

**Independent Auditor's Report on the Quarterly and Year to Date for the year ended 31<sup>st</sup> March, 2022 Audited Consolidated Financial Results of the Unitech Limited Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

To the Board of Directors of Unitech Limited

Report on the Audit of Consolidated Financial Results

**Disclaimer of Opinion**

We have audited the accompanying Statement of Consolidated Financial Results of Unitech Limited ("the Holding Company") and its Subsidiaries (collectively referred to as "the Group"), and its share of profit/loss after tax and total comprehensive income/loss of its associates and joint ventures, for the quarter ended 31<sup>st</sup> March, 2022 and Year to date audited results for the period from 1<sup>st</sup> April, 2021 to 31<sup>st</sup> March, 2022 ("the statement") attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended ("the Listing Regulations").

Our audit indicates that, because of the substantive nature and significance of the matter described below, we have not been able to obtain sufficient appropriate evidence to provide a basis for expressing an opinion on the statement as to whether these Consolidated Financial Results are prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other recognized accounting practices and policies generally accepted in India has disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, 2015 (as amended) including the manner in which it is to be disclosed, or that it does not contain any material misstatement.

The Statement includes the management results of the entities listed in Annexure A to this report.

**Basis for Disclaimer of Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended (-the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Holding Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. Because of the significance of the matters described below we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion.

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Akhnoor (Jammu) and Surat (Gujarat)

Based on our audit conducted as above, due to the matters stated at para 5 of this report, we believe that the accompanying Statement of Consolidated Financial Results is not prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standard (Ind AS) specified under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, and are not disclosing the information required to be disclosed in terms of the Listing Regulations, including the manner in which, it is to be disclosed, or that it contains material misstatement.

**We draw attention to the followings matters:**

- (i) We draw attention to Note no. 7 of the Consolidated Financial Results, we did not audit the financial results of 218 subsidiaries (including foreign subsidiaries) included in the Consolidated Financial Results, whose unaudited financial results reflects total assets of Rs. 9,70,163.72 Lakhs, total revenue of Rs. 53,608.67 Lakhs, net loss after tax of Rs. 7,915.55 Lakhs and total comprehensive loss of Rs. 7,887.17 Lakhs for the year ended 31<sup>st</sup> March, 2022. The management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 126 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are in the process of conducting their audit exercise. For remaining subsidiaries, management is in the process of appointing auditors. Also to mention here that 8 subsidiaries have less than the minimum number of directors as required under the provisions of the Companies Act, 2013. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. Also included in details of subsidiaries companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Consolidated Financial Results, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31<sup>st</sup> March, 2017 (for 26 companies), 31<sup>st</sup> March, 2016 (for 1 Company) and 31<sup>st</sup> March, 2010 (for 1 Company). In case of 4 companies, last available unaudited details are used for preparation of these Consolidated Financial Results.

The Consolidated Financial Results of Holding company include audited financial statements in respect of 4 subsidiaries whose financial statements reflects total assets of Rs. 31,111.56 Lakhs, total revenue of Rs. 35,004.83 Lakhs, net loss after tax of Rs. 470.99 Lakhs and total comprehensive loss of Rs. 449.43 Lakhs for the year ended 31<sup>st</sup> March, 2022. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial results and on our report in terms of sub-section (3) and (11) of section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, is based solely on the reports of the other auditors.

The Consolidated Financial Statements also include the Group's share of net loss of Rs. 7,656.37 Lakhs for the year ended 31<sup>st</sup> March, 2022 in respect of 1 step down joint venture, as considered in the consolidated financial statements and the same is based on audited financial statements of that 1 joint venture. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial statements and on our report in terms of sub-section (3) and (11) of section 143 of the Act, in so far as it relates to the aforesaid joint venture, is based solely on the reports of the other auditors.

Further, no details are available with the Holding Company for 4 associates and 16 joint ventures for year ending 31<sup>st</sup> March, 2022 and accordingly the same have not been considered for consolidation.

Further, at the MCA21 portal of Ministry of Corporate Affairs "MCA", the status of 8 subsidiaries as reflected as struck off. Based on the explanation provided by management, they are in the process of initiating action to activate these companies.

In view of the above, we have not applied any audit procedures on any of the subsidiaries, associates or joint venture and hence cannot express an opinion on the same.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (ii) Pursuant to regulation 33(3)(h) of the Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India, the holding company shall ensure that, for the purposes of quarterly consolidated financial results, at least 80% of each of the consolidated revenue, assets and profits, respectively, shall have been subject to audit. The consolidated financial results of the holding company consist of 68.85% of the consolidated revenue, 64.97% of the consolidated assets and 95.76% of the consolidated loss that have been audited either by auditors of holding company or by auditors of respective subsidiary companies. Accordingly, the holding company is in noncompliance of the requirements of Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India.

In view of the above, we are unable to express an opinion on this matter.

- (iii) Unitech Limited ("the Holding Company") held its annual general meeting on 7<sup>th</sup> July, 2022 which was due on 30<sup>th</sup> November, 2021. The Holding Company had not applied for any extension for conducting annual general meeting to the Registrar of Companies, NCT of Delhi & Haryana. The Holding Company is in the process of estimation of penalty and other implications due to delay in Holding of annual general meeting.

Also, for the financial year ending 31<sup>st</sup> March, 2022, Holding Company has failed to hold its annual general meeting which was due on 30<sup>th</sup> September, 2022. For this year also, the Holding Company had not applied for any extension for conducting annual general meeting to the Registrar of Companies, NCT of Delhi & Haryana and is in the process of estimation of penalty and other implications due to delay in holding of annual general meeting.

Further, the Holding Company also delayed in filling of its quarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The Holding Company has not taken any provision related to penalty on account of such delay and management is now planning to seek relief against such penalty from SEBI.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (iv) We draw attention to Note no. 5 of the Consolidated Financial Results, which have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020/ September 10, 2020/ October 28, 2020/ April 27, 2022 and which has been filed with the Hon'ble Supreme Court. Through RF, the Holding Company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the Company is able to fulfil its obligations towards the construction of the projects and meet other liabilities.

As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

**(v) Material uncertainty related to going concern**

We draw attention to Note no. 8 of the Consolidated Financial Results wherein the Holding Company has represented that the Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that, the Holding Company has incurred losses, and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Holding Company also has various litigation matters which are pending before different forums, and various projects of the Holding Company have stalled/slowed down.

These conditions indicate the existence of material uncertainty that may cast significant doubt about Holding Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Holding Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution Framework. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of new flats. This activity is getting conducted under supervision of Justice A.M. Sapre, as appointed by Hon'ble Supreme Court of India.

Considering the above, we are unable to express an opinion on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (vi) We draw attention to Note no. 14 of the Consolidated Financial Results. The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/ Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 lakhs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the



Holding Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The Holding Company had contractually entered into agreements to sell with 352 buyers and has also received advances from such buyers amounting to Rs. 6,682.10 lakhs (net of repayment). No contract revenue has been recognized on this project.

GNIDA has, in the meanwhile, in terms of the Order of the Hon'ble Supreme Court dated 18.09.2018, deposited on behalf of the Holding Company, an amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), out of the monies paid by the Holding Company, with the registry of the Hon'ble Supreme Court.

GNIDA has adjusted Rs. 9,200.00 lakhs of Unitech group's liabilities towards the Holding Company's other projects with GNIDA and forfeited Rs. 13,893.42 lakhs.

The Holding Company had paid a sum of Rs. 34,221.90 lakhs, including Rs. 4,934.95 lakhs of stamp duty on the land for the said land.

