

Universal Properties Limited

The Secretary,
The Calcutta Stock Exchange,
7, Lyons Range,
Kolkata 700001.

19th January 2012

Dear Sir,

We are enclosing herewith the following documents as per the Listing Agreement :

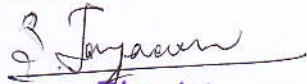
- Clause 35 – Distribution Schedule for the period from Oct. 2011 to Dec. 2011
- Clause 41 - Quarterly Review Report for the period from Oct. 2011 to Dec. 2011
- Secretarial Audit for the quarter ended 31st Dec. 2011.

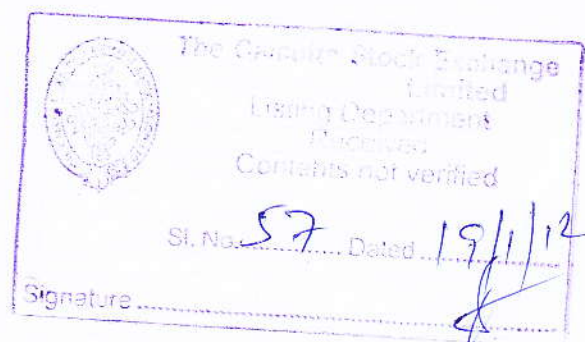
Kindly acknowledge receipt.

Thanking you,

Yours faithfully,

For **UNIVERSAL PROPERTIES LIMITED**


Director



Regd Office : 238A, A.J.C. Bose Road, 4th Floor, Kolkata 700020
Tel : (033) 2290 5200 / 01 / 02, Fax : 91 33 2290 5203
Email: kanoi@cal3.vsnl.net.in

Statement Showing Shareholding Pattern								
Name of the Company :			Universal Properties Limited					
Scrip Code :			Quarter ended 31-12-2011					
Category code	Category of Shareholder	No. of Share holders	Total number of shares	No. of shares held in demate-rialised form	Total shareholding as a percentage of total number		Shares Pledged or otherwise encumbered	
					As a % of (A+B)1	As a % of (A+B+C)	No. of Shares	As a %
	Shareholding of Promoter and Promoter Group ²							
1	Indian							
(a)	Individuals/ Hindu Undivided Family	9	184200	0	76.75	76.75	0	0
(b)	Central Government/ State Government(s)	0	0	0	0.00	0.00	0	0
(c)	Bodies Corporate	0	0	0	0.00	0.00	0	0
(d)	Financial Institutions/ Banks	0	0	0	0.00	0.00	0	0
(e)	Any Others(Specify)	0	0	0	0.00	0.00	0	0
(e-i)								
(e-ii)								
	Sub Total(A)(1)	9	184200	0	76.75	76.75	0	0
2	Foreign							
a	Individuals (Non-Residents Individuals/ Foreign Individuals)	0	0	0	0.00	0.00	0	0
b	Bodies Corporate	0	0	0	0.00	0.00	0	0
c	Institutions	0	0	0	0.00	0.00	0	0
d	Any Others(Specify)	0	0	0	0.00	0.00	0	0
d-i								
d-ii								
	Sub Total(A)(2)	0	0	0	0	0	0	0
	Total Shareholding of Promoter and Promoter Group (A)= (A)(1)+(A)(2)	9	184200	0	76.75	76.75	0	0
(B)	Public shareholding							
1	Institutions							
(a)	Mutual Funds/ UTI	0	0	0	0.00	0.00	0	0
(b)	Financial Institutions/ Banks	0	0	0	0.00	0.00	0	0
(c)	Central Government/ State Government(s)	0	0	0	0.00	0.00	0	0
(d)	Venture Capital Funds	0	0	0	0.00	0.00	0	0
(e)	Insurance Companies	0	0	0	0.00	0.00	0	0
(f)	Foreign Institutional Investors	0	0	0	0.00	0.00	0	0
(g)	Foreign Venture Capital Investors	0	0	0	0.00	0.00	0	0
(h)	Any Other (specify)	0	0	0	0.00	0.00	0	0
(h-i)								
(h-ii)								
	Sub-Total (B)(1)	0	0	0	0	0	0	0
	Non-institutions							
B 2	Bodies Corporate	3	1850	0	0.77	0.77	0	0
(a)	Individuals							
(b)	Individuals -i. Individual shareholders holding nominal share capital up to Rs 1 lakh	114	53950	0	22.48	22.48	0	0
i	ii. Individual shareholders holding nominal share capital in excess of Rs 1 lakh.							
II	Any Other (specify)							
(c)								
(c-i)								
(c-ii)								
	Sub-Total (B)(2)	117	55800	0	23.25	23.25	0	0
	Total Public Shareholding (B)= (B)(1)+(B)(2)	117	55800	0	23.25	23.25	0	0
(B)	TOTAL (A)+(B)	126	240000	0	100	100	0	0
	Shares held by Custodians and against which Depository Receipts have been issued	0	0	0	0.00	0.00	0	0
(C)	GRAND TOTAL (A)+(B)+(C)	126	240000	0	100	100	0	0

