Unitech Limited
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www.unitechgroup.com

Regd. Office: 6, Community Centre, Saket,
New Delhi - 110017.
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November 14, 2013

unitech

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 November 14, 2013
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 November 14, 2013, has *inter alia* approved the Unaudited Standalone as well as Unaudited consolidated financial results of the Company for the 2nd quarter and half year ended on September 30, 2013. 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 half year ended 30th September, 2013 ("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.

GOEL GARG & CO. CHARTERED ACCOUNTANTS NEW DELHI

UNITECH LIMITED GURGAON

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

(a) No adjustment for recoverability of balance of short term loans aggregating to ₹ 398.87 crores (previous year ended on 31st March 2013 ₹ 367.45 crores) and investments in share capital / projects aggregating to ₹ 27.47 crores (Previous year ended on 31st March 2013 ₹ 27.40 crores) as the matters are sub-judice and the impact, if any, is unascertainable at this stage;

(b) Refer note 3 to the statement, in respect of investment in Unitech wireless companies, related settlement and future contractual investment obligation of ₹ 993.33 crores (previous year ended on 31st March 2013 ₹ 923.94 crores), as explained to us, the management is not currently in a position to ascertain how and in which group company the aforesaid obligation is likely to devolve and thus, the consequent impact, if any, on the financial statements in future of the company or subsidiaries / affiliates / nominees as the case may be, is currently not ascertainable. Further, in the event of settlement not going through between the company and Telenor Asia Pte. Ltd., the impact, if any, on the financial statements is also currently not ascertainable.

4 Advances amounting to ₹ 783.19 crores (previous year ended on 31st March 2013 ₹ 924.88 crores) 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 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.

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

GOEL GARG & CO. CHARTERED ACCOUNTANTS NEW DELHI

UNITECH LIMITED GURGAON

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

(S C Garg)
Partner
Membership Number 013370

Place: Gurgaon
Date: 14th November ,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 Results

for the Quarter & Half Year Ended September 30, 2013

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013 (Unaudited)	30.06.2013 (Unaudited)	30.09.2012 (Unaudited)	30.09.2013 (Unaudited)	30.09.2012 (Unaudited)	31.03.2013 (Audited)
1.	**Income from Operations**						
	Net sales / Income from Operations (Net of Excise Duty)	59,575.89	57,257.10	53,982.91	116,832.99	94,757.15	244,053.95
	Total income from Operations (Net)	59,575.89	57,257.10	53,982.91	116,832.99	94,757.15	244,053.95
2.	**Expenses**						
	(a) Cost of Material Consumed	8,262.15	5,937.11	4,316.01	14,199.26	7,235.67	21,574.48
	(b) Real estate, Construction and Other Expenses	36,454.78	31,180.51	32,346.99	67,635.29	54,897.04	139,531.54
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	(1,208.49)	(742.49)	(2,915.21)	(1,950.98)	(2,923.57)	(2,272.62)
	(d) Employee Benefits Expense	5,466.49	5,290.71	4,263.77	10,757.20	8,155.29	18,823.72
	(e) Depreciation and Amortisation Expense	1,176.52	1,119.26	976.17	2,295.78	1,963.69	3,984.30
	(f) Other expenses	9,651.16	8,072.00	7,789.61	17,723.16	13,738.78	33,697.08
	Total Expenses	59,802.61	50,857.10	46,777.34	110,659.71	83,066.90	215,338.50
3.	**Profit/(Loss) from Operations before Other income, Finance costs & Exceptional Items (1-2)**	(226.72)	6,400.00	7,205.57	6,173.28	11,690.25	28,715.45
4.	Other income	3,765.51	2,510.55	3,396.07	6,276.06	6,849.84	18,876.08
5.	**Profit/(Loss) from Ordinary activities before Finance Costs & Exceptional Items (3+4)**	3,538.79	8,910.55	10,601.64	12,449.34	18,540.09	47,591.53
6.	Finance Costs	496.32	573.07	873.57	1,069.39	2,041.15	3,053.00
7.	**Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional and Prior Period Items (5-6)**	3,042.47	8,337.48	9,728.07	11,379.95	16,498.94	44,538.53
8.	Exceptional Items	-	-	-	-	-	-
9.	Prior Period Adjustments	(7.27)	32.41	(2,680.20)	25.14	(2,685.98)	6.43
10.	**Profit/(Loss) from Ordinary Activities before tax (7+8+9)**	3,035.20	8,369.89	7,047.87	11,405.09	13,812.96	44,544.96
11.	Tax Expense						
	(a) Current Tax						
	Current Year	923.51	2,703.87	3,456.30	3,627.38	6,196.56	14,712.82
	Earlier Years	0.01	0.39	-	0.40	0.15	2,427.01
	(b) Deferred Tax	89.92	(65.66)	(1,058.34)	24.26	(1,194.09)	(3,362.68)
12.	**Net Profit/(Loss) from Ordinary Activities after tax (10-11)**	2,021.76	5,731.29	4,649.91	7,753.05	8,810.34	30,767.81
13.	Less : Extraordinary items (Net of Tax Expense)	-	-	-	-	-	10,352.45
14.	**Net Profit/(Loss) for the Period (12-13)**	2,021.76	5,731.29	4,649.91	7,753.05	8,810.34	20,415.36
15.	Share of Profit/ (Loss) of associates	(5.03)	11.65	2.02	6.62	(16.23)	60.04
16.	Minority Interest	540.76	546.22	267.37	1,086.98	713.09	481.39
17.	**Net Profit/(Loss) for the Period (14+15+16)**	2,557.49	6,289.16	4,919.30	8,846.65	9,507.20	20,956.79
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						1,086,731.94
20.i	**Earning Per share (Before Extraordinary Items)** (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.10*	0.24*	0.19*	0.34*	0.37*	1.20
20.ii	**Earning Per share (After Extraordinary Items)** (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.10*	0.24*	0.19*	0.34*	0.37*	0.80

