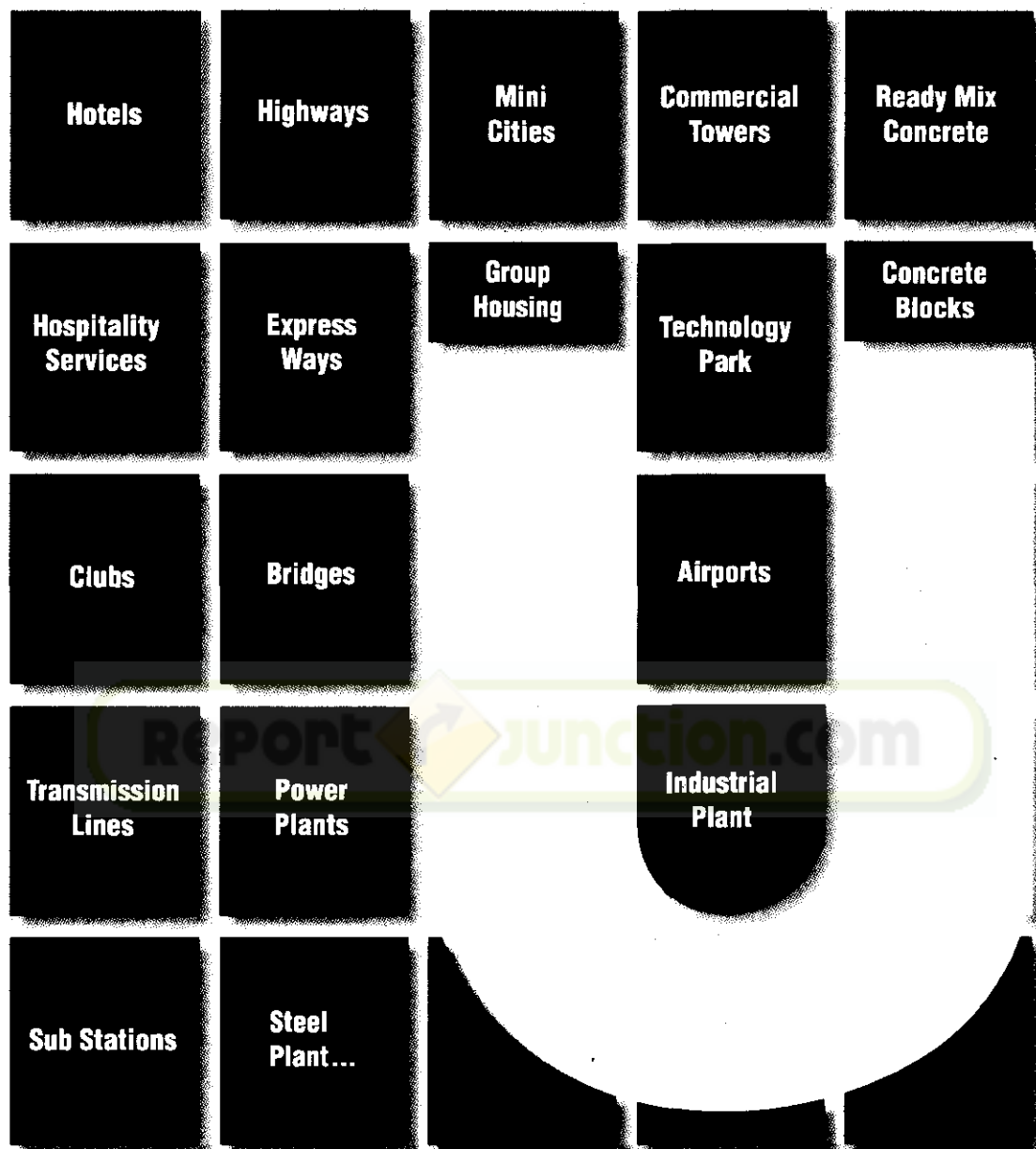


## Annual Report 1998-99

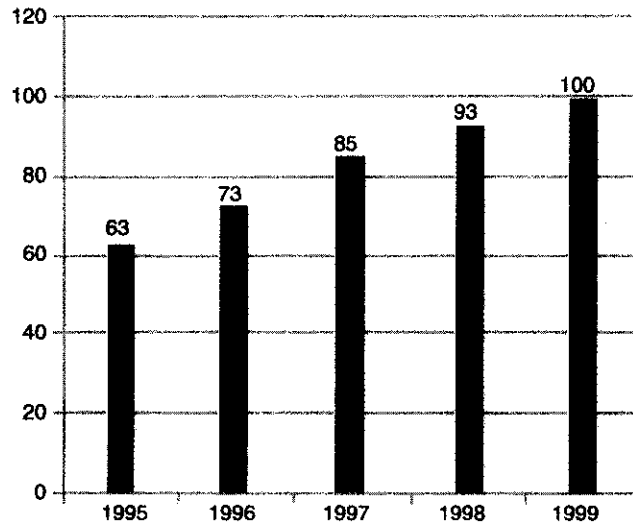


**UNITECH**  
LIMITED

## *Progress at a Glance*

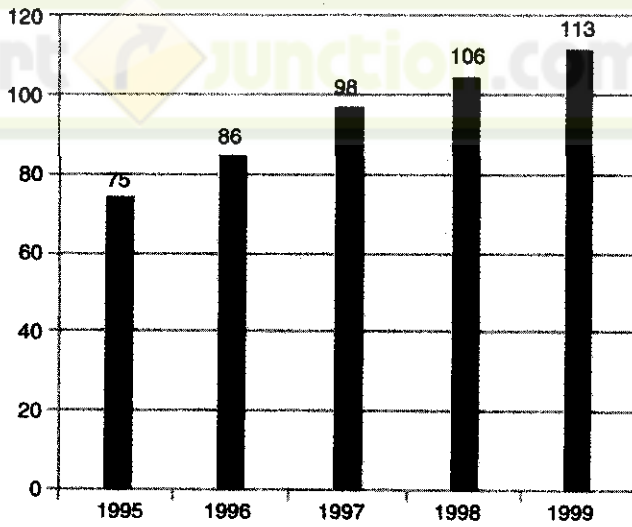
### RESERVES & SURPLUS

(Rs. in Crores)



### NET WORTH

(Rs. in Crores)



# The Unitech Group

A.B. Hotels Limited (Radisson Hotel)

Unitech Prefab Limited

Hyundai Unitech Electrical Transmission Limited

Millennium Plaza Limited

S.B. Developers Pvt. Ltd.

Sarvamangalam Builders & Developers Pvt. Ltd.

Unitech Country Club Limited

Unitech Metals Limited

Unitech International Limited

Unitech Builders Limited

Unitech Investments Limited

Unitech Industries Limited

New India Construction Company Limited

Supernal Corrugation (India) Limited

Ruhi Construction Company Limited

## *In Memoriam*



Dr. G.R. Bahri (1934 – 1999)

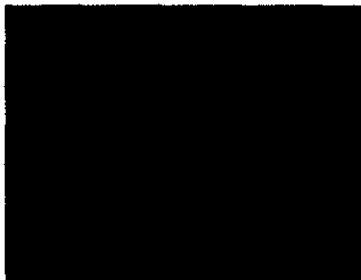
Unitech was saddened by the loss of a valued member of its family on 12.10.98 with the untimely demise of Dr. Bahri. A post-graduate in Civil Engineering with Doctorate from USA, Dr. Bahri devoted 29 years to Unitech, and was a founder member of the Company. He was closely associated with the promotion and utilization of High-strength Reinforcing Steel (Torsteel) and High-strength Structural Steel in the country. Along with his amicable personality and exceptional knowledge, he was known for his diligence and executive skills, the results of which have left a lasting mark on Unitech. Dr. Bahri also left a lasting mark on Unitech people, and he is missed by his colleagues and friends. This annual report is dedicated to the memory of Dr. Bahri.

# Reflecting on the past...

Looking back today, it's hard to imagine that Unitech came into existence as a small construction engineering Company almost three decades back. The year was 1971. The men behind the small venture were five qualified and enterprising engineers, with hardly any experience in entrepreneurship.



Radisson Hotel



Manhattan Personal Floors

In almost three decades, Unitech has grown into a multifaceted corporate entity, with interests ranging from *construction to luxury hotels, international trade* to manufacturing, and has left its mark on several prestigious projects in India and abroad.

