

U P HOTELS LIMITED

**Registered Office: 1101, Surya Kiran
19, Kasturba Gandhi Marg, New Delhi - 110 001.**

**UNAUDITED FINANCIAL RESULTS
FOR THE 3RD QUARTER & NINE MONTHS ENDED 31ST DECEMBER, 2010**

(₹ in lacs)

S.No	Particulars	Quarter Ended		Nine Months ended		Previous Accounting Year
		31.12.2010 Unaudited	31.12.2009 Unaudited	31.12.2010 Unaudited	31.12.2009 Unaudited	31.03.2010 Audited
1.	a. Net Sales/Income from Operations	2428	2052	4619	3821	5880
	b. Other Operating Income	34	29	96	75	161
		2462	2081	4715	3896	6041
2	Expenditure					
	a. Increase/decrease in stock in trade and work in progress	-9	-30	-6	-38	-12
	b. Consumption of raw materials	295	280	637	548	765
	c. Purchase of traded goods	0	0	0	0	0
	d. Employees cost	417	342	1201	1011	1519
	e. Power & Fuel	188	168	560	464	625
	f. Upkeep & Service Cost	93	91	209	184	281
	g. Repair & Maintenance	131	66	264	180	239
	h. Administrative & Selling	156	116	408	362	489
	i. Other Expenditure	114	119	260	248	335
	j. Depreciation	81	65	208	192	258
		1466	1217	3741	3151	4499
3	Profit (+)/ Loss(-) from operations before Other Income ,Interest & Exceptional items (1 - 2)	996	864	974	745	1542
4	Other Income	17	24	65	89	116
5	Profit before Interest & Exceptional Items (3+4)	1013	888	1039	834	1658
6	Interest	3	1	4	2	2
7	Profit (+)/Loss(-) after Interest but before Exceptional Items (5-6)	1010	887	1035	832	1656
8	Exceptional Items	0	0	0	0	0
9	Profit(+)/Loss(-) from Ordinary Activities before Tax (7+8)	1010	887	1035	832	1656
10	Tax Expense (including Wealth Tax)	332	280	340	280	582
11	Net Profit (+)/Loss (-) from Ordinary Activities after Tax (9 - 10)	678	607	695	552	1074
12	Extraordinary Items (Net of Tax Expense ₹ Nil)	0	0		0	0
13	Net Profit(+)/Loss(-) for the period (11-12)	678	607	695	552	1074
14	Dividend paid					216
15	Tax on dividend paid					36
16	Paid-up equity share capital (face value ₹ 10/- per share)	540	540	540	540	540
17	Reserves excluding revaluation reserves as per balance sheet of previous accounting year					4966
18	Earnings Per Share (EPS) Basic and diluted EPS for the period,for the for the year to date and for previous year (not to be annualized)					
	Before Extraordinay Items (₹)	12.56	11.24	12.87	10.22	19.90
	After Extraordinay Items (₹)	12.56	11.24	12.87	10.22	19.90
19	Public Shareholding					
	- Number of shares	627040	627040	627040	627040	627040
	- Percentage of shareholding	11.61%	11.61%	11.61%	11.61%	11.61%

S.No Particulars	Quarter Ended		Nine Months ended		Previous Accounting Year
	31.12.2010 Unaudited	31.12.2009 Unaudited	31.12.2010 Unaudited	31.12.2009 Unaudited	31.03.10 Audited
20 Promoters and promoter group Shareholding					
a) Pledged/Encumbered					
- Number of Shares	Nil	Nil	Nil	Nil	Nil
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	Nil	Nil	Nil	Nil	Nil
- Percentage of shares (as a % of the total share capital of the company)	Nil	Nil	Nil	Nil	Nil
b) Non-encumbered					
- Number of shares	4772960	4772960	4772960	4772960	4772960
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100	100	100	100	100
- Percentage of shares (as a % of the total share capital of the company)	88.39	88.39	88.39	88.39	88.39

Notes :-

- The above results were taken on record by the Board of Directors of the Company at their meeting held on 25th January, 2011. Auditors have carried out limited review of the financial results for the third quarter and nine months period ended 31st December, 2010, as required under Clause 41 of the listing agreement.
- Figures for the previous year have been regrouped wherever necessary.
- The company operates only one business segment i.e. hotel
- The deferred tax asset / liability for the current year will be accounted for at the close of the financial year.
- Leave Encashment & Gratuity have been provided on best estimate basis as actuarial valuation is done only at year end.
- Information on investor complaints for the quarter ended 31st December, 2010 (in nos.)

Opening Balance of Complaints	Received during the quarter	Disposed off during the quarter	Closing Balance
Nil	3	3	Nil

FOR U P HOTELS LTD.

New Delhi
Date: 25th January, 2011

Sd/-
APURV KUMAR

Sd/-
RUPAK GUPTA

JOINT MANAGING DIRECTORS