Unitech Limited
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www.unitechgroup.com

Regd. Office: 6, Community Centre, Saket,
New Delhi - 110017.
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February 14, 2014

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 February 14, 2014
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 February 14, 2014, has *inter alia* approved the Unaudited Standalone as well as Unaudited Consolidated Financial Results of the Company for the 3rd quarter and nine months ended on December 31, 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

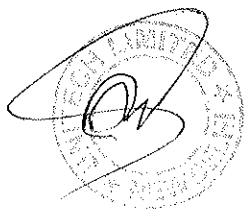
18, National Park, Lajpat Nagar IV,
New Delhi - 110024
Tel: 011-41636826
Fax : 95-11-41636825
E-mail : office@goelgarggroup.com

The Board of Directors,
Unitech Limited

Limited Review Report

1. We have reviewed the accompanying statement of unaudited financial results for the quarter and nine months ended 31st December, 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.





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

(a) No adjustment for recoverability of balance of short term loans aggregating to ₹ 414.56 crores (previous year ended on 31st March 2013 ₹ 367.45 crores) and investments in share capital / projects aggregating to ₹ 27.49 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 ₹ 1022.81 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.

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 adjustable / 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 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

Certified True Copy
For UNITECH LIMITED
DEEPAK JAIN
Company Secretary

Place: Gurgaon
Date: 14th February, 2014

UNITECH LIMITED

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

Statement of Consolidated Results

for the Quarter & Nine Months Ended December 31, 2013

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2013 (Unaudited)	30.09.2013 (Unaudited)	31.12.2012 (Unaudited)	31.12.2013 (Unaudited)	31.12.2012 (Unaudited)	31.03.2013 (Audited)
1.	**Income from Operations**						
	Net sales / Income from Operations (Net of Excise Duty)	73,167.62	59,575.89	64,471.45	190,000.61	159,228.60	244,053.95
	Total income from Operations (Net)	73,167.62	59,575.89	64,471.45	190,000.61	159,228.60	244,053.95
2.	**Expenses**						
	(a) Cost of Material Consumed	6,595.85	8,262.15	5,605.84	20,795.11	12,841.51	21,574.48
	(b) Real estate, Construction and Other Expenses	48,432.94	36,454.78	35,964.96	116,068.23	90,862.00	139,531.54
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	874.97	(1,208.49)	171.92	(1,076.01)	(2,751.65)	(2,272.62)
	(d) Employee Benefits Expense	5,139.71	5,466.49	4,538.45	15,896.91	12,693.74	18,823.72
	(e) Depreciation and Amortisation Expense	1,196.14	1,176.52	977.89	3,491.92	2,941.58	3,984.30
	(f) Other expenses	9,337.08	9,651.16	7,117.92	27,060.24	20,856.70	33,697.08
	Total Expenses	71,576.69	59,802.61	54,376.98	182,236.40	137,443.88	215,338.50
3.	**Profit/(Loss) from Operations before Other Income, Finance costs, Exceptional Items and Prior Period Adjustments(1-2)**	1,590.93	(226.72)	10,094.47	7,764.21	21,784.72	28,715.45
4.	Other Income	6,191.96	3,765.51	3,460.22	12,468.02	10,310.06	18,876.08
5.	**Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)**	7,782.89	3,538.79	13,554.69	20,232.23	32,094.78	47,591.53
6.	Finance Costs	2,806.85	496.32	839.89	3,876.24	2,881.04	3,053.00
7.	**Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)**	4,976.04	3,042.47	12,714.80	16,355.99	29,213.74	44,538.53
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	6.11	(7.27)	4.48	31.25	(2,681.50)	6.43
10.	**Profit/(Loss) from Ordinary Activities before Tax (7+8+9)**	4,982.15	3,035.20	12,719.28	16,387.24	26,532.24	44,544.96
11.	Tax Expense						
	(a) Current Tax						
	Current Year	2,070.31	923.51	3,561.19	5,697.69	9,757.75	14,712.82
	Earlier Years	17.53	0.01	48.51	17.93	48.66	2,427.01
	(b) Deferred Tax	2.80	89.92	541.15	27.06	(652.94)	(3,362.68)
12.	**Net Profit/(Loss) from Ordinary Activities after Tax (10-11)**	2,891.51	2,021.76	8,568.43	10,644.56	17,378.77	30,767.81
13.	Less : Extraordinary items (Net of Tax Expense)	-	-	-	-	-	10,352.45
14.	**Net Profit/(Loss) for the Period (12-13)**	2,891.51	2,021.76	8,568.43	10,644.56	17,378.77	20,415.36
15.	Share of Profit/ (Loss) of associates	10.73	(5.03)	65.69	17.35	49.46	60.04
16.	Minority interest	380.33	540.76	(217.72)	1,467.31	495.37	481.39
17.	**Net Profit/(Loss) for the Period (14+15+16)**	3,282.57	2,557.49	8,416.40	12,129.22	17,923.60	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 (₹)	0.12*	0.10*	0.32*	0.46*	0.69*	1.20
20.ii	**Earning Per share (After Extraordinary Items)** (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.12*	0.10*	0.32*	0.46*	0.69*	0.80