The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the Holding Company has, subsequently, shown the amount of Rs. 18,339.80 lakhs as recoverable from GNIDA in its books of accounts including stamp duty of Rs. 4,934.95 lakhs and lease rent paid of Rs. 61,13.11 lakhs. Further, the Holding Company is also carrying

- a) Other construction costs amounting to Rs. 80,575.05 lakhs in respect of the projects to come upon the said land which also includes interest capitalised of Rs. 696,84.68 lakhs.
- b) Deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31<sup>st</sup> March, 2022 amounting to Rs. 3,20,556.88 Lakhs (including Rs. 45,362.91 Lakhs booked on account of interest during the year ended 31<sup>st</sup> March, 2022). Out of the interest mentioned above Rs. 17,851.08 Lakhs has been capitalised in the books of accounts of the Holding Company. The same is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs".

The impact on the accounts viz. inventory, projects in progress, customer advances, amount payable to or receivable from GNIDA, cannot be ascertained, since the matter is still subjudice, as mentioned hereinabove, vis-à-vis dues of the Holding Company, and hence we are unable to conclude on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (vii) We draw attention to Note no. 9(a) of the Consolidated Financial Results, Confirmations/reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of account an amount of Rs. 45,312.27 lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 31<sup>st</sup> March, 2022. Management has received certain

details of payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. In view of the reconciliation exercise still in process and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Consolidated Financial Results of the Company, and hence we are unable to conclude on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (viii) The Holding Company has classified some of its property plant and equipment as Investment Property under Indian Accounting Standard “Ind AS” 40. According to information given and explanation provided to us by the management, the Company has not disclosed or obtained fair valuation of any of the properties classified as investment property under Ind AS 40. Due to non availability of any valuation reports, we are not able to express an opinion on this matter.

**(ix) Non-current investment and loans**

Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 31<sup>st</sup> March, 2022 are as follows: -

Particulars	Amounts in Lakhs of Rs.		
	Amount invested	Impairment accounted for till 31.03.2022	Carrying amount
Equity investment - joint ventures	540,41.94	-	540,41.94
Equity investment – associates	2,99.25	-	2,99.25
Equity investment – others	310,40.70	-	310,40.70
Debenture investment	13,03.29	-	13,03.29
Investment – CIG	254,53.19	-	254,53.19
Corporate guarantees	8.70	-	8.70
Loans to Joint Ventures and Associates	83,81.00	-	83,81.00
Advances to Joint Ventures and Associates	20.33	-	20.33

We draw attention to Note no. 9(e) of the Consolidated Financial Results, considering the fact that the accounts of these above mentioned foreign entities are not available with the management and for Indian entities, they are not audited since last 3-4 years plus also taking into accounts the factors such as accumulated losses in above said entities, substantial/ full erosion of net worth, significant uncertainty on the future of these entities and significant uncertainty on recovery of investments and loans, there are strong indicators of conducting impairment/ expected credit loss assessment for above mentioned investments and loans in accordance with the principles of Indian Accounting Standards 36, “impairment of assets” and Indian Accounting Standards 109 “financial instruments”.

Further:-

- Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnousite) of Rs. 310,05.45 lakhs as on 31<sup>st</sup> March, 2022. Regarding this investment, the Holding Company has already filed an Intervention Application “IA” before Hon’ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in equity shares of Carnousite @ Rs. 1,000 – Rs. 1,500 per share including a premium of Rs. 990 – Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnousite at a price lower than the market rate as on allotment date. Considering the nature of this investment, same is to be valued at fair value through other comprehensive income “FVTOCI” as required under Indian Accounting Standards 109 “financial instruments” but the Holding Company has decided to carry investment made in Carnousite at cost as the matter is subjudice.
- Investment – CIG – The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by management, the Holding Company is planning to file a separate Intervention Application “IA” before Hon’ble Supreme Court of India requesting Hon’ble Court to take up this matter. Management also explained that CIG funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income “FVTOCI” as required under Indian Accounting Standards 109 “financial instruments” but the Holding Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities.

In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Holding Company and accounting of investment at cost which were otherwise to be carried at FVTOCI, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these non-current investments and non-current loan and its consequential impact on the audited Consolidated Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

**(x) Impairment Assessment of Bank and Corporate Guarantees**

The Holding Company is having outstanding bank and corporate guarantee of Rs. 971,90.53 as per its last audited financials for year ending 31<sup>st</sup> March, 2021. The Company has not conducted any impairment assessment on the same in accordance with the principles of Indian Accounting Standards 109 “financial instruments”. In view of the same, we are unable to conclude on the same.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

**(xi) Trade receivables and other financial assets**

The Holding Company has trade receivable and other financial assets as on 31<sup>st</sup> March, 2022 are as follows: -

Amounts in Lakhs of Rs.			
Particulars	Amount	Provision accounted for till 31.03.2022	Carrying amount
Trade Receivable	80,640.22	31,521.87	49,118.35
Security Deposits	52,557.84	934.04	51,623.80
Non-Current Loans and Advances	100.00	-	100.00
Current Loans and Advances	8,140.02	520.00	7,620.02
Advances for purchase of Shares	31,079.48	31,079.48	-
Staff Imprest & Advances	51.12	-	51.12
Advances to others	13.08	-	13.08

We draw attention to Note no. 9(f) of the Consolidated Financial Results, The Holding Company has not assessed loss allowance for expected credit losses on financial assets in accordance with the principles of Indian Accounting Standards AS 109 - "Financial Instruments".

In view of non-existence of any expected credit loss policy in the Holding Company, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these financial assets and its consequential impact on the audited Consolidated Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

**(xii) Inventory and project in progress**

We draw attention to Note no. 9(d) of the Consolidated Financial Results, Holding Company, as on 31<sup>st</sup> March, 2022 has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs. 17,45,136.89 Lakhs. Holding Company is currently carrying these inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers". In view of the fact that in majority of the projects of the Holding Company, construction and other operational activities are on hold since last 24-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realised value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories".

Further, management is in the process of verification of title documents for land and other immovable assets.

As per the explanation provided by the management, pursuant to the approval of Hon'ble Supreme Court of India, Project Management Consultants (PMCs) have been appointed for the projects for estimation of work done till date, cost to be incurred further to complete the projects and to provide applicable completion timelines. These PMC's have also conducted actual physical assessment of the projects and submitted their reports. Management was earlier of the view that NRV assessment of inventory and PIP can be made only after the appointed PMCs complete their assessment of respective projects and submit their final reports but same is still awaited.

Further, the Holding Company has during the year capitalized expenses to the tune of Rs. 24,367.94 Lakhs as construction expenses (including interest expense of Rs. 5,567.87 lakhs). This Same is in contravention of the provisions of Indian Accounting Standard 16 "Property plant and equipment" and Indian Accounting Standard 23 "Borrowing cost" as construction activity for all the projects is stalled since last 4-5 years. This has resulted in understatement of current year loss by above said amount.

Also further, the Holding Company, in its financial statements has bifurcated PIP under two headings – "Project in progress on which revenue is not recognized" and "Amount recoverable from project in progress (on which revenue is recognized)". We have not been provided with any basis on which this bifurcation is made.

