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Regd. Office: 6, Community Centre, Saket,
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August 31, 2012

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

Dear Sir,

Sub.:- Corrigendum to the Financial Results

This is in reference to our letter, dated 14th August, 2012, furnishing the Audited Financial Results for the year ended 31st March, 2012.

It has been noticed that there are few clerical errors in the consolidated section of the said financial statements; the corrected figures are given below in the following tables:-

A) Statement of Consolidated Audited Results

	Amount in ₹Crores
Particulars	**31.03.2011 (Audited)**
Net Sales/Income from Operations (Net of Excise Duty)	3,396.00
Total income from Operations (Net)	3,396.00
Expenses	
- Cost of Material Consumed	142.53
- Real estate, Construction and Other Expenses	1,777.93
- Changes in Inventories of finished properties, land, land development right and work in progress	(12.51)
- Other Expenses	405.14
Profit/(Loss) from Operations before Other income, Finance costs & Exceptional items	904.22
Other income	110.45
Profit/(Loss) from Ordinary activities before Finance Costs & Exceptional items	1,014.67
Finance Costs	161.27

UNITECH LIMITED GURGAON

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B) Consolidated Audited Segment-wise Revenue, Results and Capital Employed

	Amount in ₹Crores
Particulars	**31.03.2011 (Audited)**
Segment Revenue	
- Real Estate	3,022.85
- Segment Revenue (Total)	3,396.00
Finance Costs	161.27
Un-allocable Overheads net of Un-allocable Income	(74.89)

C) Consolidated Statement of Assets & Liabilities

		Amount in ₹Crores
Particulars	**31.03.2012 (Audited)**	**31.03.2011 (Audited)**
Long-Term Borrowings	2,120.32	2,301.44
Non-current Liabilities (Total)	4,244.38	4,517.41
Short term Borrowings	1,085.76	1,723.98
Other Current Liabilities	4,975.77	4,431.86
Current Liabilities (Total)	6,813.64	6,837.43

Further, for the sake of convenience, we are enclosing the corrected version of the entire financial results and request you to **kindly take note of the same and replace them with the results currently uploaded at your website.**

We regret the inconvenience caused due to the above.

Thanking You,

Yours faithfully,
For **Unitech Limited**

(Deepak Jain)
Company Secretary

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	3,396.00
	Total income from Operations (Net)	407.74	716.29	615.46	2,421.86	3,396.00
2.	**Expenses**					
	(a) Cost of Material Consumed	29.20	68.26	22.63	127.64	142.53
	(b) Real estate, Construction and Other Expenses	250.55	565.54	355.42	1,429.88	1,777.93
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	(0.08)	(40.37)	(4.72)	(32.14)	(12.51)
	(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	405.14
	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	904.22
4.	Other income	34.54	54.39	71.37	208.05	110.45
5.	**Profit/(Loss) from Ordinary activities before Finance Costs & Exceptional Items (3+4)**	79.38	76.11	182.77	492.75	1,014.67
6.	Finance Costs	11.67	25.18	33.74	56.28	161.27
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

UNITECH LIMITED GURGAON

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

		Quarter Ended 30.06.2012
B	**Investor Complaints**	
	- 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**	**3,022.85**
	(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**	**3,396.00**
	Less: Inter segment revenue	-	-	-	-	-
	Net sales / Income from operations	**407.74**	716.29	615.46	**2,421.86**	**3,396.00**
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**	**161.27**
	(ii) Unallocable Overheads net of unallocable Income	**(22.46)**	46.60	(24.81)	**(94.32)**	**(74.89)**
	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**

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 14th August, 2012 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter ended 30th June, 2012. The Audited consolidated 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.
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 31st March, 2012 has expressed the following:- Advances for the purchase of land and projects pending commencement amounting to ₹ 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 not 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	2,120.32	2,301.44
	(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	**4,244.38**	**4,517.41**
5	**Current Liabilities**		
	(a) Short-Term Borrowings	1,085.76	1,723.98
	(b) Trade Payables	660.86	544.48
	(c) Other Current Liabilities	4,975.77	4,431.86
	(c) Short-Term Provisions	91.25	137.11
	Sub-total - Current Liabilities	**6,813.64**	**6,837.43**
	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	5,026.58	4,040.98
	(c) Trade Receivables	1,838.42	1,883.03
	(d) Cash and Cash Equivalents	318.55	441.16
	(e) Short-Term Loans and Advancess	4,320.32	4,812.15
	(f) Other Current Assets	5,283.61	5,089.67
	Sub-total - Current Assets	**16955.99**	**16306.64**
	TOTAL- ASSETS	**23,153.65**	**22,987.33**

UNITECH LIMITED GURGAON