The past has been exciting, as much as it has been rewarding. Having met the first challenge of establishing its credentials in the competitive

Unitech Country Club

Report Junction.com

construction and engineering field not only in India but also in

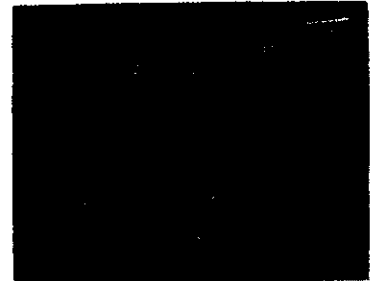
several overseas countries, Unitech took to new challenges by diversifying its activities.

Installation of transmission lines, manufacture of cold roll formed structural sections, electrodes for electrostatic

precipitators, and rear deck assemblies for Japanese light

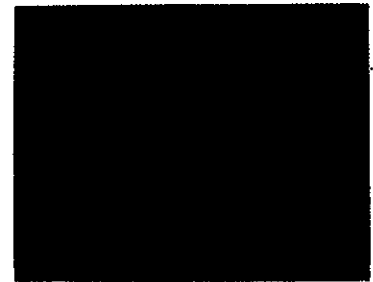
commercial vehicles were few of the fields Unitech entered. But what added new dimensions to its corporate vision and growth was Unitech's expansion into real estate and housing development in several cities of India.

Today, Unitech is much more than the sum of its individual ventures. Unitech is a cohesive Group of forward-looking companies, joined together by a vision to excel and participate in the building of a better tomorrow.



Four Laning of N.H. 1 at Ambala

Heritage City



South City

Report  junction.com

# Looking to the future...

At Unitech, we have always believed that either you shape the future or the future shapes you. So, controlling our own corporate destiny is a never-ending job. The past several years have seen a strengthening of forces, sharpening of focus, and a redefining of vision at Unitech.

Meeting the demands of a changing society that insists on ever-higher standards of quality, convenience and value has always remained a priority at Unitech. The success of its different companies, specially its flagship construction-engineering and real estate and housing ventures, is rooted in

exceeding the expectations of our clientele. No wonder,

Unitech has created an image

of a trusted,

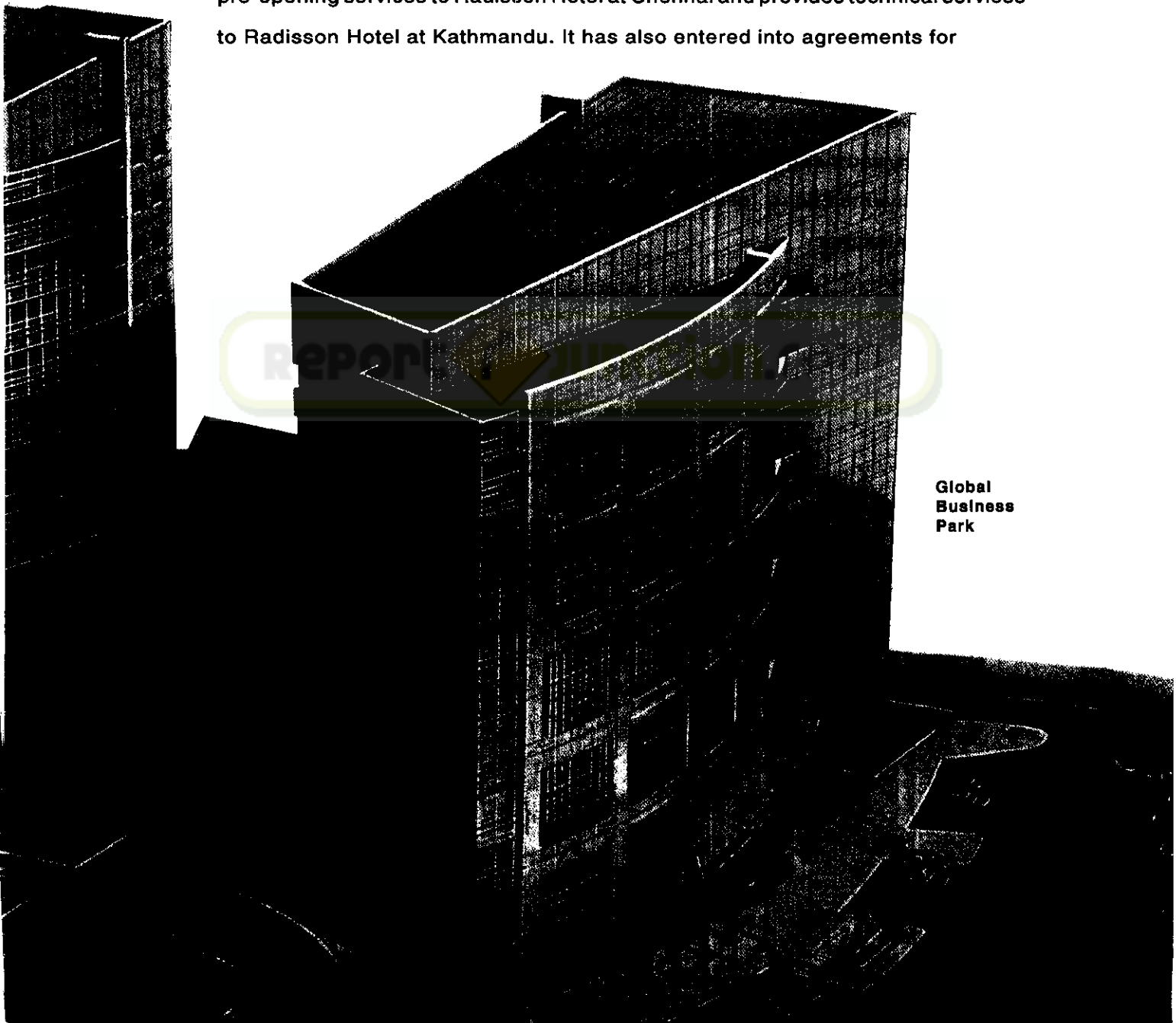
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dependable and value-driven Group.