In view of the absence of any NRV assessment by the management and absence of any physical verification report, capitalization of expenses and interest cost during the year, and absence of any basis of bifurcation of projects in financial statements, we are unable to express an opinion upon the existence and adjustments, if any, that may be required to the carrying value of these inventories and PIP and its consequential impact on the Consolidated Financial Statements.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

(xiii) **External Confirmation**

The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 31<sup>st</sup> March, 2022 are as follow: -

Particulars	Amount	Amounts in Lakhs of Rs.	
		Provision accounted for till 31.03.2022	Carrying amount
Trade Receivable	80,640.22	31,521.87	49,118.35
Trade Payable	80,641.90	386.34	80,255.55
Advances received from Customers	11,25,528.02	-	11,25,528.02
Advances to Suppliers	7,072.13	-	7,072.13
Security Deposits	52,557.84	934.04	51,623.80
Loans to Joint Venture and Associates	8,381.00	-	8,381.00
Other Loans and advances	8,240.02	520.00	7,720.02

Amounts in Lakhs of Rs.			
Particulars	Amount	Provision accounted for till 31.03.2022	Carrying amount
Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37
Loans from Joint Venture and Associates	15,455.34	-	15,455.34
Security and other deposits payable	42,778.84	-	42,778.84
Staff Imprest	51.12	-	51.12
Inter Corporate Deposits	13,853.66	-	13,853.66
Other Assets	6,349.22	-	6,349.22

We draw attention to Note no. 10 of the Consolidated Financial Results, the Holding Company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to conclude upon completeness of the balances appearing in books of accounts of the Holding Company.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

#### **Bank confirmations**

In respect to confirmations of bank balances, margin money balance and term deposits, the Holding Company has not sent the confirmation requests to any of the banks. In view of non-existence of supporting related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Consolidated Financial Results.

With respect to the loans and borrowing taken by the Holding Company amounting Rs. 2,82,348.63 Lakhs as on 31<sup>st</sup> March, 2022 no confirmation has been received till date of this report. Interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks / financial institutions and the same are 4-5 years old. Further, the Holding Company is also accruing penal interest in few of the loans. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the audited Consolidated Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (xiv) We draw attention to Note no. 9(b) of the Consolidated Financial Results, Holding Company is in the process of estimating impact of its contingent liabilities which is subject to the decision of hon'ble Supreme Court of India on proposed resolution framework submitted by the Group. In absence of the same, we are unable to express an opinion on the impact of such contingent liabilities on the Holding Company.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (xv) The Holding Company has made many adjustments in accordance with Indian Accounting Standards applicable to the Company as on 31<sup>st</sup> March, 2020. The Holding Company is in the process of identifying the impact already incorporated in the books of accounts in previous years. In view of the same, we are unable to express an opinion on completeness of the impact of Indian Accounting Standard appearing in the books of account of the Company.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

**(xvi) Revenue from real estate projects**

We draw attention to Note no. 9(g) of the Consolidated Financial Results, The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can recognise revenue over time is it satisfies any one of the following criteria:-

- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs
- The entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced
- The entity's performance does not create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date.

On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not satisfies any of the condition specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers".

Based on the explanation provided by the management, they are in agreement with our understanding and are in the process of evaluation its impact on the present and earlier presented periods.

During the year, the holding company has handed over some units to homebuyers after receiving outstanding applicable dues. The Holding Company has accounted for money received as advance and has kept sold inventory in its current assets as Project in Progress "PIP", which is in contravention of the provisions of Indian Accounting

Standard 115. Also, the Holding Company has received some interest on delayed payment of dues and has accounted for the interest received as advance from customer which resulted in under reporting of other income by Rs. 40.26 lakhs and over reporting of loss before tax by said amount.

In view of the above, we are unable to express an opinion on the all the matter mentioned above.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (xvii) The Holding Company has long outstanding statutory liabilities as on 31<sup>st</sup> March, 2022 details of which are as follows:-

<b>Nature of dues</b>	<b>Principal amount outstanding (Rs. in lakhs)</b>	<b>Outstanding since</b>
Income tax deducted at source	102,46.88	Financial Year 2014 – 2015
Professional Tax	0.59	Financial Year 2018 – 2019
Provident Fund	24,42.87	Financial Year 2015 – 2016

Regarding tax deducted at source, the Holding Company has decided not to deposit outstanding amount of tax deducted at source till 20th January, 2020 i.e. period before the date when court appointed management took over. Accordingly, the same are still outstanding in the books of accounts of the Holding Company.

During financial year ending 31st March, 2022, the Holding Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time pf payment. Same is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment.

Also, with respect to goods and services tax, the Holding Company has revoked the cancellation of its GST Registration in the state of Haryana, Tamilnadu, Punjab, Kerala, Karnataka and Odisha during the year. The company is in discussion with the authorities to release cancellation on its registration numbers in other states. As on the date of this report, the Holding Company has filed returns in all states. However, there is no reconciliation available between the Holding Company for the sales / input tax credit “ITC” as per books of accounts and the details filled in the GST returns.

Further in the Consolidated Financial Results, which includes balance of Rs. 11,621.51 lakhs pertaining to balance of input tax credit “ITC” receivables by the Holding Company under Goods and Services Tax Act, 2017. The Holding Company does not have any ITC register and has also not provided any reconciliation between “ITC balance appearing in books” and “balance appearing in GST department’s portal”. In absence of any such detail and reconciliation, we are unable to comment on accuracy or completeness of the same.



Further, the holding company has long outstanding dues payable to employees amounting to Rs. 6,073.31 Lakhs as on 31<sup>st</sup> March, 2022. The holding company is in the process of evaluating the period from which dues to employees are outstanding and also in settlement of full and final amount payable to past employees of the holding company.

In view of the all of the above, we are unable to express an opinion on the matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (xviii) We draw attention to Note no. 12 of the Consolidated Financial Results, The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

Particulars	Unpaid matured deposits (Principal amount) as at 31 <sup>st</sup> March 2021	Principal paid during the period (Rs. Lakhs)	Unpaid matured deposits (Principal amount) as at 31 <sup>st</sup> March, 2022 (Rs. Lakhs)
Deposits that have matured on or before March 31, 2017	579,60.91	28,12.32	551,48.59

The total unpaid interest as on 31<sup>st</sup> March, 2022 (including interest not provided in the books) amount to Rs. 52,998.32 lakhs.

Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 6,730.85 lakhs for the current year ended 31<sup>st</sup> March, 2022 (Cumulative upto 31<sup>st</sup> March, 2022 – Rs. 35,116.61 lakhs).

Besides, the impact of non-provision of interest payable on public deposits of Rs. 6,730.85 lakhs for the year ended 31<sup>st</sup> March, 2022 on the profit and loss, we are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Holding Company. Accordingly, impact, if any, of the indeterminate liabilities on these Consolidated Financial Results is currently not ascertainable, and hence we are unable to express an opinion on this matter.

Further, the Holding Company has also accepted security deposits from various entities amounting to Rs. 22,127.04 Lakhs as on 31<sup>st</sup> March, 2022. We have not been provided with any relevant agreement / document against which such security deposits have been received. Due to absence of any related details / document, we are in a position to comment on possible impact of the same on the Company.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (xix) We draw attention to Note no. 11 of the Consolidated Financial Results, there have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/or other charges as the case may be) to the lenders of the Holding Company and the total of such outstanding amount to Rs. 5,97,530.78 Lakhs as on 31<sup>st</sup> March, 2022. The lenders have initiated the action against the Holding Company under various acts. On account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express an opinion on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (xx) We draw attention to Note no. 13 of the Consolidated Financial Results of the Holding Company as on 31<sup>st</sup> March, 2022 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481,31.00 lakhs (out of which an amount of Rs. 6,00.00 lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Now the new management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to express an opinion on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (xxi) The group has goodwill amounting to Rs. 383,80.79 Lakhs appearing in the Financial Results as on 31<sup>st</sup> March, 2022 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/ full erosion of net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 – "Impairment of Assets".

In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Consolidated Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

- (xxii) We draw attention to Note no. 9(h) of the Consolidated Financial Results, the Holding Company has shown income from maintenance charges amounting to Rs. 3,032.80 Lakhs during the period ended 31<sup>st</sup> March, 2022. We have not been provided with the relevant agreement/ supporting documents to verify completeness and accuracy of said income.

