U P HOTELS LIMITED Registered Office: 1101, Surya Kiran 19, Kasturba Gandhi Marg, New Delhi - 110 001.

UNAUDITED FINANCIAL RESULTS FOR THE 2ND QUARTER & HALF YEAR ENDED 30TH SEPTEMBER, 2010

(Figures in Rs. lacs)

1 a. Net Sales/Income from operations b. Other Operating Income 1085 911 2191 1769			Quarter	Quarter Ended		Half Year ended	
Description 17	S.No.	Particulars	30.9.2010	30.9.2009	30.9.2010	30.9.2009	Year (Audited) 31.03.2010
Description 17	1	a Net Sales/Income from operations	1085	911	2191	1769	5880
1122 935 2253 1815	'	•					161
2 Expenditure a. Increase/decrease in stock in trade and work in progress b. Consumption of raw materials 174 148 342 268 c. Purchase of traded goods 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		b. Other operating moome					6041
a. İncrease/decrease in stock in trade and work in progress b. Consumption of raw materials c. Purchase of traded goods 0 0 0 0 0 0. Employees cost 8. Power & Fuel 188 159 372 296 1. Upkeep & Service Cost 6. Power & Fuel 188 159 372 296 1. Upkeep & Service Cost 6. Administrative & Selling 1. Lipkeep & Service Cost 6. Administrative & Selling 1. Depreciation 1. Administrative & Selling 1. Depreciation 2. Population 2. P							
a. İncrease/decrease in stock in trade and work in progress b. Consumption of raw materials c. Purchase of traded goods 0 0 0 0 0 0. Employees cost 8. Power & Fuel 188 159 372 296 1. Upkeep & Service Cost 6. Power & Fuel 188 159 372 296 1. Upkeep & Service Cost 6. Administrative & Selling 1. Lipkeep & Service Cost 6. Administrative & Selling 1. Depreciation 1. Administrative & Selling 1. Depreciation 2. Population 2. P	2	Expenditure					
b. Consumption of raw materials c. Purchase of traded goods c. Power & Fuel c. Upkeep & Service Cost c.			-2	-10	3	-8	-12
c. Purchase of traded goods d. Employees cost e. Power & Fuel lt lykeep & Service Cost f. Upkeep & Service Cost g. Repair & Maintenance h. Administrative & Selling lt lother Expenditure lt lother Income lt lother I		and work in progress					
d. Employees cost e. Power & Fuel 188 159 372 296 f. Upkeep & Service Cost f. Upkeep & Service Cost g. Repair & Maintenance 68 63 133 1116 h. Administrative & Selling h. Administrative & Selling j. Depreciation 63 63 133 1114 h. Administrative & Selling j. Depreciation 63 63 127 127 1159 984 2293 1942 3 Profit(+)/Loss(-) from operations before Other Income, Interest & Exceptional Items (1-2) 4 Other Income 10 11 1 1 1 1 7 Profit before Interest & Exceptional Items (1-2) 6 Interest Exceptional Items (5-6) 7 Profit (+)/Loss(-) after interest but before Exceptional Items (5-6) 8 Exceptional Items (5-6) 9 Profit(+)/Loss(-) from Ordinary Activities before tax (7+8) 9 C 2 20 25 -55 10 Tax Expense 11 Net Profit (+)/Loss (-) from Ordinary Activities after tax (9-10) 12 Extraordinary Items (Net of Tax Expenses Rs.Nil) Net Profit (+)/Loss (-) for the period (11-12) 18 Paid up equity share capital (face value Rs. 10'- per share) 19 Reserves excluding revaluation reserves as per balance sheet of previous accounting year 18 Earnings Per Share (EPS) Basic & diluted EPS for the period, for the year to date and for previous year (not to be annualized) 19 Public shareholding		b. Consumption of raw materials	174	148	342	268	765
e. Power's Fuel f. Upkeep & Service Cost g. Repair & Maintenance 68 63 3133 114 h. Administrative & Selling 128 104 252 246 i. Other Expenditure 81 73 164 137 j. Depreciation 63 63 127 127 1159 984 2293 1942 3 Profit(+)/Loss(-) from operations before Other Income, Interest & Exceptional Items (1-2) 4 Other Income Items (1-2) 4 Other Income Profit (before Interest & Exceptional Items (3 -19 26 -54 34) 6 Interest 1 1 1 1 1 1 7 Profit(+)/Loss(-) after interest but before Exceptional Items (5-6) 9 Profit (+)/Loss(-) from Ordinary Activities before tax (7+8) 9 Profit (+)/Loss(-) from Ordinary Activities before tax (7+8) 11 Net Profit (+)/Loss (-) from Ordinary Activities after tax (9-10) 12 Extraordinary Items (Net of Tax Expenses 0 0 0 0 0 15 Extraordinary Items (Net of Tax Expenses 0 0 0 0 0 16 Extraordinary Items (Net of Tax Expenses 0 0 0 0 0 0 17 Reserves excluding revaluation reserves as per balance sheet of previous accounting year 18 Earnings Per Share (EPS) Basic & diluted EPS for the period, for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 After		c. Purchase of traded goods	0	0	0	0	0
