

Qtr 3rd Results Analysis

Unitech registered 29% growth in net profit to Rs 176.01 crore despite of 58% growth in revenues to Rs 774.46 crore for the quarter ended December 2009. The growth in sales was triggered by growth in real estate business (up 68% to Rs 627.88 crore), construction business (up 89% to Rs 41.98 crore) and consultancy business (up 121% to Rs 54.69 crore). Operating profit margins crashed by to 24% during the quarter from 50.1% in the corresponding previous period on the back sharp decline in the real estate business margins to 22.6% from 59.3% in the corresponding previous period. The crash in real estate margins during the quarter is primarily due to change in the product mix towards affordable housing and more plot sales. Resultantly, operating profit declined 25% to Rs 185.70 crore. Thanks to sharp decline in the interest cost by 85% to Rs 14.75 crore and Minority interest income of Rs 35.70 crore leading growth in net profits.

| Particulars | 200912 | 200812 | Var % |
|--------------|--------|--------|-------|
| Sales | 774.46 | 489.39 | 58 |
| Other Income | 14.64 | 18.20 | -19.6 |
| PBIDT | 200.34 | 262.47 | -23.4 |
| Interest | 14.75 | 96.72 | -84.7 |
| PBDT | 185.59 | 165.75 | 12 |
| PAT | 176.01 | 134.45 | 29 |

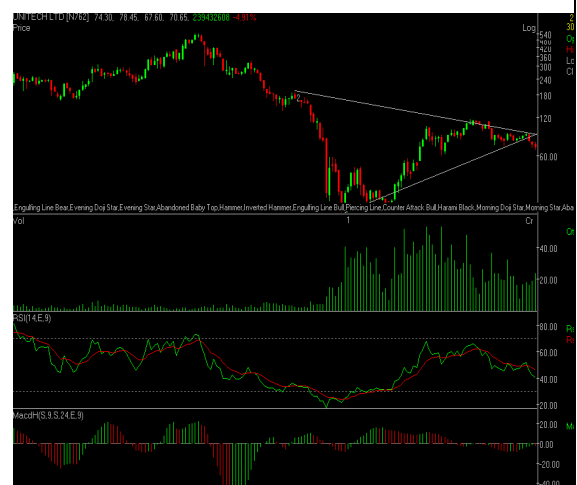
Consolidated Quarterly Performance

For the quarter ended December 2009, the net sales rose by 58% to Rs 774.46 crore. The healthy increase in the revenues is on the back of 68% raise in the real estate business to Rs 627.88 crore and contributed 81% of total business. Construction business and consultancy business rose by whopping 89% and 121% to Rs 41.98 crore and 54.69 crore. During the quarter, revenues from Hospitality, Transmission towers and other segments witnessed degrowth.

Technical Analysis:

The weekly chart analysis indicates that counter has broken the long time support places around 80. The ascending triangle has broken to the downside. Now the price is hovering between 80 and 68 any day closing below 65 along with good volumes will drag the counter further to the level of 55-58. Around these levels prices will be back to the levels of April 2009. The RSI is trading at 40 with negative bias. MACD is in bearish zone. The volumes are supporting the current downfall. At current levels it is trading below all the important moving averages. The downside seems to be capped near 50-52 which will be the good levels to make the fresh new positions. However we advise to accumulate the stock while taking every fall as an opportunity.

| Important Level | | | |
|-----------------|----|---------|----|
| Resistance | | Support | |
| R1 | 76 | S1 | 65 |
| R2 | 83 | S2 | 61 |
| R3 | 87 | S3 | 55 |
| R4 | 93 | S4 | 50 |



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