Further, the Holding Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 663.34 Lakhs have been accounted for under advance from customer during the financial year ending 31st March, 2022. Cumulative total of such receipts which are not identifiable is Rs. 2,466.52 Lakhs.

Due to non-availability of data and supporting documents, we are unable to express an opinion on the same.

We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021.

- (xxiii) During the financial year ending 31<sup>st</sup> March, 2022, the Holding Company has renewed its lease agreement for corporate office and has accordingly created right of use "ROU" asset of Rs. 207.75 Lakhs as per the provisions of Indian Accounting Standard 116 "Leases". For computing ROU, Holding Company has used a discount rate of 12% for which we have not been provided with any basis / justification. Accordingly, we are unable to express an opinion on accuracy of the same.
- (xxiv) The Holding Company is not making provisions / accruals of expenses on reporting dates and is accounting for expenses on cash basis. The same is in violation with conceptual framework of Indian Accounting Standards. Accordingly, we are unable to express an opinion on completeness of financial statements.
- (xxv) With respect to opening balances appearing in the books of accounts of the Holding Company as on 01<sup>st</sup> April, 2020 there is no information / supporting documents available with the Holding Company related to following accounts: -
- Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs
  - Provision for bad and doubtful debts / trade receivables amounting Rs. 323,73.95 lakhs
  - Other loans and advance amounting Rs. 520.00 lakhs
  - Trade receivables and advance received from customers amounting Rs. 11930,75.62 Lakhs
  - Loans/Advances given to joint ventures and associates amounting to Rs. 83,81.00 Lakhs
  - Loans taken from joint ventures and associates amounting Rs. 154,55.39 Lakhs
  - Expenses payable amounting Rs. 51,612.66 Lakhs
  - Current Tax Assets amounting to Rs. 3004.64 Lakhs
  - Deferred Liability amounting Rs. 2,36,049.12 Lakhs
  - Advance given for purchase of land amounting Rs. 61,287,37 Lakhs and its Ind AS adjustments amounting to Rs. 43,65.00 Lakhs
  - Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs
  - Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.
  - Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs.
  - Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs.
  - Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.

- Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs.
- Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs
- Advance from Customers (Ind AS Adjustments) amounting to Rs. 121,70.42 Lakhs

Considering the significance of amounts involved in above mentioned areas, we are not in a position to express an opinion on the Consolidated Financial Results as on 31<sup>st</sup> March, 2022.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

(xxvi) The Holding Company has not provided the complete details of pending litigations against the Company, outstanding bank and corporate guarantees and commitments to be performed by the Company.

In view of above, we are unable to express an opinion on the same.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

### **Management's Responsibilities for the Consolidated Financial Results**

This Statement, which includes the Consolidated Financial Results is the responsibility of the Holding Company's Board of Directors, and has been approved by them for the issuance. The Statement has been prepared on the basis of the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2022. This responsibility includes the preparation and presentation of the Consolidated Financial Results for the Quarter and Year ended 31<sup>st</sup> March, 2022 that give a true and fair view of the net profit and other comprehensive income of the Holding Company and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Holding Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated Financial Results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Consolidated Financial Results, the Board of Directors are responsible for assessing the Holding Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Holding Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Holding Company's financial reporting process.

## **Auditor's Responsibilities for the Audit of the Consolidated Financial Results**

Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Consolidated Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Holding Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Holding Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Consolidated Financial Results including the disclosures, and whether the Annual Consolidated Financial Results represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

**Other Matter:**

- (i) We draw your attention to Note no. 15 to the Consolidated Financial Results. The Holding Company had received an arbitral award dated 6th July 2012 passed by the London Court of International Arbitration (LCIA) wherein the arbitration tribunal has directed the Holding Company to purchase the investment of Cruz City 1 (a Company owned by Lehman Bros.) in Kerrush Investment Ltd. (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31st March, 2021 – USD 298,382,949.34). The High Court of Justice, Queen's Bench Division, Commercial Court London had confirmed the said award.

Further, consequent to the order passed by the Hon'ble High Court of Delhi in the case instant, the Holding Company is required to make the aforesaid investment into Kerrush Investments Ltd. (Mauritius). The decree of the aforesaid amount against the Holding Company is pending for execution.

Based on the information obtained and audit procedures performed, we are unable to assess whether the underlying SRA project in Santacruz, Mumbai would be substantial to justify the carrying value of these potential investments.

We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31st March, 2021.

- (ii) We draw attention to Note no. 17 of the Consolidated Financial Results, A forensic audit of the Holding Company was conducted as per directions of the Hon'ble Supreme Court, and the report on the forensic audit was submitted in a sealed envelope to the Hon'ble Supreme Court. We have been informed that the report on the forensic audit is not available with the Holding Company or its Board of Directors; hence impact of observations in the forensic audit report can be ascertained only after the same is obtained.

We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021.

- (iii) We draw attention to Note no. 16 of the Consolidated Financial Results, we did not audit the financial statements/information of Libya branch office, included in the Consolidated Financial Results of the Holding Company, whose financial statements/information reflect total assets of Rs. 13,28.47 lakhs (Previous year 2020-21 Rs. 13,28.47 lakhs) as at 31<sup>st</sup> March, 2022 and total revenues of Rs. NIL (Previous year Rs. NIL) for the year ended on that date, as considered in the Consolidated Financial Results and described above. The Company has also made provision against all assets of Rs. 13,28.47 Lakhs (Previous year 2020-21 Rs. 13,28.47 Lakhs). The financial statements/information of this branch have not yet been audited by the branch auditor due to the adverse political situation prevailing in Libya.

The Holding Company has also not applied for necessary approvals from AD category – 1 bank to write off all the assets and write back all the liabilities in the books of accounts.

We had mentioned this matter under “other matter” on the Consolidated Financial Statements for the year ended 31<sup>st</sup> March, 2021.

- (iv) The Consolidated Financial Results includes figures of three months ended 31<sup>st</sup> December, 2021 as reported in these Consolidated Financial Results are the balancing figures between audited figures in respect of nine months ended 31<sup>st</sup> December, 2021 and published year to date figures upto 30<sup>th</sup> September, 2021.

**UDIN – 23529619BGTXXQ8762**

For GSA & Associates LLP

Chartered Accountants

Firm Registration No.: 000257N/ N500339

**TANUJ** Digitally signed  
by TANUJ  
CHUGH  
**CHUGH** Date: 2023.02.28  
16:55:16 +05'30'

Tanuj Chugh

Partner

Membership No: 529619

Place: Gurugram

Date: 28<sup>th</sup> February, 2023

## **Annexure A to the Independent Auditor's Report**

List of Subsidiaries, Associates and Joint Ventures included in the audited Consolidated Financial Results:

### **Subsidiaries**

- 1) Abohar Builders Pvt. Ltd.
- 2) Aditya Properties Pvt. Ltd.
- 3) Agmon Projects Pvt. Ltd.
- 4) Akola Properties Ltd.
- 5) Algoa Properties Pvt. Ltd.
- 6) Alice Builders Pvt. Ltd.
- 7) Aller Properties Pvt. Ltd.
- 8) Alor Golf Course Pvt. Ltd.
- 9) Alor Maintenance Pvt. Ltd.
- 10) Alor Projects Pvt. Ltd.
- 11) Alor Recreation Pvt. Ltd.
- 12) Amaro Developers Pvt. Ltd.
- 13) Amarprem Estates Pvt. Ltd.
- 14) Amur Developers Pvt. Ltd.
- 15) Andes Estates Pvt. Ltd.
- 16) Angul Properties Pvt. Ltd.
- 17) Araham Properties Pvt. Ltd.
- 18) Arcadia Build- Tech Ltd
- 19) Arcadia Projects Pvt. Ltd.
- 20) Ardent Build -Tech Ltd.
- 21) Askot Builders Pvt. Ltd.
- 22) Azores Properties Ltd.
- 23) Bengal Unitech Hospitality Pvt. Ltd.
- 24) Bengal Unitech Universal Infrastructures Pvt. Ltd.
- 25) Bengal Unitech Universal Siliguri Projects Ltd.
- 26) Bengal Unitech Universal Townscape Ltd.
- 27) Bengal Universal Consultants Pvt. Ltd.
- 28) Broomfield Builders Pvt. Ltd.
- 29) Broomfield Developers Pvt. Ltd.
- 30) Bynar Properties Pvt. Ltd.
- 31) Cape Developers Pvt. Ltd.
- 32) Cardus Projects Pvt. Ltd.
- 33) Chintpurni Construction Pvt. Ltd.
- 34) Clarence Projects Pvt. Ltd.
- 35) Clover Projects Pvt. Ltd.
- 36) Coleus Developers Pvt. Ltd.
- 37) Colossal Projects Pvt. Ltd.
- 38) Comfrey Developers Pvt. Ltd.
- 39) Cordia Projects Pvt. Ltd.
- 40) Crimson Developers Pvt. Ltd.
- 41) Croton Developers Pvt. Ltd.
- 42) Dantas Properties Pvt. Ltd.
- 43) Deoria Properties Ltd.
- 44) Deoria Realty Pvt. Ltd.
- 45) Devoke Developers Pvt. Ltd.
- 46) Devon Builders Pvt. Ltd.



- 47) Dhaulagiri Builders Pvt. Ltd.
- 48) Dhruva Realty Projects Ltd.
- 49) Dibang Properties Pvt. Ltd.
- 50) Drass Projects Pvt. Ltd.
- 51) Elbe Builders Pvt. Ltd.
- 52) Elbrus Builders Pvt. Ltd.
- 53) Elbrus Developers Pvt. Ltd.
- 54) Elbrus Properties Pvt. Ltd.
- 55) Elixir Hospitality Management Ltd. (formerly known as Unitech Hospitality Ltd.)
- 56) Erebus Projects Pvt. Ltd.
- 57) Erica Projects Pvt. Ltd.
- 58) Flores Projects Pvt. Ltd.
- 59) Flores Properties Ltd.
- 60) Girnar Infrastructures Pvt. Ltd.
- 61) Glenmore Builders Pvt. Ltd.
- 62) Global Perspectives Ltd.
- 63) Grandeur Real tech Developers Pvt. Ltd.
- 64) Greenwood Projects Pvt. Ltd.
- 65) Gurgaon Recreation Park Ltd.
- 66) Halley Developers Pvt. Ltd.
- 67) Halley Projects Pvt. Ltd.
- 68) Harsil Builders Pvt. Ltd.
- 69) Harsil Properties Pvt. Ltd.
- 70) Hassan Properties Pvt. Ltd.
- 71) Hatsar Estates Pvt. Ltd.
- 72) Havelock Estates Pvt. Ltd.
- 73) Havelock Investments Ltd.
- 74) Havelock Properties Ltd.
- 75) Havelock Realtors Ltd.
- 76) High Strength Projects Pvt. Ltd.
- 77) Jalore Properties Pvt Ltd
- 78) Jorhat Properties Pvt. Ltd.
- 79) Kerria Projects Pvt. Ltd.
- 80) Khatu Shyamji Infratech Pvt. Ltd.
- 81) Khatu Shyamji Infraventures Pvt. Ltd.
- 82) Konar Developers Pvt. Ltd.
- 83) Landscape Builders Ltd.
- 84) Lavender Developers Pvt. Ltd.
- 85) Lavender Projects Pvt. Ltd.
- 86) Madison Builders Pvt. Ltd.
- 87) Mahoba Builders Pvt. Ltd.
- 88) Mahoba Schools Ltd.
- 89) Manas Realty Projects Pvt. Ltd.
- 90) Mandarin Developers Pvt. Ltd.
- 91) Mansar Properties Pvt. Ltd.
- 92) Marine Builders Pvt. Ltd.
- 93) Masla Builders Pvt. Ltd.
- 94) Mayurdhwaj Projects Pvt. Ltd.
- 95) Medlar Developers Pvt. Ltd.
- 96) Medwyn Builders Pvt. Ltd.
- 97) Moonstone Projects Pvt. Ltd.

- 98) Moore Builders Pvt. Ltd.
- 99) Munros Projects Pvt. Ltd.
- 100) New India Construction Co. Ltd.
- 101) Nirvana Real Estate Projects Ltd.
- 102) Onega Properties Pvt. Ltd.
- 103) Panchganga Projects Ltd.
- 104) Plassey Builders Pvt. Ltd.
- 105) Primrose Developers Pvt. Ltd.
- 106) Purus Projects Pvt. Ltd.
- 107) Purus Properties Pvt. Ltd.
- 108) QnS Facility Management Pvt. Ltd.
- 109) Quadrangle Estates Pvt. Ltd.
- 110) Rhine Infrastructures Pvt. Ltd.
- 111) Robinia Developers Pvt. Ltd.
- 112) Ruhi Construction Co. Ltd.
- 113) Sabarmati Projects Pvt. Ltd.
- 114) Samay Properties Pvt. Ltd.
- 115) Sandwood Builders & Developers Pvt.Ltd.
- 116) Sangla Properties Pvt. Ltd.
- 117) Sankoo Builders Pvt. Ltd.
- 118) Sanyog Builders Ltd.
- 119) Sanyog Properties Pvt. Ltd.
- 120) Sarnath Realtors Ltd.
- 121) Shrishti Buildwell Pvt. Ltd.
- 122) Shri Khatu Shyamji Infrapromoters Pvt. Ltd.
- 123) Simpson Estates Pvt. Ltd.
- 124) Somerville Developers Ltd.
- 125) Sublime Developers Pvt. Ltd.
- 126) Sublime Properties Pvt. Ltd.
- 127) Supernal Corrugation (India) Ltd.
- 128) Tabas Estates Pvt. Ltd.
- 129) Uni Homes Pvt. Ltd.
- 130) Unitech Acacia Projects Pvt. Ltd.
- 131) Unitech Agra Hi-Tech Township Ltd.
- 132) Unitech Alice Projects Pvt. Ltd.
- 133) Unitech Ardent Projects Pvt. Ltd.
- 134) Unitech Build-Con Pvt. Ltd.
- 135) Unitech Builders & Projects Ltd.
- 136) Unitech Builders Ltd.
- 137) Unitech Buildwell Pvt. Ltd.
- 138) Unitech Business Parks Ltd.
- 139) Unitech Capital Pvt. Ltd.
- 140) Unitech Chandra Foundation
- 141) Unitech Colossal Projects Pvt. Ltd.
- 142) Unitech Commercial & Residential Projects Pvt. Ltd.
- 143) Unitech Country Club Ltd.
- 144) Unitech Cynara Projects Pvt. Ltd.
- 145) Unitech Developers & Hotels Pvt. Ltd.
- 146) Unitech High Vision Projects Ltd.
- 147) Unitech Hi-Tech Builders Pvt. Ltd.
- 148) Unitech Hi-Tech Developers Ltd.

