



12th February, 2011

By Hand Delivery/Fax/ Mail

To
Asst. Vice President –Corporate Relation Department
National Stock Exchange of India Limited
“Exchange Plaza”
Bandra Kurla Complex
Bandra (East)
Mumbai – 400 051
Fax No.:2659 8237/38
2659 8347/48

Dear Sir,

Re.: Un-audited Financial Results of the Company for the quarter ended 31st December, 2010.

SCRIP ID : UNITY

In pursuance of Clause 41 of Listing Agreement, the Board of Directors of Unity Infraprojects Limited at its meeting held on 12th February, 2011 have considered, approved and taken on record the Un-audited Financial Results of the Company and Limited Review Report given by the Statutory Auditors M/s. C. B. Chhajed & Co. for the third quarter ended 31st December, 2010.

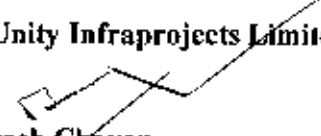
A copy of the Un-audited Financial Results and Limited Review Report are attached herewith for your perusal.

You are therefore requested to take on record the same.

Please contact the undersigned for further clarification, if required.

Thanking you,

For Unity Infraprojects Limited


Prakash Chavan
Company Secretary &
Compliance Officer



Encl: As above



Building a better world



UNITY INFRAPROJECTS LTD.

Registered Office: 1252, Pushpanjali, Old Prabhadevi Road, Prabhadevi, Mumbai 400 025

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & NINE MONTH ENDED DECEMBER 31, 2010

(Figures in Rs. Lakhs)

No.	PARTICULARS	QUARTER ENDED		NINE MONTH ENDED		Year Ended
		31-Dec-2010	31-Dec-2009	31-Dec-2010	31-Dec-2009	31-Mar-2010
		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
1	Net Sales / Income from Operations	44,532.15	40,152.86	113,123.73	98,342.91	147,577.01
	Share of Profit from Joint ventures	42.11	208.27	183.08	456.13	219.81
	Other Income	167.12	318.11	799.81	741.11	1,221.00
2	Total Income	44,741.38	40,679.24	114,106.62	99,540.15	149,117.82
3	Total Expenditure					
	a) Increase/ Decrease work in Progress	(132.16)	(125.52)	(232.16)	(498.52)	(3,390.22)
	b) Consumption of materials	20,071.12	17,865.11	50,249.28	43,871.11	65,173.32
	c) Staff Cost	1,547.50	1,124.25	4,311.23	3,118.17	5,373.21
	d) Construction Expenses	16,375.44	15,308.22	41,139.56	36,749.22	57,650.37
	e) Other Expenditure	1,147.64	937.05	2,785.61	2,204.05	3,789.27
	f) Depreciation	417.34	431.12	1,230.03	1,284.12	1,747.05
	Sub Total Item 3 (a) to (f)	39,426.88	35,540.23	99,483.55	85,728.15	130,293.00
4	Profit Before Interest & Taxes	5,314.50	5,139.01	14,623.07	12,812.00	18,824.82
5	Interest	1,955.79	1,551.01	5,313.53	4,233.01	5,839.68
6	Profit Before Tax	3,358.71	3,588.00	9,309.54	8,578.99	12,985.14
7	Provision for Current Tax	1,108.37	1,148.16	2,955.37	2,687.00	4,350.00
8	Provision for Deferred Tax	-	-	-	-	(20.62)
9	Profit Before Prior Year's Tax	2,250.34	2,439.84	6,354.17	5,891.99	8,656.76
10	Add: Share of Firm's Tax	-	-	-	-	(143.50)
11	Profit After Tax	2,250.34	2,439.84	6,354.17	5,891.99	8,513.26
12	Paid up Equity Share Capital (Face value Rs. 2/- each)	1481.74	* 1481.74	1481.74	* 1481.74	* 1481.74
13	Reserves (excluding Revaluation Reserves)	0	0	0	0	55036.64
14	Earnings Per Share - Weighted Average (Basic & Diluted)	* 3.04	3.65	* 8.58	8.82	62
15	Public Shareholding					
	a) Number of Shares	27622880	4075100	27622880	4075100	5524576
	b) Percentage of Shareholding	37.29%	37.29%	37.29%	37.29%	37.29%
16	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	46464500	9292900	46464500	9292900	9292900
	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%	62.71%	62.71%	62.71%	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 February 12, 2011.
- 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" as notified in section 211 (3C) of the Companies Act, 1956.
- 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 third quarter ended December 31, 2010 are as under:

Complaints pending at the beginning of the quarter	0
Complaints received during the quarter	4
Complaints disposed during the quarter	4
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.

Place: Mumbai
Date: 12th February 2011



By Order of the Board of Directors
For Unity Infrastructure Projects Limited

Mishore K Avarsekur
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 unaudited financial results of Unity Infraprojects Limited for the quarter ended 31st December, 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 unaudited financial results prepared in accordance with applicable accounting standards and other recognised 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

C.B. Chhajed
Partner
Membership No : 009447

Place: Mumbai

Date: 12th February, 2011