UNITECH LIMITED GURGAON

Select Information for the Quarter & Half Year Ended September 30,2013

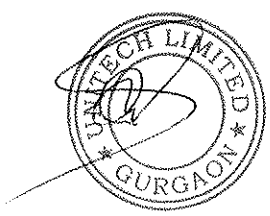
Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013	30.06.2013	30.09.2012	30.09.2013	30.09.2012	31.03.2013
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1353394179	1351344179	1351344179	1353394179	1351344179	1351344179
	- Percentage of shareholding	51.73	51.65	51.65	51.73	51.65	51.65
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1049640501	1026006861	1005197899	1049640501	1005197899	957920410
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	83.11	81.11	79.46	83.11	79.46	75.73
	- Percentage of shares (as a % of the total share capital of the company)	40.12	39.22	38.42	40.12	38.42	36.61
	b) Non - encumbered						
	- Number of shares	213266367	238950007	259758969	213266367	259758969	307036458
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	16.89	18.89	20.54	16.89	20.54	24.27
	- Percentage of shares (as a % of the total share capital of the company)	8.15	9.13	9.93	8.15	9.93	11.74

B	Investor Complaints	Quarter Ended 30.09.2013
	- Pending at the beginning of the Quarter	NIL
	- Received during the Quarter	15
	- Disposed of during the Quarter	14
	- Remaining unresolved at the End of the Quarter	1

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Half Year Ended September 30, 2013