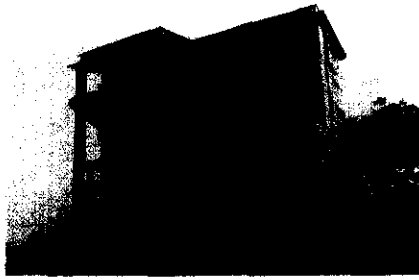
Today, Unitech stands poised at adding new success stories to its achievements. The five star hotel (Radisson Hotel) project at New Delhi has come to fruition, opening a new chapter in its exciting endeavours. Hotel Management Services Company, a joint venture with Radisson Group of U.S.A., has provided technical and pre-opening services to Radisson Hotel at Chennai and provides technical services to Radisson Hotel at Kathmandu. It has also entered into agreements for



**Millennium Plaza**



**Global  
Business  
Park**



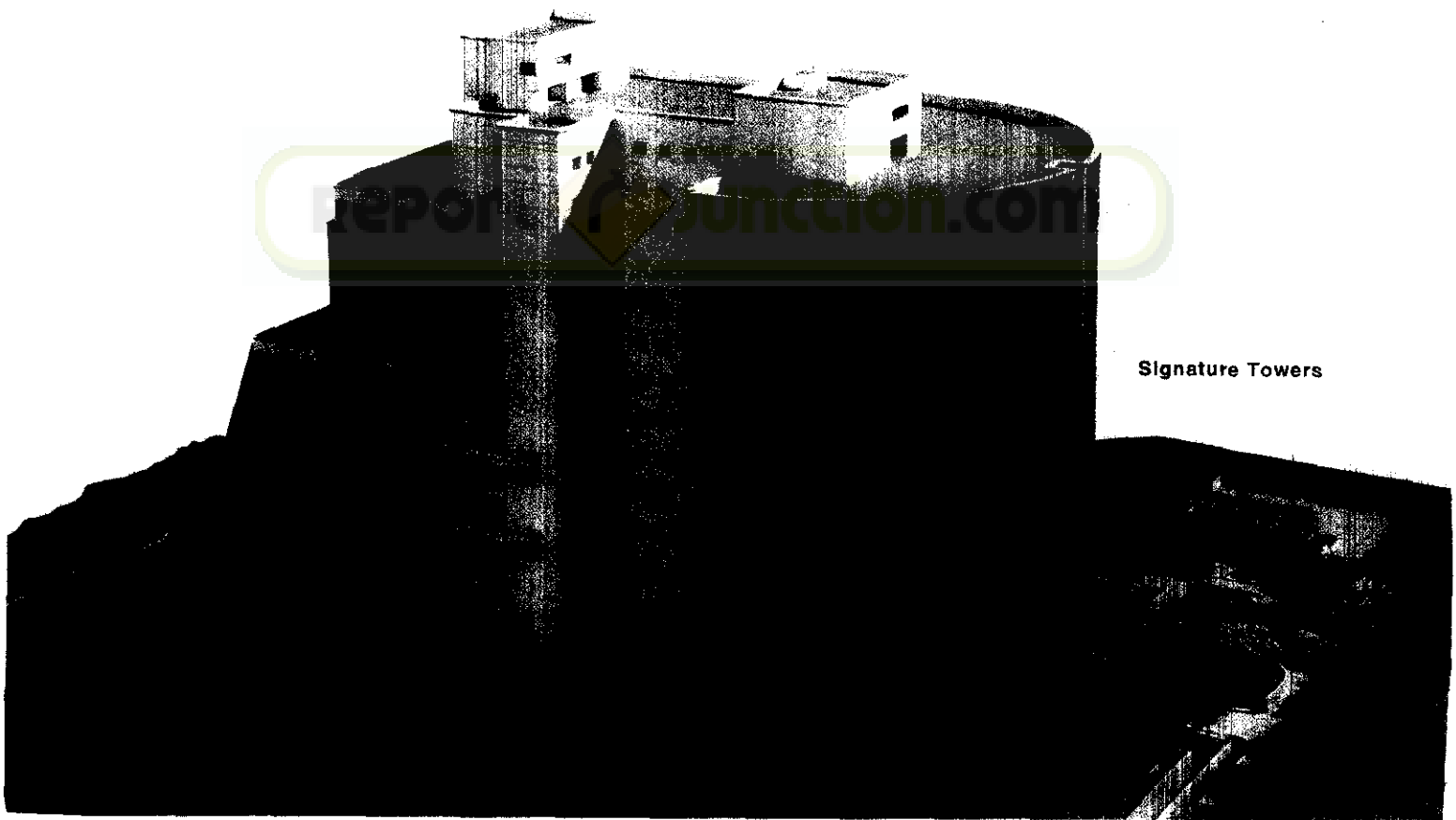
**South City Business Floors**

providing management and technical services to Radisson Hotels opening at Ahmedabad, Kochi, Jalandhar and Ludhiana. Under the banner of Unitech Prefab Ltd., a joint venture with two Singapore Companies, Unitech has pioneered the concept of Ready-Mix-Concrete (RMC) in India and has also ventured into prefab segment with concrete blocks and is poised for quantum growth. The real estate and housing

projects like Global Business Park, Signature Towers, Gurgaon Technology Park, Millennium Plaza, Residency Greens, Independent Floors, Palms, La Gardenia Residency, etc. in the outskirts of Delhi are going from strength to strength.