A. K. KUMAR & CO

PROPRIETOR



For UNIVERSAL PROPERTIES LIMITED

S. C. Handwari
Director

(1)(b) Statement showing Shareholding of persons belonging to the category “Promoter and Promoter Group”

Sr. No.	Name of the shareholder	Total shares held	Shares pledged or otherwise encumbered			
		Number of shares	As a % of grand total (A) + (B) + (C)	Number	As a %	As a % of grand total (A)+(B)+(C) of sub-clause (D)(a)
1	Bina Kanoi (Prakash Sukram Nidhi)	60000	25.00	0	0	0
2	Bina Kanoi	1700	0.71	0	0	0
3	Chandra Prakash Kanoi (HUF)	1500	0.63	0	0	0
4	Nirmal Kumar Kanoi (Nirmal Vikash Trust)	60000	25.00	0	0	0
5	Pooja Kanoi	2000	0.83	0	0	0
6	Santosh Kumar Kanoi	10000	4.16	0	0	0
7	Santosh Kumar Kanoi (HUF)	12150	5.06	0	0	0
8	Usha Kanoi (Santosh Sukrit Nigam)	36350	15.15	0	0	0
9	Usha Kanoi	500	0.21	0	0	0
TOTAL		184200	76.75	0	0	0

for UNIVERSAL PROPERTIES LIMITED

Director

A. K. KUMAR & CO.  DIRECTOR



Sr. No.	Name of the shareholder	Number of shares	Shares as a percentage of total number of shares {i.e., Grand Total (A)+(B)+(C) indicated in Statement at para (I)(a) above}
1	Shiv Bhagwan Saraf	3500	1.46
2	Sushila Jhunjunwala	5700	2.37
3			
4			
5			
6			
7			
8			
TOTAL		9200	3.83

A. K. KUMAR & CO.

PROPRIETOR

(I)(d) Statement showing details of locked-in shares

Sr. No.	Name of the shareholder	Number of locked-in shares	Locked-in shares as a percentage of total number of shares {i.e., Grand Total (A)+(B)+(C) indicated in Statement at para (I)(a) above}
1	NIL	NIL	NIL
2			
3			
4			
5			
6			
7			
8			
9			
TOTAL		NIL	NIL

for UNIVERSAL PROPERTIES LIMITED

E. Dick and Dunlop
Director

A. K. KUMAR & CO.

PROPRIETOR



(II)(a) Statement showing details of Depository Receipts (DRs)

A.K.KUMAR & CO.
CHARTERED ACCOUNTANTS

Phone : 2440 3828
Fax : 2440 3594
E-mail Id: anjank@dataone.in

9/15 Fern Road, 1st Floor
Kolkata – 700 019

TO WHOM IT MAY CONCERN

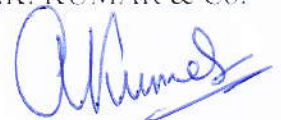
I have reviewed the accompanying statement of unaudited financial results of Universal Properties Limited, 238A, A.J.C. Bose Road, Kolkata 700020, for the quarter ended 31st December 2011. The statement is the responsibility of the Company's Management and has been approved by the Board of Directors.

A review of the interim financial information consists principally of applying analytical procedures for financial data and making inquiries of persons responsible for financial and accounting matters. It is substantially less in scope than an audit conducted in accordance with the generally accepted auditing standards, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, I do not express such an opinion.

Based on my review conducted as above, nothing has come to my notice that causes me to believe that the accompanying statement of unaudited financial results has not disclosed the information required to be disclosed in terms of clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

Place : Kolkata
Date: 12/01/2012

For A.K. KUMAR & Co.



ANJAN KUMAR
PROPRIETOR
Regn. No. 013166