- 149) Unitech Holdings Ltd.
- 150) Unitech Hospitality Services Ltd.
- 151) Unitech Hotel Services Pvt. Ltd.
- 152) Unitech Hotels & Projects Ltd.
- 153) Unitech Hotels Pvt. Ltd.
- 154) Unitech Hyderabad Projects Ltd.
- 155) Nacre Gardens Hyderabad Ltd. (formerly Unitech Hyderabad Township Ltd.)
- 156) Unitech Infra-Con Ltd.
- 157) Unitech Industries & Estates Pvt. Ltd.
- 158) Unitech Industries Ltd.
- 159) Unitech Infopark Ltd.
- 160) Unitech Infra Ltd.
- 161) Unitech Infra-Developers Ltd.
- 162) Unitech Infra-Properties Ltd.
- 163) Unitech Kochi-SEZ Ltd.
- 164) Unitech Konar Projects Pvt. Ltd.
- 165) Unitech Manas Projects Pvt. Ltd.
- 166) Unitech Miraj Projects Pvt. Ltd.
- 167) Unitech Nelson Projects Pvt. Ltd.
- 168) Unitech Pioneer Nirvana Recreation Pvt. Ltd.
- 169) Unitech-Pioneer Recreation Ltd.
- 170) Unitech Power Transmission Ltd.
- 171) Unitech Real Estate Builders Ltd.
- 172) Unitech Real Estate Management Pvt. Ltd.
- 173) Unitech Real-Tech Properties Ltd.
- 174) Unitech Realty Builders Pvt. Ltd.
- 175) Unitech Realty Developers Ltd.
- 176) Unitech Realty Pvt. Ltd.
- 177) Unitech Realty Ventures Ltd.
- 178) Unitech Reliable Projects Pvt. Ltd.
- 179) Unitech Residential Resorts Ltd.
- 180) Unitech Samus Projects Pvt. Ltd.
- 181) Unitech Valdel Hotels Pvt. Ltd.
- 182) Unitech Vizag Projects Ltd.
- 183) Zanskar Builders Pvt. Ltd.
- 184) Zanskar Realtors Pvt. Ltd.
- 185) Zanskar Realty Pvt. Ltd.
- 186) Alice Developers Pvt. Ltd.
- 187) Alkosi Ltd.
- 188) Bageris Ltd.
- 189) Bolemat Ltd.
- 190) Boracim Ltd.
- 191) Brucosa Ltd.
- 192) Burley Holding Ltd.
- 193) Comegenic Ltd.
- 194) Crowbel Ltd.
- 195) Empecom Corporation
- 196) Firisa Holdings Ltd.
- 197) Gramhuge Holdings Ltd.
- 198) Gretemia Holdings Ltd.
- 199) Impactlan Ltd.

- 200) Insecond Ltd.
- 201) Kortel Ltd.
- 202) Nectrus Ltd.
- 203) Nuwell Ltd.
- 204) Reglina Holdings Ltd.
- 205) Risster Holdings Ltd.
- 206) Serveia Holdings Ltd.
- 207) Seyram Ltd.
- 208) Spanwave Services Ltd.
- 209) Surfware Consultants Ltd.
- 210) Technosolid Ltd.
- 211) Transdula Ltd.
- 212) Unitech Global Ltd.
- 213) Unitech Hotels Ltd.
- 214) Unitech Malls Ltd.
- 215) Unitech Overseas Ltd.
- 216) Vectex Ltd.
- 217) Zimuret Ltd.
- 218) Unitech Libya for General Contracting and Real Estate Investment

#### Associates

- 1) Greenwood Hospitality Pvt. Ltd.
- 2) Millennium Plaza Ltd.
- 3) Unitech Shivalik Realty Ltd
- 4) Simpson Unitech Wireless Pvt. Ltd.

#### Joint Ventures

- 1) Unitech LG Construction Co. Ltd. (AOP)
- 2) Adventure Island Limited (Formerly known as Unitech Amusement Parks Ltd.)
- 3) Arihant Unitech Realty Projects Ltd.
- 4) MNT Buildcon Private Limited
- 5) Shivalik Venture Pvt Limited
- 6) Shivalik Ventures City developers Pvt. Ltd.
- 7) SVS Buildcon Private Limited
- 8) Unitech Valdel Valmark (P) Limited
- 9) Unival Estates India LLP
- 10) Entertainment City Limited (Formerly known as International Recreation Parks Pvt. Ltd.)
- 11) S. B. Developers Ltd.
- 12) Sarvmangalam Builders & Developers Pvt. Ltd.
- 13) North Town Estates Pvt. Ltd.
- 14) Arsanovia Limited
- 15) Elmvale Holding Limited
- 16) Kerrush Investments Limited
- 17) South City II (an unincorporated JV with Pioneer Urban Land and Infrastructure Ltd.)

**UNITECH LIMITED**

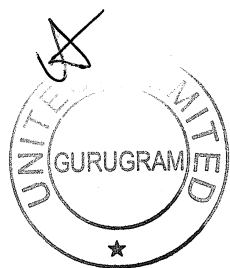
CIN: L74899DL1971PLC009720

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

**Statement of Audited Consolidated Results for the Quarter And Year Ended March 31, 2022**

(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2022	31.12.2021	31.03.2021	31.03.2022	31.03.2021
		Audited	Unaudited	Audited	Audited	Audited
1.	Revenue from Operations	16,020.23	16,671.90	18,670.92	53,347.46	54,823.60
2.	Other Income	669.50	5,131.44	389.81	6,375.96	1,292.01
3.	<b>Total Income (1+2)</b>	<b>16,689.73</b>	<b>21,803.34</b>	<b>19,060.73</b>	<b>59,723.42</b>	<b>56,115.60</b>
4.	<b>Expenses</b>					
	Job and construction expenses	2,464.54	2,121.58	2,742.61	7,340.49	7,653.20
	Cost of Land	-	-	-	-	6,744.79
	Real Estate, Construction and Other Expenses	7,358.01	8,776.24	14,828.25	31,029.84	28,710.71
	Changes in Inventories of finished properties, land, land development right and work in progress	1,872.57	737.20	1,634.14	186.28	(127.50)
	Employee Benefits Expense	1,798.00	1,032.99	1,707.83	4,872.18	5,880.41
	Finance Costs	26,445.71	25,961.79	23,236.82	100,654.93	88,588.76
	Depreciation and Amortisation Expense	142.52	165.80	179.85	639.09	700.79
	Other expenses	2,896.61	4,365.34	2,250.43	13,095.14	15,788.18
	<b>Total Expenses</b>	<b>42,977.96</b>	<b>43,160.93</b>	<b>46,579.93</b>	<b>157,817.95</b>	<b>153,939.35</b>
5.	<b>Profit/(Loss) from Operations before Exceptional items and Prior Period Adjustments (3-4)</b>	<b>(26,288.23)</b>	<b>(21,357.60)</b>	<b>(27,519.20)</b>	<b>(98,094.53)</b>	<b>(97,823.74)</b>
6.	Exceptional items / Provision for Impairment	-	-	-	-	32,958.22
7.	<b>Profit/(Loss) from Ordinary Activities before tax (5+/-6)</b>	<b>(26,288.23)</b>	<b>(21,357.60)</b>	<b>(27,519.20)</b>	<b>(98,094.53)</b>	<b>(130,781.97)</b>
8.	<b>Tax Expense</b>					
	(a) Current Tax					
	Current Year	1,336.51	18.54	622.32	1,371.28	701.70
	Less : MAT credit entitlement	-	-	-	-	-
	Earlier year Tax Reversal	(6.99)	6.99	(0.08)	-	(22.18)
	(b) Deferred Tax	(109.51)	32.48	116.74	(48.45)	24,781.51
9.	<b>Net Profit/(Loss) from Ordinary Activities after tax (7+/-8)</b>	<b>(27,508.24)</b>	<b>(21,415.61)</b>	<b>(28,258.18)</b>	<b>(99,417.36)</b>	<b>(156,243.00)</b>
10.	Extraordinary items (Net of Tax Expense)	-	-	-	-	-
11.	<b>Net Profit/(Loss) for the period (9+/-10)</b>	<b>(27,508.24)</b>	<b>(21,415.61)</b>	<b>(28,258.18)</b>	<b>(99,417.36)</b>	<b>(156,243.00)</b>
12.	Share of Profit/ (Loss) of associates	(3,211.84)	-	(4,600.38)	(3,211.84)	(4,600.38)
13.	Minority interest	(1,110.75)	302.10	279.89	-	-
14.	<b>Net Profit/(Loss) after Taxes, Minority Interest and share of Profit/(Loss) of Associates (11+12+13)</b>	<b>(31,830.83)</b>	<b>(21,113.50)</b>	<b>(32,578.67)</b>	<b>(102,629.20)</b>	<b>(160,843.37)</b>
15.	Profit/(Loss) from continuing operation (before tax)	(30,065.86)	(21,049.90)	(32,102.15)	(100,760.14)	(135,850.39)
16.	Tax Expenses of continuing operations	1,354.66	50.75	645.07	1,449.51	25,345.26
17.	<b>Profit/(Loss) from continuing operations after tax (15+/-16)</b>	<b>(31,420.52)</b>	<b>(21,100.65)</b>	<b>(32,747.22)</b>	<b>(102,209.65)</b>	<b>(161,195.65)</b>
18.	Profit/(Loss) from discontinued operation (before tax)	(544.97)	(5.60)	262.45	(546.23)	468.04
19.	Tax Expenses of discontinued operations	(134.65)	7.26	93.90	(126.68)	115.77
20.	<b>Profit/(Loss) from discontinued operations after tax (18+/-19)</b>	<b>(410.32)</b>	<b>(12.86)</b>	<b>168.55</b>	<b>(419.55)</b>	<b>352.27</b>
21.	<b>Profit / (Loss) for the period (17+/-20)</b>	<b>(31,830.84)</b>	<b>(21,113.51)</b>	<b>(32,578.67)</b>	<b>(102,629.20)</b>	<b>(160,843.38)</b>