Select Information for the Quarter & Nine Months Ended December 31, 2013

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2013	30.09.2013	31.12.2012	31.12.2013	31.12.2012	31.03.2013
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- Number of shares	1353394179	1353394179	1351344179	1353394179	1351344179	1351344179
	- Percentage of shareholding	51.73	51.73	51.65	51.73	51.65	51.65
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	1140977944	1049640501	970320908	1140977944	970320908	957920410
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	90.35	83.11	76.71	90.35	76.71	75.73
	- Percentage of shares (as a % of the total share capital of the company)	43.61	40.12	37.09	43.61	37.09	36.61
	b) Non - encumbered						
	- Number of shares	121928924	213266367	294635960	121928924	294635960	307036458
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	9.65	16.89	23.29	9.65	23.29	24.27
	- Percentage of shares (as a % of the total share capital of the company)	4.66	8.15	11.26	4.66	11.26	11.74

B	Investor Complaints	Quarter Ended 31.12.2013
	- Pending at the beginning of the Quarter	1
	- Received during the Quarter	12
	- Disposed of during the Quarter	12
	- Remaining unresolved at the End of the Quarter	1

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Nine Months Ended December 31, 2013

(₹ in Lacs)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2013 (Unaudited)	30.09.2013 (Unaudited)	31.12.2012 (Unaudited)	31.12.2013 (Unaudited)	31.12.2012 (Unaudited)	31.03.2013 (Audited)
1.	Segment Revenue						
	(a) Real estate and related activities	56,141.23	44,095.54	51,286.70	144,337.39	126,303.33	189,286.48
	(b) Transmission Towers	10,061.16	10,054.18	6,637.08	27,670.75	15,030.24	26,789.93
	(c) Property Management	4,278.93	3,133.97	3,254.60	10,936.87	9,407.10	12,783.92
	(d) Hospitality	1,327.48	1,091.43	1,195.63	3,414.06	2,890.98	4,078.47
	(e) Others	2,135.36	2,059.18	2,097.44	6,328.41	5,596.95	11,115.15
	Total	73,944.16	60,434.30	64,471.45	192,687.48	159,228.60	244,053.95
	Less: Inter segment revenue	776.54	858.41	-	2,686.87	-	-
	Net sales / Income from operations	73,167.62	59,575.89	64,471.45	190,000.61	159,228.60	244,053.95
2.	Segment Results						
	(Profit before tax, interest and Unallocable overheads)						
	(a) Real estate and related activities	2,571.28	963.73	9,309.06	8,502.49	20,358.17	36,418.60
	(b) Transmission Towers	721.25	381.94	817.84	1,767.26	1,676.05	2,365.45
	(c) Property Management	2,016.45	115.33	1,033.84	3,308.23	2,578.21	3,219.24
	(d) Hospitality	(18.90)	(184.45)	(45.02)	(422.40)	(649.15)	(706.02)
	(e) Others	108.74	419.84	853.20	1,399.70	2,345.00	(2,069.76)
	Total	5,398.82	1,696.39	11,968.92	14,555.28	26,308.28	39,227.51
	Less:						
	(i) Finance Cost	2,806.85	496.32	839.89	3,876.24	2,881.04	3,053.00
	(ii) Unallocable Overheads net of unallocable Income	(2,384.07)	(1,842.40)	(1,585.76)	(5,676.95)	(5,786.49)	(8,364.02)
	(iii) Prior Period Adjustment	(6.11)	7.27	(4.48)	(31.25)	2,681.50	(6.43)
	Total profit before Tax	4,982.15	3,035.20	12,719.27	16,387.24	26,532.23	44,544.96
3.	Capital employed						
	(Segment assets - Segment Liabilities)						
	(a) Real estate and related activities	1,090,499.57	1,093,505.33	1,138,109.74	1,090,499.57	1,138,109.74	1,076,246.75
	(b) Transmission Towers	6,679.22	6,423.52	4,886.34	6,679.22	4,886.34	5,969.75
	(c) Property Management	9,957.12	8,341.08	8,811.62	9,957.12	8,811.62	9,280.07
	(d) Hospitality	(1,543.74)	(1,033.75)	224.04	(1,543.74)	224.04	(621.15)
	(e) Others	56,500.39	56,785.65	58,463.77	56,500.39	58,463.77	54,146.90
	(f) Unallocable	3,686.18	638.94	(13,758.58)	3,686.18	(13,758.58)	(5,964.36)
	Total	1,165,778.74	1,164,660.77	1,196,736.93	1,165,778.74	1,196,736.93	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 February, 2014 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter and nine months ended 31st December, 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 ₹1022.82 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, pursuant to the Settlement and Mutual Release Agreement dated 10th October 2012 signed between Unitech, Telenor and Unitech Wireless (Tamilnadu) Pvt. Ltd., the arbitration proceedings for withdrawal of the disputes with Telenor have been concluded. Accordingly, Unitech will not have any liability or exposure arising out of telecom business.
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 February, 2014

