

UNITECH LIMITED

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

FD Office: Fixed Deposit Division, Unitech House, L Block, South City - 1, Gurgaon - 122001, Haryana

Tel.: 0124 - 4848900 | E-mail: fdcustomercare@unitechgroup.com | www.unitechgroup.com

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FIXED DEPOSIT SCHEMES

Scheme (A) - Non Cumulative*		
Period	Minimum Amount (Rs.)	Rate of Interest (%p.a.)
1 Year	25,000/-	11.50%
2 Years	25,000/-	12.00%
3 Years	25,000/-	12.50%

*Interest would be paid on a quarterly basis
*Additional amounts in multiples of Rs. 1,000/-

Scheme (B) - Cumulative**				
Period	Minimum Amount (Rs.)	Rate of Interest (%p.a.)	Payable on Maturity (Rs.)	Yield (%p.a.)
6 Months	25,000/-	11.50%	26,438/-	11.50%
1 Year	25,000/-	11.50%	28,031/-	12.13%
2 Years	25,000/-	12.00%	31,743/-	13.49%
3 Years [#]	25,000/-	12.50%	36,304/-	15.07%

**Interest compounded monthly on deposits of one year or more and payable on maturity
**Additional amounts in multiples of Rs. 1,000/-

COMPANY HIGHLIGHTS

- ✓ Established in 1971, Unitech is today a leading real estate developer in India.
- ✓ Unitech has a large diversified land reserve spread across all major economic hubs in India.
- ✓ Unitech offers the most diversified product mix across various segments of the real estate sector; Residential, Commercial, Retail, IT parks, Amusement Park, Hotels & Special Economic Zones.
- ✓ Market capitalization of approx Rs. 7500 Cr*

- ✓ Unitech Ltd. listed since 1986, is one of the most liquid stocks and has over 6,85,000 shareholders*
 - ✓ Recipient of CW Architect and Builders Awards, 2008 for being one of India's top ten builders.
 - ✓ Over 80 real estate projects comprising approx 40 million sq. ft. under development.*
- *As of 30/03/2012.

DEPOSIT HIGHLIGHTS

- ✓ Only Rs. 25,000 as minimum deposit amount.
- ✓ Additional amount to be in the multiples of Rs. 1,000 only.
- ✓ Nomination facility available.

- ✓ Interest to be calculated monthly on deposits of 1 year and more in Scheme B.
- ✓ Interest to be calculated from the date of encashment of Cheque/Demand Draft by Unitech Ltd.

HOW TO APPLY

- Please fill in the attached application form completely and ensure that all the columns are filled correctly. Also please sign on every correction therein, if any.
- The Cheques/Demand Drafts should be made payable to "Unitech Ltd. - Fixed Deposit A/C" and should be crossed "A/C Payee Only".
- **Unitech Ltd. - Fixed Deposit Account No. 110102000011477, IDBI Bank.**
- Outstation Cheques/Demand Drafts are not acceptable unless payable at par.
- The completed application form along with Cheques/Demand Drafts are to be submitted through Managers or sent directly to any Unitech office addresses.

