

May 29, 2011

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

T +91 11 41664040

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

unitech

Bombay Stock Exchange Limited [BSE]
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 May 29, 2011

Dear Sir,

This is to inform you that the Board of Directors, in its meeting held today on May 29, 2011, has *inter alia* approved the Audited Financial Results of the Company as stand-alone entity as well as the consolidated financial Results of the Company for the year ended March 31, 2011, and the approved financial results are enclosed.

Further, the Board has recommended a dividend of Re. 0.10 per equity share of face value of Rs. 2/- each fully-paid-up for the year ended March 31, 2011.

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 *and a Press Release*

UNITECH LIMITED

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

Audited Financial Results (Standalone)

For the Year Ended March 31, 2011

(Rupees in Crores, except Shares and EPS)

Sl. No.	Particulars	Year Ended 31.3.2011 (Audited)	Year Ended 31.03.2010 (Audited)
1.	(a) Net sales / Income from Operations	1,805.85	1,912.44
	(b) Income from sale of investments	-	25.06
	Total income	1,805.85	1,937.50
2.	Expenditure		
	(a) (Increase)/Decrease in stock-in-trade	(4.05)	4.74
	(b) Real estate, Construction and other expenditure	999.57	1,064.20
	(c) Employees cost	109.09	86.04
	(d) Depreciation	6.68	5.95
	Total	1,111.29	1,160.93
3.	Profit from Operations before Other income, Interest & Exceptional items (1-2)	694.56	776.57
4.	Other income	362.28	284.21
5.	Profit before Interest & Exceptional items (3+4)	1,056.84	1,060.78
6.	Interest	328.67	345.35
7.	Profit after Interest but before Exceptional items (5-6)	728.17	715.43
8.	Exceptional items	-	-
9.	Profit from Ordinary Activities before tax (7+8)	728.17	715.43
10.	Provision for taxation		
	(a) Current	220.00	173.00
	(b) Deferred	(1.91)	(1.87)
11.	Net Profit from Ordinary Activities after tax (9-10)	510.08	544.30
12.	Extraordinary items (Net of tax expense)	-	-
13.	Net Profit for the Year (11-12)	510.08	544.30
14.	Paid-up equity share capital (Face Value - Rs.2 per share)	523.26	487.76
15.	Reserves excluding Revaluation Reserve	8758.61	7,415.47
16.	Basic Earnings Per Share (Before & after extraordinary items)	2.02	2.39
	Diluted Earnings Per Share (Before & after extraordinary items) (Refer Note IV)	2.02	2.35
17.	Public Shareholding		
	- Number of shares	1345475979	1341441876
	- Percentage of shareholding	51.43	55.00
18.	Promoters and Promoter Group Shareholding		
	a) Pledged / Encumbered		
	- Number of shares	864935072	675959041
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	68.06	61.60
	- Percentage of shares (as a % of the total share capital of the company)	33.06	27.72
	b) Non - encumbered		
	- Number of shares	405889996	421400130
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	31.94	38.40
	- Percentage of shares (as a % of the total share capital of the company)	15.51	17.28

