

12th November, 2010

By Hand Delivery/FAX

The Asstt. Vice President
Corporate Relation Department
National Stock Exchange of India Limited
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra –Kurla Complex,
Bandra(East)
Mumbai-400051

Dear Sir,

Sub: Un-audited Financial Results of the Company for the quarter ended 30th September, 2010.

Scrip Code: UNITY

In pursuance of Clause 41 of the Listing Agreement, the Board of Directors of the Company at its meeting held on Friday, 12th November, 2010, have considered approved and taken on record the un-audited Financial Results of the Company for the quarter ended 30th September, 2010 and Limited Review Report given by the Statutory Auditors M/s C.B. Chhajed & Co.

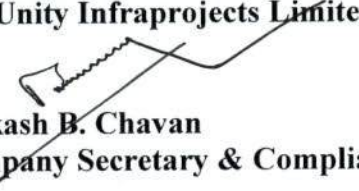
The copies of the same are attached herewith for your perusal.

You are therefore requested to take the same on record.

Please contact the undersigned for further clarification, if required.

Thanking you,

Yours faithfully,
For Unity Infraprojects Limited


Prakash B. Chavan
Company Secretary & Compliance Officer





UNITY INFRAPROJECTS LTD.

Registered Office: 1252, Pushpanjali, Old Prabhadevi Road, Prabhadevi, Mumbai 400 025
UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2010

(Figures in Rs. Lakhs)

No.	PARTICULARS	QUARTER ENDED		HALF YEAR ENDED		Year Ended
		30-Sep-2010	30-Sep-2009	30-Sep-2010	30-Sep-2009	31-Mar-2010
		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
1	Net Sales / Income from Operations	34,612.56	30,327.68	68,591.58	58,190.04	147,677.01
	Share of Profit from Joint ventures	37.89	149.75	140.97	247.87	219.81
	Other Income	383.68	295.22	632.69	423.43	1,221.00
2	Total Income	35,034.13	30,772.65	69,365.24	58,861.34	149,117.82
3	Total Expenditure					
	a) Increase/ Decrease work in Progress	246.17	(249.50)	(100.00)	(372.65)	(3,390.22)
	b) Consumption of materials	14,973.54	13,627.08	30,178.16	26,007.59	65,173.32
	c) Staff Cost	1,471.38	994.51	2,763.73	1,992.99	5,323.21
	d) Construction Expenses	12,056.37	11,142.40	24,764.12	21,440.50	57,650.37
	e) Other Expenditure	948.77	758.63	1,637.97	1,266.75	3,789.27
	f) Depreciation	417.07	435.11	812.69	853.23	1,747.05
	Sub Total Item 3 (a) to (f)	30,113.30	26,708.23	60,056.67	51,188.41	130,293.00
4	Profit Before Interest & Taxes	4,920.83	4,064.42	9,308.57	7,672.93	18,824.82
5	Interest	1,758.51	1,327.27	3,357.74	2,682.27	5,838.68
6	Profit Before Tax	3,162.32	2,737.15	5,950.83	4,990.66	12,986.14
7	Provision for Current Tax	1,009.99	862.00	1,847.00	1,538.00	4,350.00
8	Provision for Deferred Tax					(20.62)
11	Profit Before Prior Year's Tax	2,152.33	1,875.15	4,103.83	3,452.66	8,656.76
12	Add: Share of Firm's Tax	-	-	-	-	(143.50)
13	Profit After Tax	2,152.33	1,875.15	4,103.83	3,452.66	8,513.26
14	Paid up Equity Share Capital (Face value Rs. 2/- each)	1,481.74	1,336.80	1,484.74	1,336.80	1,481.74
15	Reserves (excluding Revaluation Reserves)					55036.64
16	Earnings Per Share - Weighted Average (Basic & Diluted)	*2.91	14.03	*5.54	25.83	62.00
17	Public Shareholding					
	a) Number of Shares	27,622,880	4,075,100	27,622,880	4,075,100	5,524,576
	b) Percentage of Shareholding	37.29%	30.48%	37.29%	30.48%	37.29%
18	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	Number of Shares	0	0	0	0	0
	Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	0	0	0	0	0
	Percentage of Shares (as a % of the total share capital of the company)	0	0	0	0	0
	b) Non Encumbered					
	Number of Shares	46,464,500	9,292,900	46,464,500	9,292,900	9,292,900
	Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	100%	100%	100%	100%	100%
	Percentage of Shares (as a % of the total share capital of the company)	62.71%	69.52%	62.71%	69.52%	62.71%