MANAGERS TO THE SCHEMES

- **BAJAJ CAPITAL LTD.** Bajaj House, 97, Nehru Place, New Delhi - 110019. Tel.: +91-11-41693000
- **KARVY STOCK BROKING LTD.** "Karvy Center" 8-2-609/K, Avenue 4, Street No. 1, Banjara Hills, Hyderabad - 500034. Tel.: +91-40-23312454, 23320251
- **R.R. INVESTORS CAPITAL SERVICES LTD.** 47, Rani Jhansi Marg, New Delhi - 110055. Tel.: +91-11-23636363
- **ALMONDZ GLOBAL SEC. LTD.** 2nd flr., 3 Scindia House, Janpath New Delhi-110001. Tel.: +91-11-41514666
- **SMC GLOBAL SECURITIES LTD.** 17, Netaji Subash Marg, Daryaganj, New Delhi - 110002. Tel.: +91-11-30111333, 66221100
- **JM FINANCIAL SERVICES (P) LTD.** 3 & 4 Kamanwala Chambers, Ground Floor, Sir P.M. Road, Fort Mumbai - 400001. Tel.: +91-22-66333030
- **HDFC SECURITIES LTD.** Office Floor 8, "I Think" Building, Jollyboard Campus, Kanjurmarg (E), Mumbai-400042. Tel.: +91-022-30753400
- **SECURITY INVESTMENTS LTD.** H-23, Connaught Circus, Near Rajiv Chowk Metro Station, New Delhi-110001. Tel.: +91-11-43631111, 46631111
- **BHARAT BHUSHAN & CO.** H-45, Connaught Place, New Delhi - 110001. Tel.: +91-11-2332020, 23322772
- **INDIA INFOLINE LTD.** IIFL House, 3rd Floor, Road No.16V, Plot No. B-23, MIDC, Thane Industrial Area, Thane - 400604 Tel. 022-42709738

TERMS & CONDITIONS

1. MINIMUM AMOUNT

Minimum acceptable deposit under both the schemes is Rs. 25,000/-. Amount in excess of the above will be accepted in multiples of Rs. 1,000 only.

2. APPLICATIONS

Application for Fixed Deposit in the prescribed form accompanied by Cheques/Bank Drafts on a scheduled bank in New Delhi should be submitted to the Company's office at Gurgaon or the offices of the Managers/Authorised Brokers to the Fixed Deposit Scheme at the addresses given in the application form. The Cheques/Bank Drafts should be drawn in favour of "Unitech Ltd. - Fixed Deposit Account" and should be crossed "A/c Payee Only." **Payments will not be accepted in cash;** deposits on behalf of minors should be made through their natural/legal guardian who must sign the application form, along with natural/legal guardian's copy of PAN Card

3. PERIOD AND RATE OF INTEREST UNDER DIFFERENT FIXED DEPOSIT SCHEMES

Scheme A (Quarterly Income Scheme)

PERIOD	Minimum amount (Rs.)	Rate of Interest (%p.a.)
1 Year	25,000/-	11.50%
2 Years	25,000/-	12.00%
3 Years	25,000/-	12.50%

Scheme B (Income compounded Monthly on Deposit of 1 Year & more) Payable on Maturity

PERIOD	Minimum amount (Rs.)	Rate of Interest (%p.a.)
6 Months	25,000/-	11.50%
1 Year	25,000/-	11.50%
2 Years	25,000/-	12.00%
3 Years	25,000/-	12.50%

4. PAYMENT OF INTEREST

SCHEME A (Interest is payable quarterly)

Deposit placed under this Scheme will carry interest on principal from the date of realisation of Cheque/Bank Draft and will be payable quarterly on 1st April, 1st July, 1st October and 1st January each year and on maturity. All quarterly interest cheques for the Financial Year will reach you 15 days prior to the due date of the First Interest cheques, subject to deduction of tax at source where applicable. Interest will cease to accrue from the date of maturity.

SCHEME B (Interest is compounded monthly & payable on maturity)

Deposit placed under this Scheme will carry interest on principal from the date of realisation of Cheque/Bank Draft and the incremental amount compounded monthly on the last date of each month and payable on maturity represents interest for 1 year @ 11.50%, 2 years @ 12.00%, 3 years @ 12.50% (compounded monthly) and for 6 months @ 11.50% (simple interest) p.a., subject to deduction of tax at source, where applicable. The Interest Cheques for the entire duration of your investment will reach you 15 days prior to the Maturity date. Interest will cease to accrue from the date of maturity.