f. Upkeep & Service Cost g. Repair & Maintenance h. Administrative & Selling i. Other Expenditure j. Depreciation 81 73 164 137 j. Depreciation 81 73 164 137 j. Depreciation 81 73 164 137 j. Depreciation 83 63 63 127 127 1159 984 2293 1942 3 Profit(+)/Loss(-) from operations before Other Income, Interest & Exceptional Items (1-2) 4 Other Income 40 30 66 73 5 Profit before Interest & Exceptional Items (3-4) 6 Interest 1 1 1 1 1 1 7 Profit(-)/Loss(-) after interest but before Exceptional Items (5-6) 8 Exceptional Items (5-6) 9 Profit(-)/Loss(-) from Ordinary Activities before tax (7+8) 10 Tax Expense 10 0 0 0 0 9 Profit(-)/Loss(-) from Ordinary Activities after tax (9-10) 2 Extraordinary Items (Net of Tax Expenses Rs.Nii) 13 Net Profit (+)/Loss (-) for the period (11-12) 15 Tax on dividend paid 16 Paid up equity share capital (face value Rs. 10)- per share) Paid up equity share capital (face value Rs. 10)- per share) Before Extraordinary Items After Extraordinary Items After Extraordinary Items After Extraordinary Items After Extraordinary Items Onumber On			395	331	784	669	1519
g. Repair & Maintenance h. Administrative & Selling h. Administrative & Selling j. Depreciation 128			188	159	372	296	625
h. Administrative & Selling i. Other Expenditure j. Depreciation 63 63 63 127 127 1159 984 2293 1942 3 Profit(+)/Loss(-) from operations before Other Income, Interest & Exceptional Items (1-2) 4 Other Income 40 30 66 73 Profit before Interest & Exceptional Items (3-4) 6 Interest (3+4) 6 Interest & Exceptional Items 7 Profit(+)/Loss(-) after interest but before Exceptional Items (5-6) 8 Exceptional Items 0 0 0 0 0 9 Profit(+)/Loss(-) from Ordinary Activities before tax (7+8) 9 Profit (+)/Loss (-) from Ordinary Activities before tax (7+8) 10 Tax Expense 11 Net Profit (+)/Loss (-) from Ordinary Activities after tax (9-10) 2 Extraordinary Items (Net of Tax Expenses 0 0 0 0 0 Rs.Nil) 13 Net Profit (+)/Loss (-) for the period (11-12) 15 Tax on dividend Paid 16 Paid up equity share capital (face value Rs. 10'- per share) 17 Reserves excluding revaluation reserves as per balance sheet of previous accounting year 18 Earnings Per Share (EPS) Basic & dilluted EPS for the period, for the year to date and for previous year (not to be annualized) Before Extraordinary Items Onumber Onumbe		f. Upkeep & Service Cost	64	53	116	93	281
i. Other Expenditure i. Other Expenditure i. Other Expenditure i. Other Expenditure i. Other Expenditure i. Other Expenditure i. Other Income 7. Profit(+)/Loss(-) from operations before Other Income, Interest & Exceptional Items (1-2) 4. Other Income 40. 30. 66. 73 7. Profit before Interest & Exceptional Items (3-1) Interest interest & Exceptional Items (3-1) Interest interest & Exceptional Items (3-1) Interest interest		g. Repair & Maintenance	68	63	133	114	239
j. Depreciation 63 63 127 127 1159 984 2293 1942 3 Profit(+)/Loss(-) from operations before Other Income, Interest & Exceptional Items (1-2) 4 Other Income 40 30 66 73 5 Profit (before Interest & Exceptional Items (3-2) 4 Other Income 40 30 66 73 5 Profit (before Interest & Exceptional Items 3 -19 26 -54 (3-4) 6 Interest 7 1 1 1 1 1 1 7 Profit(+)/Loss(-) after interest but before Exceptional Items (5-6) 2 -20 25 -55 8 Exceptional Items 0 0 0 0 0 0 0 9 Profit(+)/Loss(-) from Ordinary Activities before tax (7+8) 2 -20 25 -55 10 Tax Expense 0 0 0 8 0 11 Net Profit (+)/Loss (-) from Ordinary Activities after tax (9-10) 2 -20 17 -55 12 Extraordinary Items (Net of Tax Expenses 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			128	104	252	246	489
1159 984 2293 1942		i. Other Expenditure	81	73	164	137	352
3 Profit(+)/Loss(-) from operations before Other Income, Interest & Exceptional Items (1-2)			63	63	127	127	258
Other Income, Interest & Exceptional Items (1-2) 4 Other Income			1159	984	2293	1942	4516