(₹ in Lacs)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013 (Unaudited)	30.06.2013 (Unaudited)	30.09.2012 (Unaudited)	30.09.2013 (Unaudited)	30.09.2012 (Unaudited)	31.03.2013 (Audited)
1.	Segment Revenue						
	(a) Real estate and related activities	44,095.54	44,100.62	43,189.18	88,196.16	75,016.63	189,286.48
	(b) Transmission Towers	10,054.18	7,555.41	4,774.76	17,609.59	8,393.16	26,789.93
	(c) Property Management	3,133.97	3,523.97	3,159.00	6,657.94	6,152.50	12,783.92
	(d) Hospitality	1,091.43	995.15	927.80	2,086.58	1,695.35	4,078.47
	(e) Others	2,059.18	2,133.87	1,932.17	4,193.05	3,499.51	11,115.15
	Total	60,434.30	58,309.02	53,982.91	118,743.32	94,757.15	244,053.95
	Less: Inter segment revenue	858.41	1,051.92	-	1,910.33	-	-
	Net sales / Income from operations	59,575.89	57,257.10	53,982.91	116,832.99	94,757.15	244,053.95
2.	Segment Results						
	(Profit before tax, interest and Unallocable overheads)						
	(a) Real estate and related activities	963.73	4,967.48	6,724.21	5,931.21	11,049.11	36,418.60
	(b) Transmission Towers	381.94	664.07	474.43	1,046.01	858.21	2,365.45
	(c) Property Management	115.33	1,176.45	223.61	1,291.78	1,544.37	3,219.24
	(d) Hospitality	(184.45)	(219.05)	(328.58)	(403.50)	(604.13)	(706.02)
	(e) Others	419.84	871.12	1,552.91	1,290.96	1,491.80	(2,069.76)
	Total	1,696.39	7,460.07	8,646.58	9,156.46	14,339.36	39,227.51
	Less:						
	(i) Finance Cost	496.32	573.07	873.57	1,069.39	2,041.15	3,053.00
	(ii) Unallocable Overheads net of unallocable Income	(1,842.40)	(1,450.48)	(1,955.06)	(3,292.88)	(4,200.73)	(8,364.02)
	(iii) Prior Period Adjustment	7.27	(32.41)	2,680.20	(25.14)	2,685.98	(6.43)
	Total profit before Tax	3,035.20	8,369.89	7,047.87	11,405.09	13,812.96	44,544.96
3.	Capital employed						
	(Segment assets - Segment Liabilities)						
	(a) Real estate and related activities	1,093,505.33	1,084,122.30	1,133,698.70	1,093,505.33	1,133,698.70	1,076,246.75
	(b) Transmission Towers	6,423.52	6,200.83	3,587.91	6,423.52	3,587.91	5,969.75
	(c) Property Management	8,341.08	10,250.23	7,993.06	8,341.08	7,993.06	9,280.07
	(d) Hospitality	(1,033.75)	(328.77)	649.29	(1,033.75)	649.29	(621.15)
	(e) Others	56,785.65	58,297.18	57,595.28	56,785.65	57,595.28	54,146.90
	(f) Unallocable	638.94	(1,657.78)	(10,960.33)	638.94	(10,960.33)	(5,964.36)
	Total	1,164,660.77	1,156,883.99	1,192,563.91	1,164,660.77	1,192,563.91	1,139,057.96



Notes :

1	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 14th November, 2013 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter and half year ended 30th September, 2013.
2	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹783.19 Crores (previous year ending on 31st March, 2013 - ₹924.88 Crores) have been given in the normal course of business to land owning companies, collaborators, projects or 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 the balance in due course.
3	The Company (including its subsidiaries/affiliates/nominees) has a contractual investment obligation, in future, of ₹993.33 Crores in an affiliate company holding stake in Unitech Wireless companies. The Company is not currently in a position to ascertain how and in which group company the aforesaid obligation, if at all, is likely to devolve. Further, the conditions of the 'Settlement and Mutual Release Agreement' executed between Unitech, Telenor and Unitech Wireless (TamilNadu) Pvt. Ltd. on 10th October, 2012, are yet to be fulfilled on the reporting date, and in case all these conditions are not fulfilled, the settlement and mutual release agreement will get terminated and all rights & obligations of the parties will be restored to the situation before the said agreement.
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 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act, 1956.
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 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act, 1956.
7	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place : Gurgaon

Date : 14th November, 2013

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 Lacs)