5. DEDUCTION OF TAX

Under the regulation currently in force, if the interest credited or paid or likely to be credited during a Financial Year exceeds Rs. 5,000/- to any person against one or more deposits in the same name(s), tax at the appropriate rates will be deducted there from. For Scheme B interest will be deemed to accrue every year & tax where applicable will be deducted in each Financial Year as per the Income Tax Law. Tax will not be deducted if a suitable declaration or certificate from the concerned authorities, as required under the Income Tax Law is furnished to the Company alongwith the application form and in April for subsequent years.

6. ACCEPTANCE OF DEPOSIT

- Deposits will be accepted from resident individuals (either in single name or in joint names, not exceeding two in number), minors through their guardians and from trusts. Deposits will not be accepted from Non-Residents and Foreign Nationals.
- In case of deposits in joint names, all correspondence will be addressed to the person whose name appears first on the deposit receipt. All cheques for payment of interest and principal amount will also be drawn in favour of the first named depositor irrespective of option for repayment exercised by the depositor.

Any discharge given by such person for payment of interest and the principal amount shall be valid and binding on all the joint holders.

- In the event of the death of the first named depositor, all payments on account of interest and principal will be made on the production of a death certificate, to the second named depositor as mentioned in the fixed deposit receipt and similarly in the event of his death to the next named surviving depositor without reference to the heirs and/or legal representatives of the deceased. It implies that the Fixed Deposit is not on either or survivor basis.

- In the event of death of the sole named depositor, all payments on account of interest and principal will be made to the legal representatives of the deceased on production of proper legal representation such as probate of the will, succession certificate, administration granted by the Court of competent jurisdiction. However, the Company at its sole discretion may dispense with production of probate of the will, succession certificate or the letter of administration upon such terms as to indemnity or otherwise as it considers adequate.

7. FIXED DEPOSIT RECEIPT

- Fixed Deposit Receipt will be forwarded by registered post/courier service at the address given in the application form within 8 weeks from the receive of the application form in our office.
- In the event of loss of a Fixed Deposit Receipt, the Company may at its sole discretion issue a duplicate receipt subject to compliance with such Terms and Conditions including indemnity by the depositor(s) as the Company may require. All expenses in the connection will be borne by the depositor(s).
- Fixed deposit receipts are non-transferable.

8. RENEWAL AND REPAYMENT OF DEPOSIT

- The Fixed Deposit will be repaid only on maturity and not on demand or notice. The Company, however, at its sole discretion, may permit the depositor to withdraw the Fixed Deposit prior to the maturity date on such terms as to rate of interest, recovery of brokerage etc, as the Company may stipulate and as per provisions of the Companies (Acceptance of Deposits) Rules, 1975 as amended from time to time.
- The Fixed Deposit Receipt duly discharged on a revenue stamp should reach the FD Office of the Company at least 21 days before the date of maturity to enable the Company to renew or refund the deposit as the case may be. In case of renewal, a fresh application form duly filled in should accompany the said discharged receipt. The application form can be obtained from the Company's website, FD Office, its regional offices and from the Offices of the Managers/Authorised Brokers to the Fixed Deposit Scheme. Where the Deposit Receipt not presented for repayment or renewal within the aforesaid time of maturity, the retrospective renewal to the deposit will be entirely at the discretion of the Company.
- The interest advice for first Financial Year will be sent to the investors in advance along with the FDR (Scheme A) by courier/registered post on the given address. Payment will be made through A/c Payee cheque of IDBI Bank payable at par at all its branches.
- Repayment of deposit will be made by A/c Payee cheques payable at par at all cities where IDBI Bank has its branches.
- Where the due date of any payment falls on a Sunday, bank holiday or any other day on which the Company's Registered Office remains closed, the payment will be made on the next working day.

9. GENERAL

- The Company will not recognise or accept any lien on Fixed Deposits and/or interest thereon.
- The Company reserves
 - the right to alter or amend without giving notice any of the conditions aforementioned.
 - the right to accept deposits only for such period as it may decide from time to time.
- Deposits/renewals/repayments/interest will be subject to the Companies (Acceptance of Deposits) Rules, 1975 as amended from time to time.
- Notification to the Company regarding change in address etc., must be lodged at least 30 days before the date on which repayment of principal amount falls due.
- The amount of deposit received, if any, from body corporate shall be treated as "Inter-Corporate Deposits".