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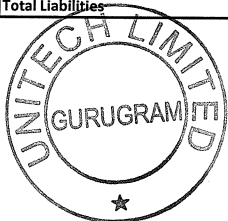
**Y.S. MALIK, IAS (Retd.)**  
Chairman & Managing Director  
Unitech Limited

22.	Other Comprehensive Income (net of tax)					
	A (i) Items that will be reclassified to Profit or Loss	-	-	-	-	-
	(ii) Income Tax relating to Item that will be reclassified to Profit and Loss	-	-	-	-	-
	B (i) Items that will not be reclassified to Profit or Loss	(58.45)	176.52	668.74	238.21	847.83
	(ii) Income Tax relating to Item that will not be reclassified to Profit and Loss	(9.55)	-	(234.30)	(9.55)	(255.44)
	<b>Total Other Comprehensive Income (net of tax)</b>	<b>(68.00)</b>	<b>176.52</b>	<b>434.44</b>	<b>228.66</b>	<b>592.40</b>
23.	<b>Total Comprehensive Income (21+-22)</b>	<b>(31,898.83)</b>	<b>(20,936.98)</b>	<b>(32,144.24)</b>	<b>(102,400.54)</b>	<b>(160,250.97)</b>
24.	<b>Net profit for the period/year attributable to:</b>					
	Owners of the holding company	(101,196.24)	-	-	(101,196.24)	(159,416.62)
	Non-controlling interests	(1,432.96)	-	-	(1,432.96)	(1,426.77)
		(102,629.20)	-	-	(102,629.20)	(160,843.38)
25.	<b>Other Comprehensive Income attributable to:</b>					
	Owners of the holding company	228.66	-	-	228.66	592.40
	Non-controlling interests	-	-	-	-	-
		228.66	-	-	228.66	592.40
26.	<b>Total Comprehensive Income attributable to:</b>					
	Owners of the holding company	(100,967.58)	-	-	(100,967.58)	(158,824.22)
	Non-controlling interests	(1,432.96)	-	-	(1,432.96)	(1,426.77)
		(102,400.54)	-	-	(102,400.54)	(160,250.98)
27.	Paid-up equity share capital (Face Value - Rs. 2 per share)	52326.02	52326.02	52326.02	52,326.02	52,326.02
28.	Other Equity excluding Revaluation Reserves	-	-	-	147,863.17	251,246.16
29.	<b>Earnings per Equity Share for continuing operations (of Rs. 2/- each) *( Not Annualised)</b>					
	Basic and Diluted (Rs.)	(1.20)	(0.81)*	(1.25)	(3.91)	(6.16)
	<b>Earnings per Equity Share for discontinued operations (of Rs. 2/- each) *( Not Annualised)</b>					
	Basic and Diluted (Rs.)	-	-	0.01	(0.02)	0.01
	<b>Earnings per Equity Share for continuing &amp; discontinued operations (of Rs. 2/- each) *( Not Annualised)</b>					
	Basic and Diluted (Rs.)	(1.20)	(0.81)*	(1.24)	(3.93)	(6.15)



Y.S. MALIK, IAS (Retd.)  
Chairman & Managing Director  
Unitech Limited

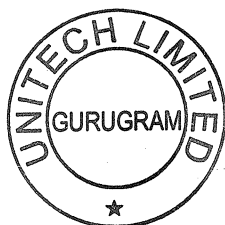
<p style="text-align: center;"> <b>Unitech Limited</b>  <b>CIN: L74899DL1971PLC009720</b>  Regd. Office: 6, Community Centre, Saket, New Delhi 110017  <b>Consolidated Statement of Assets &amp; Liabilities</b> </p>			
(Rs. In Lakhs)			
S.No.	Particulars	As At March 31, 2022	As At March 31, 2021
<b>A</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non Current assets</b>		
	Property ,Plant and Equipment	6,842.98	6,953.43
	Capital Work in Progress	18,633.37	18,041.40
	Investment Property	1,180.35	1,199.82
	Other Intangible Assets	13.95	14.84
	Intangible assets under development	31.50	8.62
	Goodwill	38,380.79	38,380.79
<b>2</b>	<b>Financial Assets</b>		
	(i) Investments	197,227.72	198,049.28
	(ii) Loans	-	-
	(iii) Other Financial Assets	4,829.68	4,605.46
	Deferred Tax Assets (Net)	8,488.17	8,573.39
	Other Non Current Assets	214.86	211.41
	<b>Total Non Current Assets</b>	<b>275,843.37</b>	<b>276,038.43</b>
<b>3</b>	<b>Current Assets</b>		
	Inventories	284,262.36	284,272.83
	Financial Assets		
	(i) Investments	108.79	107.08
	(ii) Trade Receivable	72,506.43	69,813.49
	(iii) Cash and Cash Equivalents	7,002.28	5,721.76
	(iv) Bank Balance other than (iii) above	37,610.57	11,132.81
	(v) Loans	17,396.15	17,387.35
	(vi) Others	48,624.81	48,542.14
	Current Tax Assets (Net)	-	-
	Other Current Assets	1,901,693.08	1,843,806.64
	<b>Total Current Assets</b>	<b>2,369,204.47</b>	<b>2,280,784.10</b>
	<b>NON-CURRENT ASSETS CLASSIFIED AS HELD FOR SALE</b>	<b>28,296.08</b>	<b>31,146.94</b>
	<b>Total Assets</b>	<b>2,673,343.92</b>	<b>2,587,969.47</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
<b>1</b>	<b>Equity</b>		
	a) Equity Share Capital	52,326.02	52,326.02
	b) Other Equity	147,863.17	251,246.16
	c) Non Controlling Interest	3,012.88	4,448.11
	<b>Total Equity</b>	<b>203,202.07</b>	<b>308,020.29</b>
<b>2</b>	<b>Liabilities</b>		
	<b>Non Current Liabilities</b>		
	<b>Financial Liabilities</b>		
	(i) Borrowing	4,899.49	5,901.98
	(ia) Lease Liability	117.29	18.18
	(ii) Other Financial Liabilities	3.76	428.82
	Long Term Provisions	624.36	805.67
	Deffered Tax Liabilities	-	-
	Other Non Current Liabilities	8,789.34	8,167.94
	<b>Total Non Current Liabilities</b>	<b>14,434.24</b>	<b>15,322.58</b>
<b>3</b>	<b>Current Liabilities</b>		
	<b>Financial Liabilities</b>		
	(i) Borrowings	693,793.75	687,164.43
	(ia) Lease Liability	112.50	161.75
	(ii) Trade Payables	106,347.65	106,778.01
	(iii) Other Financial Liabilities	403,865.00	324,825.99
	Other Current Liabilities	1,228,600.94	1,120,723.88
	Current tax liabilities (Net)	4,930.64	4,433.94
	Short Term Provisions	169.55	190.14
	<b>Total Current Liabilities</b>	<b>2,437,820.03</b>	<b>2,244,278.13</b>
	<b>LIABILITIES DIRECTLY ASSOCIATED WITH ASSETS IN DISPOSALGROUP CLASSIFIED AS HELD FOR SALE</b>	<b>17,887.58</b>	<b>20,348.48</b>
	<b>Total Liabilities</b>	<b>2,673,343.92</b>	<b>2,587,969.47</b>