Sr.No.	Particulars	As at September 30, 2013	As at March 31, 2013
A	**EQUITY AND LIABILITIES**		
1	**Shareholders' funds**		
	(a) Share Capital	52,326.02	52,326.02
	(b) Reserves and Surplus	1,112,334.75	1,086,731.94
	Sub-total - Shareholders' funds	1,164,660.77	1,139,057.96
2	**Minority Interest**	5,226.03	5,928.66
3	**Non-current Liabilities**		
	(a) Long-Term Borrowings	304,329.83	287,862.14
	(b) Deferred Tax Liabilities (Net)	4,127.93	3,386.79
	(c) Other Long-Term Liabilities	136,307.93	160,759.09
	(d) Long-Term Provisions	2,441.81	2,119.61
	Sub-total - Non-current Liabilities	447,207.50	454,127.63
4	**Current Liabilities**		
	(a) Short-Term Borrowings	135,553.86	103,804.30
	(b) Trade Payables	104,205.23	102,270.05
	(c) Other Current Liabilities	772,331.04	640,352.11
	(d) Short-Term Provisions	1,431.28	4,087.68
	Sub-total - Current Liabilities	1,013,521.41	850,514.14
	TOTAL- EQUITY AND LIABILITIES	2,630,615.71	2,449,628.39
B	**ASSETS**		
1	**Non-current Assets**		
	(a) Fixed Assets	287,378.12	274,046.90
	(b) Goodwill on Consolidation	237,343.60	219,310.58
	(c) Non-current Investments	135,315.61	123,697.46
	(d) Deferred Tax Assets (Net)	6,195.09	5,415.93
	(e) Long-Term Loans and Advancess	23,565.01	22,061.97
	(f) Other Non-current Assets	2,572.79	799.27
	Sub-total - Non-current Assets	692,370.22	645,332.11
2	**Current Assets**		
	(a) Current Investments	2,483.99	6,509.75
	(b) Inventories	439,452.49	440,253.88
	(c) Trade Receivables	155,279.45	155,448.11
	(d) Cash and Bank Balances	28,001.73	40,309.31
	(e) Short-Term Loans and Advancess	408,561.24	387,911.25
	(f) Other Current Assets	904,466.59	773,863.98
	Sub-total - Current Assets	1,938,245.49	1,804,296.28
	TOTAL- ASSETS	2,630,615.71	2,449,628.39

Note : Previous year figure(s) have been regrouped wherever considered necessary.

UNITECH LIMITED GURGAON

UNITECH LIMITED

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

Statement of Standalone Results

for the Quarter & Half Year Ended September 30, 2013

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013 (Unaudited)	30.06.2013 (Unaudited)	30.09.2012 (Unaudited)	30.09.2013 (Unaudited)	30.09.2012 (Unaudited)	31.03.2013 (Audited)
1.	**Income from Operations**						
	Net sales / Income from Operations	30,253.50	28,109.16	25,205.16	58,362.66	43,090.53	105,309.15
	Total Income from Operations (Net)	30,253.50	28,109.16	25,205.16	58,362.66	43,090.53	105,309.15
2.	**Expenses**						
	(a) Real estate, Construction and Related Expenses	27,314.92	20,693.45	17,295.50	48,008.37	30,365.31	71,714.28
	(b) Changes in inventories of finished properties, land, land development right and work in progress	-	44.88	200.70	44.88	200.70	411.87
	(c) Employee Benefits Expense	3,976.20	4,054.44	3,208.11	8,030.64	6,099.23	14,002.32
	(d) Depreciation and Amortisation Expense	92.70	93.01	116.82	185.71	296.39	559.77
	(e) Other expenses	2,006.99	1,769.25	1,767.22	3,776.24	3,024.14	8,878.20
	Total Expenses	33,390.81	26,655.03	22,588.35	60,045.84	39,985.77	95,566.44
3.	**Profit from Operations before Other Income, Finance costs and Exceptional Items (1-2)**	(3,137.31)	1,454.13	2,616.81	(1,683.18)	3,104.76	9,742.71
4.	Other Income	10,983.53	10,382.66	11,758.98	21,366.19	23,467.39	47,335.22
5.	**Profit from Ordinary activities before Finance Costs and Exceptional Items (3+4)**	7,846.22	11,836.79	14,375.79	19,683.01	26,572.15	57,077.93
6.	Finance Costs	6,785.44	6,596.09	8,635.09	13,381.53	16,180.16	30,438.66
7.	**Profit from Ordinary activities after Finance costs but before Exceptional Items (5-6)**	1,060.78	5,240.70	5,740.70	6,301.48	10,391.99	26,639.27
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	-	-	(2,673.06)	-	(2,673.06)	-
10.	**Profit from Ordinary Activities before tax (7+8+9)**	1,060.78	5,240.70	3,067.64	6,301.48	7,718.93	26,639.27
11.	Tax Expense						
	(a) Current Tax						
	Current Year	400.00	1,700.00	2,400.00	2,100.00	3,900.00	9,803.34
	Earlier Years	-	-	-	-	-	861.86
	(b) Deferred Tax	(24.89)	(52.67)	(1,071.91)	(77.56)	(1,096.77)	(2,663.50)
12.	**Net Profit from Ordinary Activities after tax (10-11)**	685.67	3,593.37	1,739.55	4,279.04	4,915.70	18,647.57
13.	Less: Extraordinary Items (Net of Tax Expense)	-	-	-	-	-	3,450.00
14.	**Net Profit for the Period (12-13)**	685.67	3,593.37	1,739.55	4,279.04	4,915.70	15,197.57
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						926,768.75
17.i	**Earning Per share (Before Extraordinary Items)** (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.02*	0.14*	0.07*	0.16*	0.19*	0.71
17.ii	**Earning Per share (After Extraordinary Items)** (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.02*	0.14*	0.07*	0.16*	0.19*	0.58

