total income from Operations (Net)	407.74	716.29	615.46	2,421.86	3,194.82
2.	Expenses					
	(a) Cost of Material Consumed	29.20	68.26	22.63	127.64	145.81
	(b) Real estate, Construction and Other Expenses	250.55	565.54	355.42	1,429.88	1,776.53
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	(0.08)	(40.37)	(4.72)	(32.14)	(15.79)
	(d) Employee Benefits Expense	38.91	53.26	36.32	161.96	136.75
	(e) Depreciation and Amortisation Expense	9.88	17.18	8.38	43.40	41.94
	(f) Other expenses	34.44	30.70	86.03	406.42	406.54
	Total Expenses	362.90	694.57	504.06	2,137.16	2,491.78
3.	Profit/(Loss) from Operations before Other income, Finance costs & Exceptional items (1-2)	44.84	21.72	111.40	284.70	703.04
4.	Other income	34.54	54.39	71.37	208.05	357.87
5.	Profit/(Loss) from Ordinary activities before Finance Costs & Exceptional Items (3+4)	79.38	76.11	182.77	492.75	1,060.91
6.	Finance Costs	11.67	25.18	33.74	56.28	207.51
7.	Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional and Prior Period items (5-6)	67.71	50.93	149.03	436.47	853.40
8.	Exceptional items	-	-	-	-	-
9.	Prior Period Adjustments	(0.06)	(0.17)	-	(0.66)	0.36
10.	Profit/(Loss) from Ordinary Activities before tax (7+8+9)	67.65	50.76	149.03	435.81	853.76
11.	Tax Expense					
	(a) Current Tax					
	Current Year	27.41	33.07	45.12	183.59	267.92
	Earlier Years	-	0.91	-	0.94	0.30
	(b) Deferred Tax	(1.36)	13.50	1.70	5.06	1.99
12.	Net Profit/(Loss) from Ordinary Activities after tax (10-11)	41.60	3.28	102.21	246.22	583.55
13.	Extraordinary items	-	-	-	-	-
14.	Net Profit/(Loss) for the Period (12-13)	41.60	3.28	102.21	246.22	583.55
15.	Share of Profit/ (Loss) of associates	(0.18)	(0.20)	0.05	(0.77)	(5.51)
16.	Minority interest	4.46	(0.82)	(3.90)	(8.07)	(10.38)
17.	Net Profit/(Loss) for the Period (14+15+16)	45.88	2.26	98.36	237.38	567.66
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	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	11,081.45
20.i	Earning Per share (Before Extraordinary Items) (of ₹ 2 each) (Not Annualised)* Basic and Diluted	0.18*	0.01*	0.38*	0.91	2.24
20.ii	Earning Per share (After Extraordinary Items) (of ₹ 2 each) (Not Annualised)* Basic and Diluted	0.18*	0.01*	0.38*	0.91	2.24

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Select Information for the Quarter Ended 30.06.2012

Sl. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012	31.03.2012	30.06.2011	31.03.2012	31.03.2011
A	PARTICULARS OF SHAREHOLDING					
1	Public Shareholding					
	- Number of shares	1351344179	1351344179	1345475979	1351344179	1345475979
	- Percentage of shareholding	51.65	51.65	51.43	51.65	51.43
2	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	- Number of shares	908301545	862809729	866010667	862809729	864935072
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	71.80	68.21	68.15	68.21	68.06
	- Percentage of shares (as a % of the total share capital of the company)	34.72	32.98	33.10	32.98	33.06
	b) Non - encumbered					
	- Number of shares	356655323	402147139	404814401	402147139	405889996
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	28.20	31.79	31.85	31.79	31.94
	- Percentage of shares (as a % of the total share capital of the company)	13.63	15.37	15.47	15.37	15.51
B	Investor Complaints	Quarter Ended 30.06.2012				
	- Pending at the beginning of the Quarter	NIL				
	- Received during the Quarter	13				
	- Disposed of during the Quarter	13				
	- Remaining unresolved at the End of the Quarter	NIL				

Consolidated Un-audited Segment-wise Revenue, Results and Capital Employed for the Quarter Ended 30.06.2012

(₹ in Crore)

S. No.	Particulars	Quarter Ended			Year Ended	
		30.06.2012 (Unaudited)	31.03.2012 (Unaudited)	30.06.2011 (Unaudited)	31.03.2012 (Audited)	31.03.2011 (Audited)
1.	Segment Revenue					
	(a) Real estate	318.27	574.00	541.14	2,019.38	2,821.67
	(b) Transmission Towers	36.18	96.88	25.92	200.84	185.90
	(c) Property Management	29.94	26.05	27.29	117.61	94.96
	(d) Hospitality	7.68	7.35	4.84	24.77	16.95
	(e) Others	15.67	12.01	16.27	59.26	75.34
	Total	407.74	716.29	615.46	2,421.86	3,194.82
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	407.74	716.29	615.46	2,421.86	3,194.82
2.	Segment Results					
	(Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	43.18	120.62	148.73	366.54	920.89
	(b) Transmission Towers	3.84	2.83	2.84	16.16	14.68
	(c) Property Management	13.21	5.82	5.42	30.47	19.21
	(d) Hospitality	(2.76)	(3.62)	0.83	(3.54)	(0.58)
	(e) Others	(0.61)	(3.11)	0.14	(11.87)	(14.06)
	Total	56.86	122.54	157.96	397.76	940.14
	Less:					
	(i) Finance Cost	11.67	25.18	33.74	56.28	207.51
	(ii) Unallocable Overheads net of unallocable Income	(22.46)	46.60	(24.81)	(94.32)	(121.13)
	Total profit before Tax	67.65	50.76	149.03	435.80	853.76
3.	Capital employed					
	-Unallocable	12,173.13	12,012.69	11,677.87	12,023.84	11,604.74