Notes:

- The above Unaudited result were reviewed by the Audit Committee and approved and taken on record by the Board of Directors at its meeting held on November 12, 2010.
- The Company has a single Segment namely "Engineering and Construction". Therefore, the Company's business does not fall under different business segments as defined by AS-17 "Segment Reporting" issued by ICAI.
- The Statutory Auditors have carried out "Limited Review" of the above results.
- In terms of amended clause 41 of the Listing agreement the Investor Complaints received and disposed off during the second quarter ended September 30, 2010 are as under:

Complaints pending at the beginning of the quarter	0
Complaints received during the quarter	3
Complaints disposed during the quarter	3
Complaints lying unresolved at the end of the quarter	0
- One Equity Share of Rs 10/- split into 5 Equity Shares of Rs 2/- each wef 09/04/2010
- Previous year figures have been re-grouped / re-classified wherever necessary.

STATEMENT OF ASSETS & LIABILITIES			
No.	PARTICULARS	Half Year Ended	
		30-Sep-2010	30-Sep-2009
		UNAUDITED	UNAUDITED
1	Shareholder's Fund		
	(a) Capital	1,481.75	1,336.80
	(b) Reserves & Surplus	59,140.48	43,940.93
2	Loan Funds	69,459.53	53,987.34
3	Deferred Tax Liability	147.04	167.67
	Total	130,228.80	99,432.74
4	Fixed Assets	10,010.24	10,096.75
5	Deferred Tax Assets		
6	Investments	3,517.34	4,138.79
7	Current Assets, Loans & Advances		
	(a) Inventories	9,365.40	11,407.99
	(b) Sundry Debtors	51,141.58	40,018.63
	(c) Cash & Bank Balance	17,709.33	14,117.60
	(d) Loans & Advances	68,600.60	74,376.37
8	Current Liabilities		
	(a) Current Liabilities	27,738.66	52,652.07
	(b) Provisions	2,377.03	2,071.31
9	Miscellaneous Expenditure (Not written off or adjusted)		
	Total	130,228.80	99,432.74

Place: Mumbai
Date: 12th November 2010



By Order of the Board of Directors
For Unity Infraprojects Limited
Kishore K Avarsekar
Chairman & Managing Director

C. B. CHHAJED & CO.

CHARTERED ACCOUNTANTS

DGP House, Ground Floor, 88-C, Old Prabhadevi Road, Mumbai - 400 025.
Tel. : 4344 5300, 2422 6830, Fax : 4344 5344, Email : cbcco@vsnl.com

LIMITED REVIEW REPORT

To,
Board of Directors,
Unity Infraprojects Limited,
1252, Pushpanjali, Old Prabhadevi Road,
Prabhadevi,
Mumbai-400 025.

We have reviewed the accompanying statement of un-audited financial results of **Unity Infraprojects Limited** for the quarter ended 30th Sept, 2010, 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 audited 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 statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, engagements to Review Financial Statements 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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of un-audited financial results prepared in accordance with applicable accounting standards 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 misstatement.

For C. B. Chhajed & Co.
Chartered Accountants
Firm Regn. No.101796W


J. R. Dagade
Partner
Membership No.009697



Place: Mumbai.
Dated: 12.11.2010.