4 Other Income 4 Other Income 5 Profit before Interest & Exceptional Items (3+4) 6 Interest 6 Interest 7 Profit(+)/Loss(-) after interest but before Exceptional Items (5-6) 7 Exceptional Items 7 Profit(+)/Loss(-) from Ordinary 8 Exceptional Items 9 O O O O O O O O O O O O O O O O O O O	3	Other Income, Interest & Exceptional	-37	-49	-40	-127	1525
5	1	* *	40	30	66	73	133
(3+4) 6 Interest 6 Interest 7 Profit(+)/Loss(-) after interest but before Exceptional Items (5-6) 8 Exceptional Items 9 0 0 0 0 0 9 Profit(+)/Loss(-) from Ordinary Activities before tax (7+8) 9 2 -20 25 -55 10 Tax Expense 10 0 0 8 0 11 Net Profit (+)/Loss (-) from Ordinary Activities after tax (9-10) 12 Extraordinary Items (Net of Tax Expenses 0 0 0 0 0 0 12 Extraordinary Items (Net of Tax Expenses 0 0 0 0 0 0 13 Net Profit (+)/Loss (-) for the period (11-12) 2 -20 17 -55 14 Dividend Paid 15 Tax on dividend paid 16 Paid up equity share capital (face value Rs. 10/- per share) 540 540 540 540 17 Reserves excluding revaluation reserves as per balance sheet of previous accounting year 18 Earnings Per Share (EPS) Basic & diluted EPS for the period, for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) 19 Public shareholding							1658
6 Interest 7 Profit(+)/Loss(-) after interest but before Exceptional Items (5-6)	5		3	-19	26	-54	1000
Profit(+)/Loss(-) after interest but before	6	,	1	4	1	1	2
Exceptional Items (5-6)			ı	'	ı	ı	2
Exceptional Items	,		0	00	0.5		1050
9							1656
before tax (7+8)		•	U	U	U	U	0
10 Tax Expense 0 0 0 8 0 Net Profit (+)/Loss (-) from Ordinary Activities after tax (9-10) 2 -20 17 -55 12 Extraordinary Items (Net of Tax Expenses 0 0 0 0 0 0 Rs.Nii)	9		0	20	05	E E	1050
Net Profit (+)/Loss (-) from Ordinary Activities after tax (9-10) Extraordinary Items (Net of Tax Expenses 0 0 0 0 0 0 Rs.Nil) Net Profit (+)/Loss (-) for the period (11-12) 2 -20 17 -55 Individend Paid Tax on dividend paid Paid up equity share capital (face value Rs. 10/- per share) 540 540 540 540 Reserves excluding revaluation reserves as per balance sheet of previous accounting year Earnings Per Share (EPS) Basic & diluted EPS for the period,for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the period, for the year to date and for the previous year (not to be annualized) Public shareholding	10						1656 582
Activities after tax (9-10) 2 -20 17 -55 12 Extraordinary Items (Net of Tax Expenses 0 0 0 0 0 0 0 Rs.Nil) 13 Net Profit (+)/Loss (-) for the period (11-12) 2 -20 17 -55 14 Dividend Paid 15 Tax on dividend paid 16 Paid up equity share capital (face value Rs. 10/- per share) 540 540 540 540 17 Reserves excluding revaluation reserves as per balance sheet of previous accounting year 18 Earnings Per Share (EPS) Basic & diluted EPS for the period,for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) Public shareholding			U	U	0	U	302
Extraordinary Items (Net of Tax Expenses Rs.Nil) Net Profit (+)/Loss (-) for the period (11-12) 2 -20 17 -55 Dividend Paid Tax on dividend paid Paid up equity share capital (face value Rs. 10/- per share) 540 540 540 540 Reserves excluding revaluation reserves as per balance sheet of previous accounting year Earnings Per Share (EPS) Basic & diluted EPS for the period,for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the previous year (not to be annualized) Public shareholding	- 11	* * * * * * * * * * * * * * * * * * * *	0	00	47		1074
Rs.Nil) Net Profit (+)/Loss (-) for the period (11-12) 2 -20 17 -55 Dividend Paid Tax on dividend paid Paid up equity share capital (face value Rs. 10/- per share) 540 540 540 540 Reserves excluding revaluation reserves as per balance sheet of previous accounting year Earnings Per Share (EPS) Basic & diluted EPS for the period,for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) Public shareholding	40						1074
14 Dividend Paid 15 Tax on dividend paid 16 Paid up equity share capital (face value Rs. 10/- per share) 17 Reserves excluding revaluation reserves as per balance sheet of previous accounting year 18 Earnings Per Share (EPS) Basic & diluted EPS for the period,for the year to date and for previous year (not to be annualized) Before Extraordinary Items O.04 -0.37 O.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) 19 Public shareholding	12	• • •	0	0	U	0	0