Select Information for the Quarter & Half Year Ended September 30,2013

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013	30.06.2013	30.09.2012	30.09.2013	30.09.2012	31.03.2013
A	**PARTICULARS OF SHAREHOLDING**						
1	**Public Shareholding**						
	- Number of shares	1353394179	1351344179	1351344179	1353394179	1351344179	1351344179
	- Percentage of shareholding	51.73	51.65	51.65	51.73	51.65	51.65
2	**Promoters and Promoter Group Shareholding**						
	a) Pledged / Encumbered						
	- Number of shares	1049640501	1026006861	1005197899	1049640501	1005197899	957920410
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	83.11	81.11	79.46	83.11	79.46	75.73
	- Percentage of shares (as a % of the total share capital of the company)	40.12	39.22	38.42	40.12	38.42	36.61
	b) Non - encumbered						
	- Number of shares	213266367	238950007	259758969	213266367	259758969	307036458
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	16.89	18.89	20.54	16.89	20.54	24.27
	- Percentage of shares (as a % of the total share capital of the company)	8.15	9.13	9.93	8.15	9.93	11.74

B	**Investor Complaints**	Quarter Ended 30.09.2013
	- Pending at the beginning of the Quarter	NIL
	- Received during the Quarter	15
	- Disposed of during the Quarter	14
	- Remaining unresolved at the End of the Quarter	1

UNITECH LIMITED GURGAON

Notes :

1	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 November, 2013 and the statutory auditors have carried out the Limited Review of the said Standalone Financial Results.
2	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹783.19 Crores (previous year ending on 31st March, 2013 - ₹924.88 Crores) have been given in the normal course of business to land owning companies, collaborators, projects or 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 the balance in due course.
3	The Company (including its subsidiaries/affiliates/nominees) has a contractual investment obligation, in future, of ₹993.33 Crores in an affiliate company holding stake in Unitech Wireless companies. The Company is not currently in a position to ascertain how and in which group company the aforesaid obligation, if at all, is likely to devolve. Further, the conditions of the 'Settlement and Mutual Release Agreement' executed between Unitech, Telenor and Unitech Wireless (TamilNadu) Pvt. Ltd. on 10th October, 2012, are yet to be fulfilled on the reporting date, and in case all these conditions are not fulfilled, the settlement and mutual release agreement will get terminated and all rights & obligations of the parties will be restored to the situation before the said agreement.
4	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place : Gurgaon

Date: 14th November, 2013

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 Lacs)

