POST OFFER PUBLIC ANNOUNCEMENT

FOR THE ATTENTION OF THE SHAREHOLDERS OF

UNITECH LIMITED

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This public announcement is in continuation to the Public Announcement ("PA") dated Saturday, December 24, 2005, issued by JM Morgan Stanley Private Limited ("Manager to the Offer"), on behalf of Prakausali Investments (India) Private Limited ("PIPL" or the "Acquirer") and Mayfair Investments Private Limited, Mayfair Capital Private Limited, Tulip Investments Limited, Unibild Engineering and Construction Company Private Limited, Citilink Holdings Limited, Mr. Ramesh Chandra, Mr. Sanjay Chandra, Mr. Ajay Chandra, Mr. Praveen Gurnani, Ms. Chandi Mansharamani, Ms. Ritu Mansharamani and Dr. Pushpa Chandra (collectively the "Person Acting in Concert" or "PACs") in the Financial Express, Jansatta and Navshakti. This public announcement should be read in conjunction with the PA and the Letter of Offer dated February 7, 2006 ("Letter of Offer") that was posted to the shareholders of Unitech Limited ("Unitech" or the "Target Company"). The terms used but not defined in this public announcement shall have the same meanings assigned to them in the PA and the Letter of Offer.

This Offer was made by the Acquirer and the PACs to the Eligible Shareholders of Unitech to acquire upto 1,814,827 Equity Shares of Unitech, representing 14.53% of the equity share capital of Unitech, at an Offer Price of Rs. 895/- (Rupees Eight Hundred and Ninety Five only) per fully paid-up Equity Share (the "Offer Price") payable in cash pursuant to and in compliance with Regulation 11(2) of the Regulations. Intime Spectrum Registry Limited acted as the Registrar to the Offer.

The Offer opened on Tuesday, February 14, 2006 and closed on Monday, March 6, 2006. The summary of the Offer response is as follows:

Sr. No.	Item	Proposed in the Letter of Offer				Actual			
1.	Offer Price per share	Rs. 895/- per Equity Share				Rs. 895/- per Equity Share			
	Interest per share	Nil				Interest amount payable to Non-Resident shareholders:Rs. 3.43/- per Equity Share (1)			
	Total Price per share	Rs. 895/- per Equity Share				For Resident shareholders: Rs. 895/- per Equity Share For Non-Resident shareholders: Rs. 898.43/- per Equity Share (2)			
2.	Shareholding of acquirer (Number & %) before PA	2,438,806 Equity Shares (19.53%)				2,438,806 Equity Shares (19.53%)			
3.	Shares acquired by way of MOU or market purchases (Number & %)	Nil				Nil			
4.	Shares acquired in the open offer (Number & %)	1,814,827 Equity Shares (14.53%)				1,784,541 Equity Shares (14.29%)			
5.	Size of the open offer (Number of shares multiplied by Total Price per share)	Rs. 16,242.70 lakhs				Rs. 16,012.12 lakhs (2)			
6.	Shares acquired after PA but before 7 working days prior to closure date, if any (Number & %) 6.1 Price of the shares acquired 6.2 Number of shares acquired 6.3 % of shares acquired	Nil				Nil			
7.	Post offer shareholding of Acquirer (Number & %) (2+3+4+6)	4,253,633 Equity Shares (34.06%)				4,223,347 Equity Shares (33.82%)			
8.	Pre & Post offer share holding of Public	Pre-Offer		Post Offer		Pre-Offer		Post Offer	
		4,936,702	39.53%	3,121,875	25.00%	4,936,702	39.53%	3,152,161	25.24%

1) *Interest payable @10% per annum to Non-Resident shareholders for delay of 14 days in dispatch of consideration of Rs. 895/- per Equity Share.*

2) *Includes interest of Rs. 3.43/- per Equity Share, calculated at the rate of 10% per annum, payable to Non-Resident shareholders for delay of 14 days in dispatch of consideration of Rs. 895/- per Equity Share to such shareholders.*

The last date for payment of consideration to the shareholders of Unitech, whose Equity Shares were accepted in the Offer, was Tuesday, March 21, 2006. Accordingly, the Acquirer dispatched consideration to the Resident shareholders, whose Equity Shares were accepted under the Offer on Thursday, March 16, 2006. For the acquisition of Equity Shares by the Acquirer from the Non-Resident shareholders, the Acquirer submitted an application to the Reserve Bank of India ("RBI") on March 13, 2006 seeking approval for the acquisition pursuant to the Offer, and remittance of consideration to such Non-Resident shareholders. The approval was received by the Acquirer on Monday, April 3, 2006 and dispatch of consideration to the Non-Resident shareholders took place on Tuesday, April 4, 2006. Consequently, due to a delay of 14 days in dispatch of consideration to the Non-Resident shareholders, the Acquirer paid interest of Rs. 3.43/- per Equity Share, calculated at the rate of 10% per annum to the Non-Resident shareholders.

The funds lying in the Escrow Account have been released after dispatch of consideration to the shareholders of Unitech whose Equity Shares were accepted in the Offer. Intime Spectrum Registry Limited, Registrar to the Offer has not received any investor complaints in relation to the Offer.

The Board of Directors of the Acquirer and each of the PACs accept full responsibility for the information contained in this public announcement and also for the obligations of the Acquirer and the PACs under the Regulations.

This Announcement is expected to be available on the SEBI website at http://www.sebi.gov.in

MANAGER TO THE OFFER

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On behalf of:

Prakausali Investments (India) Private Limited

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Mayfair Investments Private Limited , Mayfair Capital Private Limited , Tulip Investments Limited, Unibild Engineering & Construction Co. Private Limited, Citilink Holdings Limited, Mr. Ramesh Chandra, Mr. Sanjay Chandra, Mr. Ajay Chandra, Mr. Praveen Gurnani, Ms. Chandi Mansharamani, Ms. Ritu Mansharamani and Dr. Pushpa Chandra

Place: Delhi

Date: April 6, 2006