14 Dividend Paid 15 Tax on dividend paid 16 Paid up equity share capital (face value Rs. 10/- per share) 17 Reserves excluding revaluation reserves as per balance sheet of previous accounting year 18 Earnings Per Share (EPS) Basic & diluted EPS for the period,for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 After Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) 19 Public shareholding	13	Net Profit (+)/Loss (-) for the period (11-12)	2	-20	17	-55	1074
Paid up equity share capital (face value Rs. 10/- per share) Reserves excluding revaluation reserves as per balance sheet of previous accounting year Earnings Per Share (EPS) Basic & diluted EPS for the period,for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) Public shareholding	14						216
(face value Rs. 10/- per share) Reserves excluding revaluation reserves as per balance sheet of previous accounting year Earnings Per Share (EPS) Basic & diluted EPS for the period,for the year to date and for previous year (not to be annualized) Before Extraordinary Items O.04 O.037 O.31 O.31 O.31 O.31 O.31 O.31 Ordinary items for the period, for the year to date and for the previous year (not to be annualized) Public shareholding	15	Tax on dividend paid					36
(face value Rs. 10/- per share) Reserves excluding revaluation reserves as per balance sheet of previous accounting year Earnings Per Share (EPS) Basic & diluted EPS for the period, for the year to date and for previous year (not to be annualized) Before Extraordinary Items O.04 O.37 O.31 O.31 O.31 O.31 Ordinary items for the period, for the year to date and for the previous year (not to be annualized) Public shareholding	16	Paid up equity share capital					
17 Reserves excluding revaluation reserves as per balance sheet of previous accounting year 18 Earnings Per Share (EPS) Basic & diluted EPS for the period, for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 After Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) 19 Public shareholding			540	540	540	540	540
reserves as per balance sheet of previous accounting year 18 Earnings Per Share (EPS) Basic & diluted EPS for the period, for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) 19 Public shareholding	17						4966
previous accounting year 18 Earnings Per Share (EPS) Basic & diluted EPS for the period,for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) 19 Public shareholding		reserves as per balance sheet of					
Basic & diluted EPS for the period, for the year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) Public shareholding							
year to date and for previous year (not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02	18	Earnings Per Share (EPS)					
(not to be annualized) Before Extraordinary Items 0.04 -0.37 0.31 -1.02 After Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) Public shareholding		Basic & diluted EPS for the period, for the					
Before Extraordinary Items 0.04 -0.37 0.31 -1.02 After Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) 19 Public shareholding		year to date and for previous year					
After Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) 19 Public shareholding		(not to be annualized)					
After Extraordinary Items 0.04 -0.37 0.31 -1.02 ordinary items for the period, for the year to date and for the previous year (not to be annualized) 19 Public shareholding		Before Extraordinary Items	0.04	-0.37	0.31	-1.02	19.90
ordinary items for the period, for the year to date and for the previous year (not to be annualized) 19 Public shareholding			0.04	-0.37	0.31	-1.02	19.90
to date and for the previous year (not to be annualized) 19 Public shareholding							
be annualized) 19 Public shareholding		•					
19 Public shareholding							
	19						
	13		627040	627040	627040	627040	627040
- Percentage of shareholding 11.61% 11.61% 11.61% 11.61% 11							11.61%