Despite its success in various fields, at Unitech, we are not entirely satisfied. We know we are in the midst of highly competitive market due to globalisation of economy and therefore have to continue to strive for the highest level of performance and deliver the finest results in the years to come. We have to be ever ready for new challenges.

We intend to continue to shape our future by applying our experience, expertise and skills to meet new goals of the future.



**Signature Towers**





## Annual Report 1998-99

### BOARD OF DIRECTORS

<b>Managing Director</b>	: Mr. Ramesh Chandra
<b>Whole-time Directors</b>	: Dr. Ramesh Kapur
	: Mr. A.S. Johar
<b>Directors</b>	: Dr. S. P. Shrivastava
	: Dr. P. K. Mohanty
	: Mrs. Minoti Bahri Wadhwa
<b>SR. EXECUTIVE DIRECTOR</b>	: Mr. M. S. Masand – Real Estate
<b>COMPANY SECRETARY</b>	: Mr. Tarun V. Kotak
<b>AUDITORS</b>	: Goel Garg & Co. Chartered Accountants
<b>PRINCIPAL BANKER</b>	: Canara Bank
<b>REGISTERED OFFICE</b>	: 'Unitech House' 6, Community Centre, Saket, New Delhi-110 017. Phone : 6854550 (20 Lines) Fax : 91-(011) - 6862954, 6864709, 6857338, 6857339 E-MAIL : ulgroup@vsnl.com Website : http://unitechlimited.com
	<b>PHONE</b> <b>FAX</b>
<b>REGIONAL OFFICES</b>	: Mumbai 8374718, 8224102 8375188.
	: Bangalore 2867474, 2869451, 2868247. 2861915, 2861916.
	: Lucknow 209396, 209397 209343.
<b>INTERNATIONAL OFFICES</b>	: Tripoli (Libya) 4906818, 4906819.