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

Statement of Standalone Results

for the Quarter & Nine Months Ended December 31, 2013

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2013 (Unaudited)	30.09.2013 (Unaudited)	31.12.2012 (Unaudited)	31.12.2013 (Unaudited)	31.12.2012 (Unaudited)	31.03.2013 (Audited)
1.	**Income from Operations**						
	Net sales / Income from Operations	39,898.82	30,253.50	25,403.89	98,261.48	68,494.42	105,309.15
	Total Income from Operations (Net)	39,898.82	30,253.50	25,403.89	98,261.48	68,494.42	105,309.15
2.	**Expenses**						
	(a) Real estate, Construction and Related Expenses	37,629.35	27,314.92	16,003.12	85,637.72	46,368.43	71,714.28
	(b) Changes in Inventories of finished properties, land, land development right and work in progress	0.01	-	-	44.89	200.70	411.87
	(c) Employee Benefits Expense	3,746.93	3,976.20	3,377.17	11,777.57	9,476.40	14,002.32
	(d) Depreciation and Amortisation Expense	109.81	92.70	141.51	295.52	437.90	559.77
	(e) Other expenses	1,474.44	2,006.99	1,969.85	5,250.68	4,993.99	8,878.20
	Total Expenses	42,960.54	33,390.81	21,491.65	103,006.38	61,477.42	95,566.44
3.	**Profit/(Loss) from Operations before Other income, Finance costs, Exceptional Items and Prior Period Adjustments (1-2)**	(3,061.72)	(3,137.31)	3,912.24	(4,744.90)	7,017.00	9,742.71
4.	Other income	13,378.18	10,983.53	11,742.01	34,744.37	35,209.40	47,335.22
5.	**Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)**	10,316.46	7,846.22	15,654.25	29,999.47	42,226.40	57,077.93
6.	Finance Costs	6,866.46	6,785.44	9,192.37	20,247.99	25,372.53	30,438.66
7.	**Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)**	3,450.00	1,060.78	6,461.88	9,751.48	16,853.87	26,639.27
8.	Exceptional Items	-	-	-	-	(2,673.06)	-
9.	Prior Period Adjustments	-	-	-	-	-	-
10.	**Profit/(Loss) from Ordinary Activities before Tax (7+8+9)**	3,450.00	1,060.78	6,461.88	9,751.48	14,180.81	26,639.27
11.	Tax Expense						
	(a) Current Tax						
	Current Year	1,120.00	400.00	2,550.00	3,220.00	6,450.00	9,803.34
	Earlier Years	-	-	-	-	-	851.86
	(b) Deferred Tax	19.73	(24.89)	(17.45)	(57.83)	(1,114.22)	(2,663.50)
12.	**Net Profit/(Loss) from Ordinary Activities after Tax (10-11)**	2,310.27	685.67	3,929.33	6,589.31	8,845.03	18,647.57
13.	Less: Extraordinary items (Net of Tax Expense)	-	-	-	-	-	3,450.00
14.	**Net Profit/(Loss) for the Period (12-13)**	2,310.27	685.67	3,929.33	6,589.31	8,845.03	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 (₹)	0.09*	0.02*	0.15*	0.25*	0.34*	0.71
17.ii	**Earning Per share (After Extraordinary Items)** (of ₹ 2 each) *(Not Annualised) Basic and Diluted (₹)	0.09*	0.02*	0.15*	0.25*	0.34*	0.58