All future communication in connection with deposits is to be addressed to:

UNITECH LIMITED

FD Office: Fixed Deposit Division, Unitech House, L Block, South City - 1, Gurgaon - 122001, Haryana

UNITECH LIMITED

Regd. Office: 6, Community Centre, Saket, New Delhi - 110017
FD Office: Fixed Deposit Division, Unitech House, L Block, South City - 1
Gurgaon - 122001, Haryana

FOR OFFICE USE ONLY

F.D.R. No. _____	Date of Dispatch _____
A/C No. _____	D.O.M. _____
D.O.D _____	

APPLICATION FORM/RENEWAL FORM

I/We undersigned apply for the placement of Deposit as stated below: (Please write in block letters in English and tick in appropriate columns. Use Black Pen Only)

CHOICE OF SCHEME : Scheme A Scheme B

CHOICE OF PERIOD : 6 Months 1 Year 2 Years 3 Years

DEPOSIT AMOUNT : Rs. _____ Rupees _____
(In Figure) (In Words)

MODE OF PAYMENT : Cheque/ Draft No _____ Dated _____
Drawn on (Bank's Name & Branch) _____

RENEWAL OF DEPOSIT : FDR No. _____ Maturity Date _____ Principal Amount _____
(FDR shall be renewed only for the **Principal Amount**. Please attach original FDR duly discharged).

NAME & ADDRESS IN FULL (All fields marked in * are mandatory)

*FIRST/SOLE APPLICANT'S NAME: _____

*Guardian's Name (If 1st applicant is minor) _____

SECOND APPLICANT'S NAME: _____

THIRD APPLICANT'S NAME: _____

*DATE OF BIRTH OF 1st APPLICANT: DD MM YYYY

*ADDRESS OF FIRST APPLICANT: Street 1 _____
Street 2 _____
City _____ State _____
Pincode _____ Country _____ *Mob _____
E-mail _____

PROOF OF ADDRESS TO BE PROVIDED BY APPLICANT. (Please submit ANY ONE of the following certified documents)

Latest Telephone Bill of Land line/Mobile Latest Electricity Bill/Gas Bill Ration Card

Latest Bank Account Statement Latest Demat Account Statement Pass Port

Registered Rent Agreement Any Other Address Proof (please specify), _____

STATUS OF APPLICANT : (INDIVIDUAL) (HUF) (TRUST) (CORPORATE)

OCCUPATION : Service Retired Housewife Student Business Others (pls. specify) _____

TAX STATUS OF THE FIRST NAMED DEPOSITOR

INCOME TAX TO BE DEDUCTED: YES NO *PAN NO. _____ (Copy of PAN Card mandatory)

IF NO; FORM 15 G ENCLOSED: FORM 15 H ENCLOSED (In case of Sr. Citizen Aged 60 & above during the year)

NOMINATION FORM (To be filled in by individual(s) applying singly or jointly)

I/We _____ wish to make a nomination and do hereby nominate the following person to whom all right of the amount payable in respect of the deposit shall vest in the event of my/our death.

Nominee's Name _____

Guardian's Name* _____ Date of Birth* _____ Relationship _____

Address _____

(Signature of Nominee/Guardian*) *In case the nominee is a minor _____ Signature of Depositor(s) _____

DECLARATION: I/We hereby declare that the amount shown above is not being deposited out of the funds acquired by me/us by borrowing or by accepting deposit from any other person. I/We have read the Terms and Conditions printed in this form, and agree to abide by the same. I/We also declare that the first named depositor is the beneficial owner of the deposit and is to be treated as the payee for the purpose of deduction of tax under Section 194-A of the Income Tax Act 1961. I am/We are resident(s) of India and am/are not placing this deposit as a Nominee(s) of any Non-Resident.