S.No.	Particulars	Quarter Ended		Half Year ended		Previous Accounting Year
		30.9.2010	30.9.2009	30.9.2010	30.9.2009	Audited) 31.03.10
		00:0:20:0	001012000	001012010	001012000	01100110
20	Promoter 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) b. Non -Encumbered	Nil	Nil	Nil	Nil	Nil
	-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

STATEMENT OF ASSETS AND LIABILITIES AS AT 30TH SEPTEMBER, 2010

EMENT OF ACCETO AND EMBIETHEC AC AT COMPOSITION	DEN, ZOIO	(Figures in Rs. lacs)
	30.09.2010 (Unaudited)	31.03.2010 (Audited)
SHAREHOLDERS' FUNDS:		
(a) Capital	540	540
(b) Reserves and Surplus (including Revaluation Reserve)	5193	5181
(c) Loan Funds	217	Nil
(d) Deferred Tax	534	534
	6484	6255
FIXED ASSETS	4317	4130
INVESTMENTS	680	836
CURRENT ASSETS, LOANS AND ADVANCES		
(a) Inventories	181	163
(b) Sundry Debtors	379	586
© Cash and Bank balances	1494	1725
(d) Other current assets	54	41
(e) Loans and Advances	352	158
Less: Current Liabilities and	2460	2673
Provisions	770	770
(a) Liabilities	770	772
(b) Provisions	203 973	612 1384
Net Current Assets	1487	1289
TOTAL	6484	6255

Notes :-

- 1 The above results were taken on record by the Board of Directors of the Company at their meeting held on 29th October, 2010.
- 2 Figures for the previous year have been regrouped wherever necessary.
- 3 The company has only one business segment i.e. hotel business
- 4 The deferred tax asset / liability for the current year will be accounted for at the close of the financial year.
- 5 In view of the seasonal nature of business, financial results of the first half year of the company are not indicative of full year's working.

Information on investor complaints for the quarter ended 30th September, 2010 (in nos.)

Opening Balance of Complaints	Received during the quarter	Disposed off during the quarter	Closing Balance
Nil	1	1	Nil

FOR U P HOTELS LTD.

New Delhi Date: 29.10.2010 Sd/- Sd/-APURV KUMAR RUPAK GUPTA JOINT MANAGING DIRECTORS