- Notes:
- I The above Audited Standalone results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 29, 2011.
 - II The segment results in financial results have been prepared in accordance with the accounting principles laid down under Accounting Standard - 17 on 'Segment Reporting' as referred to in sub section (3C) of Section 211 of the Companies Act, 1956 including the rules framed thereunder.
 - III Details of number of Investor complaints for the quarter ended March 31, 2011: Pending at the beginning –NIL; Received – 40; Disposed Off –40; Pending at the end – NIL .
 - IV During the year 2010-11, 17750000 Warrants, out of 227500000 Warrants which were issued on 29th June 2009 and convertible into equal number of equity shares of Rs/- 2 at a premium of Rs. 48.75 per share within 18 months from the date of issue, have been converted into equal number of equity shares on receipt of balance 75% of issue price in compliance with the SEBI (Issue of Capital and Disclosure) Regulations, 2009. At the end of the year 2010-11, the Company had no warrants outstanding for conversion. Earning per share has been adjusted on account of increase in Equity Share capital during the current financial year.
 - V A Scheme of arrangement under Section 391-394 of the Companies Act, 1956 for the amalgamation of two wholly owned subsidiaries of the Company i.e. Aditya Properties Private Limited and Unitech Holdings Limited with the Company and for the demerger of infrastructure undertaking (post-merger) of Unitech Limited into its wholly owned subsidiary viz. Unitech Infra Limited, filed with Hon'ble High Court of Delhi is pending for its approval.
 - VI The Management took note of the observation made by the Auditors in the Limited Review Report for the quarter ended 31st December, 2010, regarding inadequate provisions against non realization of receivables and has duly addressed the same while preparing the Audited Financial Results for the year ended 31st March, 2011.
 - VII The Auditors in their Report on the Audited Financial Results for the year ended 31st March, 2011 have, without qualifying, drawn attention on few items alongwith reporting under Companies (Auditors' Reports) Order'2003 and the management's response to them are given as under:- (a) With respect to the comment on advances against projects pending commencement and advances recoverable, the management is of the view that such advances are in the normal course of business and even though unsecured and unconfirmed are considered good. (b) With respect to the comment regarding the operations at branch in Libya and consequential loss thereof, the management is of the view that as our contractors situated in Europe have already commenced the procedures under international law for "Force Majeure" for compensation/estimation of amounts due by the Libyan Government, these would materialize in due course of time and the management does not envisage any loss at this stage. (c) With respect to the delay in re-payments of dues to the Banks and Financial Institutions, the management states that it is due to slow down in the real estate business. However with improved business scenario, the company is hopeful to meet its obligation in time.
 - VIII The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.
 - IX The Board of Directors have recommended a dividend of Re 0.10 per equity share of face value of Rs. 2 each for the financial year ended on 31st March 2011 for the approval of the Shareholders at the ensuing Annual General Meeting. Dividend, if approved by the shareholders, shall be paid within 30 days thereof.

Key Standalone Financial information is given hereunder

Particulars	Quarter Ended	
	31.3.2011 (Audited)	31.3.2010 (Audited)
Turnover	2,168.13	2,221.71
(Profit/(loss) before tax	728.17	715.43
(Profit/(loss) after tax	510.08	544.30



UNITECH LIMITED

Regd. Office: 6, Community Centre, Saket, New Delhi 110019

Audited Segment-wise Revenue, Results and Capital Employed (Standalone)**For the Year Ended March 31, 2011**

(Rupees in Crores)

Sl. No.	Particulars	Year Ended	
		31.03.2011 (Audited)	31.03.2010 (Audited)
1.	Segment Revenue		
	(a) Real estate	1,693.14	1,677.77
	(b) Construction	34.83	139.34
	(c) Consultancy	77.88	95.33
	Total	1,805.85	1,912.44
	Less: Inter segment revenue		-
	Net sales / Income from operations	1,805.85	1,912.44
2.	Segment Results		
	(Profit before tax, Interest and Unallocable overheads)		
	(a) Real estate	814.52	775.49
	(b) Construction	0.73	29.19
	(c) Consultancy	77.87	95.33
	Total	893.12	900.01
	Less:		
	(i) Interest	328.67	345.35
	(ii) Unallocable overheads net of unallocable income	(163.72)	(160.77)
	Total profit before Tax	728.17	715.43
3.	Capital employed		
	-Unallocable	9,281.87	8,128.43

For Unitech Limited


Ramesh Chandra
ChairmanPlace : New Delhi
Date : May 29, 2011

Unitech Limited
Statement of Assets & Liabilities (Standalone)

(Rs. in Crores)

Particulars	As at March 31, 2011	As at March 31, 2010
	(Audited)	(Audited)
Shareholders' Fund		
(a) Capital	523.26	487.76
(b) Reserves and Surplus	8,758.61	7,415.47
Equity Share Warrants	-	225.20
Loan Funds	4,460.40	4,020.29
Deferred Liability- Against Land	1,108.66	903.27
Deferred Tax Liability (Net)	-	0.07
TOTAL	14,850.93	13,052.06
Fixed Assets (Including CWIP)	170.75	166.31
Investments	2,054.02	1,654.15
Current Assets, Loans and Advances		
(a) Inventories	9.79	5.74
(b) Project In Progress	10,804.01	9,606.79
('c) Advance to Subsidiary Companies for Purchase of Land	1,897.02	1,953.12
(d) Sundry Debtors	1,679.67	1,007.74
(e) Cash and Bank balances	265.26	209.43
(f) Loans and Advances	5,967.55	5,469.61
Less: Current Liabilities and Provisions		
(a) Liabilities	7,852.54	6,890.76
(b) Provisions	146.44	130.07
Net Current Assets	12,624.32	11,231.60
Deferred Tax Assets (Net)	1.84	-
TOTAL	14,850.93	13,052.06