Sr.No.	Particulars	As at September 30, 2013	As at March 31, 2013
A	**EQUITY AND LIABILITIES**		
1	**Shareholders' funds**		
	(a) Share Capital	52,326.02	52,326.02
	(b) Reserves and Surplus	931,049.49	926,768.75
	Sub-total - Shareholders' funds	983,375.51	979,094.77
2	**Non-current Liabilities**		
	(a) Long-Term Borrowings	163,609.36	146,851.27
	(b) Other Long-Term Liabilities	40,262.22	49,366.43
	(c) Long-Term Provisions	2,138.15	1,871.63
	Sub-total - Non-current Liabilities	206,009.73	198,089.33
3	**Current Liabilities**		
	(a) Short-Term Borrowings	137,694.85	104,119.24
	(b) Trade Payables	69,221.93	65,888.99
	(c) Other Current Liabilities	486,026.12	408,342.91
	(d) Short-Term Provisions	355.35	369.01
	Sub-total - Current Liabilities	693,298.25	578,720.15
	TOTAL- EQUITY AND LIABILITIES	1,882,683.49	1,755,904.25
B	**ASSETS**		
1	**Non-current Assets**		
	(a) Fixed Assets	10,417.27	10,229.88
	(b) Non-current Investments	285,889.20	285,805.50
	(c) Deferred Tax Assets (Net)	3,161.44	3,083.88
	(d) Long-Term Loans and Advances	12,049.31	11,626.29
	Sub-total - Non-current Assets	311,517.22	310,745.55
2	**Current Assets**		
	(a) Current Investments	-	2,025.06
	(b) Inventories	113,632.75	113,181.08
	(c) Trade Receivables	122,370.20	123,866.10
	(d) Cash and Bank Balances	13,966.61	16,039.90
	(e) Short-Term Loans and Advances	761,894.90	728,244.58
	(f) Other Current Assets	559,301.81	461,801.98
	Sub-total - Current Assets	1,571,166.27	1,445,158.70
	TOTAL- ASSETS	1,882,683.49	1,755,904.25

Note : Previous year figure(s) have been regrouped wherever considered necessary.

UNITECH LIMITED * GURGAON *

Press Release
For Immediate Dissemination

FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30th SEP 2013
(UNAUDITED, CONSOLIDATED)

Total Income during H1 was 1231.09 Crores

Net profit for H1 at Rs. 88.47 Crores

Total Income for the Quarter at Rs. 633.42 Crores

Net Profit for the Quarter at Rs. 25.57 Crores

Delivered 1.61 million sq ft of completed property during H1

Achieved sales bookings of 1.05 million sq ft, valued at Rs. 717 Crores during H1

Gurgaon, 14th November 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 Half year ended 30th September 2013. The company recorded a total income of Rs. 633.42 Crores for the Quarter ended 30th September 2013. Net profit for the same period stood at Rs. 25.57 Crores. For the Half-year ended 30th Sep'13, Total income and Net profit were Rs. 1231.09 Crores and Rs. 88.47 Crores respectively.

The Earning per Share (EPS) for the half year ended 30th September 2013 stood at Rs. 0.34 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 0.54. Net debt as of 30th September 2013 was Rs. 6240.02 Crores.

Announcing the results, Mr. Sanjay Chandra, Managing Director, Unitech Ltd. said, *"Prevailing challenging macro-economic environment had a strong bearing on the demand for real estate in the company's key markets during the second quarter. With the onset of the festive season, there has been a gradual improvement in demand and the company has been taking measures to boost sales. Company has recently resumed launch of new residential projects and the initial response has been quite encouraging"*

He added, "I am particularly pleased with our performance on the commercial office space leasing as well as sales during the quarter. A number of blue chip multinational companies have leased space in our projects. Demand for office space is a good lead indicator of employment generation and residential demand in that area. We, therefore, expect the healthy growth in office space leasing in our projects to lead to an increase in demand for our residential projects in the neighborhood."

Key operational highlights for the half year ended 30th Sep'13 are

- Achieved sales bookings of 1.05 million sqft at an average realization of Rs. 6830 / sqft
- Residential sales bookings of 0.92 million sq ft valued at Rs. 510 Crores
- Non-residential sales bookings of 0.13 million sq ft valued at Rs. 207 Crores
- Total value of Sales bookings is Rs. 717 Crores
- Delivered 1.61 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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