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UNITECH LIMITED
GURGAON

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 14 th August, 2012 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter ended 30 th June, 2012. The Audited consolidated financial results for the year ended 31 st March 2012 was also reviewed by the Audit Committee and approved by the Board in their meeting held on 14 th August 2012.
II.	The segment results have been prepared in accordance with the accounting principles laid down under Accounting Standard - 17 on 'Segment Reporting' notified pursuant to the Companies (Accounting Standard) Rules'2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act,1956.
III.	Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish only the consolidated financial results. The said consolidated financial results present the results of the business operations of the Company, its subsidiaries, joint ventures and associates. Investors can view the standalone results of the Company on its website (www.unitechgroup.com) or on the websites of BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
IV.	The above consolidated results have been prepared in accordance with the principles and procedures as set out in the Accounting Standard - 21 on 'Consolidated Financial Statements', Accounting Standard - 27 on 'Financial reporting of interests in Joint Ventures' and Accounting Standard - 23 on 'Accounting for Investments in Associates in Consolidated Financial Statements' notified pursuant to the Companies (Accounting Standard) Rules'2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act,1956.
V.	The Auditors in their report on the Audited Financial Results for the year ended 31 st March, 2012 has expressed the following:- Advances for the purchase of land and projects pending commencement amounting to Rs. 16,074,305,962 under the head Short Term Loans and advances, as explained by the management, have been given in the normal course of business to land owing companies collaborators/projects/for purchase of Land. The management has represented that based on the information available such advances in respect of ongoing business transactions are considered recoverable. However, considering that some these advances are outstanding and unadjusted for long periods of time, we are unable to ascertain the recoverability/subsequent adjustments, if any. Accordingly, to the extent that some of these advances may not be recoverable, we are unable to ascertain the final impact, if any, on the statements.
VI.	The management took note of the above, and is of the opinion that advances for purchase of land and projects pending commencement, are considered good for recovery or are recoverable in due course.
VII.	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place: Gurgaon

Date : August 14, 2012

For Unitech Limited

Ramesh Chandra
Chairman**Certified True Copy****FOR UNITECH LIMITED**
DEEPAK JAIN
Company Secretary

Unitech Limited

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

Consolidated Statement of Assets & Liabilities

(₹ in Crores)

Sr.No.	Particulars	As at March 31, 2012	As at March 31, 2011
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share Capital	523.26	523.26
	(b) Reserves and Surplus	11,500.58	11,081.46
	(c) Money Received against Share Warrants	-	-
	Sub-total - Shareholders' funds	12,023.84	11,604.72
2	Share Application Money Pending Allotment	-	-
3	Minority Interest	71.79	27.77
4	Non-current Liabilities		
	(a) Long-Term Borrowings	2,118.76	2,749.44
	(b) Deferred Tax Liabilities (Net)	15.39	5.57
	(c) Other Long-Term Liabilities	2,090.32	2,196.16
	(c) Long-Term Provisions	18.35	14.24
	Sub-total - Non-current Liabilities	4,242.82	4,965.41
5	Current Liabilities		
	(a) Short-Term Borrowings	1,798.13	1,723.98
	(b) Trade Payables	660.86	544.48
	(c) Other Current Liabilities	4,264.97	3,983.86
	(c) Short-Term Provisions	91.24	137.11
	Sub-total - Current Liabilities	6,815.20	6,389.43
	TOTAL- EQUITY AND LIABILITIES	23,153.65	22,987.33
B	ASSETS		
1	Non-current Assets		
	(a) Fixed Assets	2,315.57	3,294.09
	(b) Goodwill on Consolidation	2,139.75	1,653.98
	(c) Non-current Investments	1,579.12	1,562.03
	(d) Deferred Tax Assets (Net)	-	-
	(e) Long-Term Loans and Advancess	161.81	168.58
	(f) Other Non-current Assets	1.41	2.01
	Sub-total - Non-current Assets	6,197.66	6,680.69
2	Current Assets		
	(a) Current Investments	168.51	39.65
	(b) Inventories	5026.58	4040.98
	(c) Trade Receivables	1838.42	1883.03
	(d) Cash and Cash Equivalents	318.55	441.16
	(e) Short-Term Loans and Advancess	4320.32	4812.15
	(f) Other Current Assets	5283.61	5089.67
	Sub-total - Current Assets	16955.99	16306.64
	TOTAL- ASSETS	23,153.65	22,987.33

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