Select Information for the Quarter & Nine Months Ended December 31,2013

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2013	30.09.2013	31.12.2012	31.12.2013	31.12.2012	31.03.2013
A	PARTICULARS OF SHAREHOLDING						
1	**Public Shareholding**						
	- Number of shares	1353394179	1353394179	1351344179	1353394179	1351344179	1351344179
	- Percentage of shareholding	51.73	51.73	51.65	51.73	51.65	51.65
2	**Promoters and Promoter Group Shareholding**						
	a) Pledged / Encumbered						
	- Number of shares	1140977944	1049640501	970320908	1140977944	970320908	957920410
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	90.35	83.11	76.71	90.35	76.71	75.73
	- Percentage of shares (as a % of the total share capital of the company)	43.61	40.12	37.09	43.61	37.09	36.61
	b) Non - encumbered						
	- Number of shares	121928924	213266367	294635960	121928924	294635960	307036458
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	9.65	16.89	23.29	9.65	23.29	24.27
	- Percentage of shares (as a % of the total share capital of the company)	4.66	8.15	11.26	4.66	11.26	11.74

B	Investor Complaints	Quarter Ended 31.12.2013
	- Pending at the beginning of the Quarter	1
	- Received during the Quarter	12
	- Disposed of during the Quarter	12
	- Remaining unresolved at the End of the Quarter	1

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 February, 2014 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 ₹1022.82 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, pursuant to the Settlement and Mutual Release Agreement dated 10th October 2012 signed between Unitech, Telenor and Unitech Wireless (Tamilnadu) Pvt. Ltd., the arbitration proceedings for withdrawal of the disputes with Telenor have been concluded. Accordingly, Unitech will not have any liability or exposure arising out of telecom business.
4	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place : Gurgaon

Date: 14th February, 2014

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'13 (UNAUDITED, CONSOLIDATED)

Total Income during 9M FY14 was 2024.68 Crores

Net profit for 9M FY14 at Rs. 121.29 Crores

Total Income for the Quarter at Rs. 793.59 Crores

Net Profit for the Quarter at Rs. 32.83 Crores

Delivered 2.36 million sq ft of completed property during 9M FY14

Achieved sales bookings of 1.74 million sq ft, valued at Rs. 1071 Crores during 9M FY14

Launched over 4 million sq ft of projects during the Quarter

Gurgaon, 14th February 2014: 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 2013. The company recorded a total income of Rs. 793.59 Crores for the Quarter ended 31st December 2013. Net profit for the same period stood at Rs. 32.83 Crores. For the Nine months ended 31st Dec'13, Total income and Net profit were Rs. 2024.68 Crores and Rs. 121.29 Crores respectively.

The Earning per Share (EPS) for the nine months ended 31st December 2013 stood at Rs. 0.46 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 31st December 2013 was Rs. 6299.19 Crores.

Announcing the results, Mr. Sanjay Chandra, Managing Director, Unitech Ltd. said, *"Company resumed launch of new projects during the quarter and launched over 4 million sqft of new projects. These launches helped company achieve a sequential growth of approx. 33% in*

sales bookings in a sluggish market. Delivery of completed projects also picked up during the quarter and the Company delivered 0.76 million sqft in Q3 as against 0.56 million sqft in Q2."

Key operational highlights for the nine months ended 31st December 2013 are

- Achieved sales bookings of 1.74 million sqft at an average realization of Rs. 6147 / sqft
- Residential sales bookings of 1.26 million sq ft valued at Rs. 695 Crores
- Non-residential sales bookings of 0.48 million sq ft valued at Rs. 376 Crores
- Total value of Sales bookings is Rs. 1071 Crores
- Delivered 2.36 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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