First Applicant Signature _____ Second Applicant Signature _____ Third Applicant Signature _____

BROKER NAME & ADDRESS RR Investors retail services Pvt. Ltd.
47, MM Road, Rani Jhansi Marg,
Jhandewalan, New Delhi - 110055

SUB - BROKER CODE 604000091551

PARTICULARS AS PER COMPANIES (ACCEPTANCE OF DEPOSITS) RULES, 1975 AS AMENDED TO DATE

A. Name of The Company : UNITECH LIMITED

B. Date of Incorporation : 9TH FEBRUARY 1971

C. Business carried on by the Company and its subsidiaries with details of branches or units, if any.

The Company is presently engaged in the real estate development, hospitality, construction, property management and related consultancy services, directly and through its subsidiaries and joint venture companies. The Company has total two hundred ninety three subsidiaries (293) as of 31st March 2011 engaged in the business as aforesaid. For the sake of brevity, the name of these subsidiaries are not produced here, however the same can be verified/inspected at the Registered Office of the Company during business hours at any working day.

The Company has its Corporate office at Unitech House, South City-I, Gurgaon-122001 and regional offices at Noida, Lucknow, Chandigarh, Kolkata, Mumbai, Bangalore, Chennai, Varanasi & Hyderabad (detailed herein below).

D. Brief particulars of the Management of the Company

The Company is managed by the Executive Chairman and two Managing Directors with the assistance of well qualified and experienced, technical, managerial and administrative staff.

E. Name, Address and Occupation of Directors

S.No.	Name	Address	Occupation
1.	Mr. Ramesh Chandra Executive Chairman	C-42, Mayfair Garden, New Delhi - 110016	Business
2.	Mr. Sanjay Chandra Managing Director	C-41, Mayfair Garden, New Delhi - 110016	Business
3.	Mr. Ajay Chandra Managing Director	C-41, Mayfair Garden, New Delhi - 110016	Business
4.	Mr. Ravinder Singhania Director	H-186, Sector -63, Noida - 201301	Professional
5.	Ms. Minoti Bahri Director	R-87, Greater Kailash - I New Delhi - 110048	Business
6.	Mr. G. R. Ambwani Director	C-34, Mayfair Garden, New Delhi - 110016	Business
7.	Mr. Anil Harish Director	13, CCI Chambers, 1st Floor, Dinshaw Wacha Road, Church Gate, Mumbai - 400020	Professional
8.	Mr. Sanjay Bahadur Director	Flat No. 901/3B, Green Acres, Lokhandwala Complex, Andheri (West), Mumbai - 400053	Business
9.	Dr. P.K. Mohanty Director	3-B, Monalisa, 17, Camac Street, Kolkata - 700017	Industrialist

F & G. Profits and Dividends

Year Ended	Profit Before Tax (Rs. in Lacs)	Profit After Tax (Rs. in Lacs)	Dividend on Equity Shares (Rs. in Lacs)	Dividend on Equity Shares (%)
31.03.2009	95664.45	73966.33	2388.80	5.00%
31.03.2010	71543.52	54430.28	5035.72	10.00%
31.03.2011	72817.28	51008.08	-	-

• As on the date of Advertisement the audited figures of Profits (before and after tax) for the year ended 31st March 2012 are not available, therefore, the same have been provided as per latest Audited Balance Sheet i.e. 31st March 2011.