### CONTENTS

Financial Highlights/Summary for Ten Years .....	8
Notice .....	9
Directors' Report .....	12
Auditors' Report .....	16
Balance Sheet .....	18
Profit & Loss Account .....	19
Schedules to Accounts .....	20
Section 212/217(2A) Statements .....	30
Cash Flow Statement .....	31
Balance Sheet Abstract .....	32
Information to Shareholders .....	33
<b>Subsidiaries :</b>	
1. Unitech International Limited .....	37
2. Unitech Builders Limited .....	41
3. Unitech Investments Limited .....	43
4. Unitech Industries Limited .....	45
5. New India Construction Company Limited .....	47
6. Supernal Corrugation (India) Limited .....	50
7. Ruhi Construction Company Limited .....	53
8. Unitech Metals Limited .....	55
9. A.B. Hotels Limited .....	59
10. Unitech Country Club Limited .....	63
11. Hyundai Unitech Electrical Transmission Ltd. ....	66



### Financial Highlights

	Rupees in Crores	
	1998-99	1997-98
Total Income	192.61	233.22
Less : Operating Expenses	159.08	200.33
Gross Profit	33.53	32.89
Less : i) Depreciation	2.84	2.64
ii) Interest	14.11	10.88
	16.95	13.52
Net Profit before Tax	16.58	19.37
Less : Taxes	4.55	6.00
Net Profit after Tax	12.03	13.37
<b>What the Company Owned</b>		
Fixed Assets		
Gross Block	38.76	33.69
Less : Depreciation	17.05	14.36
Net Block	21.71	19.33
Add : Capital Work-in-Progress	0.64	2.90
	22.35	22.23
Investments	41.69	39.79
Current Assets	854.83	796.14
Miscellaneous Expenditure	0.04	0.12
	918.91	858.28
<b>What the Company Owed</b>		
Loan Funds	143.00	131.53
Current Liabilities & Provisions	663.05	621.00
	806.05	752.53
<b>Net Worth</b>		
Equity Share Capital	12.49	12.49
Reserves & Surplus	100.37	93.26
	112.86	105.75

### Financial Summary for Ten Years

(Rupees in Crores)

	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990
1. Share Capital	12.49	12.49	12.49	12.48	12.48	10.87	10.80	7.21	7.21	7.20
2. Reserves & Surplus	100.37	93.26	85.38	73.42	62.76	41.51	33.24	22.75	19.41	16.51
3. Total Income	192.61	233.22	272.38	257.59	166.67	119.80	100.86	83.07	59.63	51.38
4. Net Profit (before Tax)	16.58	19.37	27.13	25.08	18.13	13.50	10.64	8.30	6.39	5.78
5. Dividend :										
a) %	40	40	50	40	40	30	25	25	24	22
b) Amount	4.99	4.99	6.24	4.99	4.62	3.27	2.08	1.80	1.73	1.59
c) % of Net Profit	30	26	23	20	25	24	20	22	27	28
6. Fixed Assets	22.35	22.23	21.93	21.35	14.71	7.06	5.83	5.39	5.46	4.27
7. Net Current Assets	191.78	175.14	125.45	114.01	124.41	84.87	67.21	50.46	49.58	36.98
8. Investments	41.69	39.79	32.86	20.26	18.38	9.40	3.31	2.94	2.63	2.43
9. Secured Loans	101.95	93.78	60.20	51.22	67.34	37.75	26.65	24.56	27.02	16.18
10. Unsecured Loans	41.05	37.75	22.41	18.85	15.45	11.68	6.08	4.81	4.68	4.20