H. Summarised financial position of the company as appearing in the two latest Audited Balance Sheet
(Rupees in Lacs)

Liabilities	As at 31.03.2011	As at 31.03.2010	Assets	As at 31.03.2011	As at 31.03.2010
Share Capital	52326.02	48776.02	Fixed Assets	17075.61	16630.73
Reserves & Surplus	875860.85	741546.62	Investments	205402.25	165414.69
Equity Share Warrants	-	22520.31	Current Assets	1275872.80	1083682.42
Secured Loans	245816.36	300426.87	Loan & Adv.	786457.01	741560.70
Unsecured Loans	200223.72	101602.21	Deferred Tax Assets	183.95	-
Current Liabilities & Provisions	799898.35	702082.86			
Deferred Liabilities (Purchase of Land)	110866.32	90326.79			
Deferred Tax Liabilities	-	6.86			
	2284991.62	2007288.54		2284991.62	2007288.54

Brief particulars of Contingent Liabilities:

	As at 31.03.2011 (Rs.in Lacs)	As at 31.03.2010 (Rs.in Lacs)
Outstanding bank guarantees	35678.00	34761.00
Outstanding Corporate Guarantees	128136.00	164994.00
Other claims from clients/customers	5074.00	1728.00

I. a) The amount which the company can raise under the Companies (Acceptance of Deposits) Rules 1975 as amended to date.

(Rs.in Lacs)

i) FROM PUBLIC 224671.72

25% of the aggregate of the paid up capital and free Reserves as deposits from the public.

ii) FROM SHAREHOLDERS 89868.69

10% of the aggregate of paid up capital and free Reserves as deposits against unsecured Debentures or any deposits from its shareholders or any deposits guaranteed by any Director.

Total 314540.41

b) Deposits actually held on 31.03.2011 93332.82

J. The Company has no over due deposits other than unclaimed deposits on the day of the advertisement.

K. The Company hereby declares that.

i) It has complied with the provisions of the Companies (Acceptance of Deposits) Rules, 1975 as amended to date.

ii) The compliance with these Rules does not imply that the repayment of deposits is guaranteed by the Central Government.

iii) The deposits accepted by the Company are unsecured and rank pari-passu with other unsecured liabilities and;

iv) The Company is not in default in the repayment of deposit or part thereof and any interest thereon in accordance with terms & conditions of such deposits.

The Advertisement is issued under the authority of and in the name of the Board of Directors of the Company. The fixed deposits shall be accepted subject to the terms & conditions of the Fixed Deposits Scheme of the Company as given in the application form.

The text of this Advertisement has been approved on 02.04.2012 by the majority of the Directors of the Company as constituted at the time the Board approved the Advertisement & has been delivered to the Registrar of Companies Delhi & Haryana.

Gurgaon
Date : April 14, 2012

By order of the Board for Unitech Limited
Ajay Chandra, Managing Director

COMPANY'S OFFICES

REGIONAL OFFICES :

NOIDA : The Grand Pavilion, Sector 96, Near Amity Business School, Express Highway, Noida-201305. Tel: +91-0120-3985100

LUCKNOW : 3rd Floor, Y.M.C.A Campus, 13 Rana Pratap Marg, Lucknow-226101 Tel.: +91-522-2209393/96/97

CHANDIGARH : 1st Floor, SCO 189-190-191, Sector 17-C, Chandigarh-160017. Tel.: +91-172-4686200

KOLKATA : Block 'C', 4th Floor, 22 Camac Street, Kolkata-700016. Tel: +91-33-22892000, 23242000

MUMBAI : Unitech Ltd. Shivalik Site Office, 'B' Wing, Near Sai Prasad Building, Golibar Road, Santacruz (E), Mumbai - 55. Tel.: +91-022-65606200

BANGALORE : Umiya Landmark, 10/8, Lavele road, Bangalore-560001 Karnataka Tel.: +91-080-22117772/3/4

CHENNAI : TPL House No. 3, Cenotaph Road, Teynampet, Chennai-600018, Tamil Nadu. Tel.: +91-044-40456650

VARANASI : 2nd Floor, Tulsi Complex, C-19/134, M.B. Shastri Nagar, Sagra, Varanasi Tel : +91-542-2227695

HYDERABAD : 2/6 -3-344, 2nd Floor, Road No. 1, Banjara Hills, Hyderabad - 500016 Tel +91-40-44366614