**Y.S. MALIK, IAS (Retd.)**  
Chairman & Managing Director  
Unitech Limited

(₹ In Lakhs)

Particulars	As at 31st March, 2022	As at 31st March, 2021
<b>Cash Flow from Operating Activities</b>		
<b>Profit/(Loss) before tax</b>	<b>(98,094.54)</b>	<b>(1,30,781.90)</b>
<b>Adjustments for</b>		
Interest income	(5,790.80)	(382.74)
Interest on income tax refund	(1.46)	(55.84)
Dividend income	(3.63)	(1.99)
Unrealised foreign exchange (gain)/loss	109.68	(75.46)
(Profit) / loss on disposal of tangible PPEs - net	(1.58)	(23.59)
Liabilities written back	-	(7.35)
Finance Costs including IND AS adjustment	1,00,654.93	88,710.21
Depreciation and amortization expenses	639.09	700.79
Impairment of Goodwill	-	32,958.22
<b>Operating loss before working capital changes</b>	<b>(2,488.31)</b>	<b>(8,959.74)</b>
<b>Adjustments for:</b>		
Trade Payables, Financial & Other Liabilities	87,090.52	47,801.07
Loans & Advances & Other Assets	(82,175.71)	(36,076.34)
Inventories	10.46	(61.77)
Trade and other receivables	(2,802.62)	(3,400.64)
<b>Cash generated/(used) from/in operations</b>	<b>(365.66)</b>	<b>(697.42)</b>
Income taxes (paid) / refund - (net)	(999.79)	(2,668.85)
<b>Net cash flow from Operating Activities (A)</b>	<b>(1,365.45)</b>	<b>(3,366.27)</b>
<b>Cash Flow from Investing Activities</b>		
Purchase of PPEs including capital work in progress	(531.18)	(624.52)
Sale of PPEs	-	384.10
Purchase/Sale of investments (net)	819.79	6,168.17
Interest received	5,542.02	841.48
Dividend received	3.63	1.99
<b>Net cash flow from Investing Activities (B)</b>	<b>5,834.26</b>	<b>6,771.22</b>
<b>Cash Flow from Financing Activities</b>		
Proceeds from long term borrowings	-	2.73
Repayment from long term borrowings	(1,267.82)	(1,041.83)
Proceeds from short term borrowings	1,071.42	-
Repayment from short term borrowings	-	(701.83)
Repayment of Public deposits	(2,812.32)	(31.49)
Finance Costs paid	(179.56)	(3,593.79)
<b>Net Cash Flow from Financing Activities (C)</b>	<b>(3,188.28)</b>	<b>(5,366.21)</b>
<b>Net change in Cash and Cash Equivalents (A+B+C)</b>	<b>1,280.53</b>	<b>(1,961.26)</b>
<b>Cash and Cash Equivalent at the beginning of the year</b>	<b>5,721.76</b>	<b>7,683.02</b>
<b>Cash and Cash Equivalent at the end of the year</b>	<b>7,002.29</b>	<b>5,721.76</b>


Y.S. MALIK, IAS (Retd.)  
Chairman & Managing Director  
Unitech Limited



Particulars	As at 31st March, 2022	As at 31st March, 2021
<b>Components of Cash and Cash Equivalents</b>		
Cash on hand	20.96	20.62
Cheques, drafts on hand	43.98	-
Balances with banks		
on current accounts	6,806.10	5,569.62
In Current Account in Foreign Currency *	3.85	3.74
Term Deposits with Maturity for 3 months or less from the reporting date	127.40	127.78
<b>Total Cash and Cash Equivalents</b>	<b>7,002.29</b>	<b>5,721.76</b>
* Including balance with Wahda Bank, Libya which is having repatriation restriction		

#### DISCLOSURE AS REQUIRED BY IND AS 7

##### Reconciliation of liabilities arising from Financing Activities

(₹ In Lakhs)

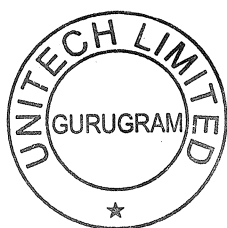
31-Mar-22	Opening Balance	Cash Flows	Non Cash Changes	Closing Balance
Short Term Secured Borrowings	4,88,232.52	-	-	4,97,618.95
Long Term Secured Borrowings	(0.01)	(1,267.82)	1,267.84	0.01
Short Term Unsecured Borrowings	161.75	(2,812.32)	2,763.07	112.50
Long Term Unsecured Borrowings	18.18	-	-	117.29
<b>Total liabilities from Financial Activities</b>	<b>4,88,412.43</b>	<b>(4,080.14)</b>	<b>4,030.92</b>	<b>4,97,848.76</b>

(₹ In Lakhs)

31-Mar-21	Opening Balance	Cash Flows	Non Cash Changes	Closing Balance
Short Term Secured Borrowings	53,500.50	-	4,34,732.02	4,88,232.52
Long Term Secured Borrowings	3,26,922.54	(1,039.10)	(3,25,883.45)	(0.01)
Short Term Unsecured Borrowings	1,23,028.70	(733.32)	(1,22,133.63)	161.75
Long Term Unsecured Borrowings	3,954.72	-	-	18.18
<b>Total liabilities from Financial Activities</b>	<b>5,07,406.46</b>	<b>(1,772.42)</b>	<b>(13,285.07)</b>	<b>4,88,412.43</b>

#### Notes:

- The cash flow statement has been prepared under the Indirect Method as set out in IND AS-7 Cash Flow Statements.
- Amounts in brackets represent a cash outflow or a loss.
- Previous year figures have been re-grouped/re-arranged wherever considered necessary.

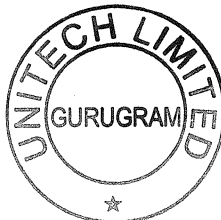


Y.S. MALIK, IAS (Retd.)  
Chairman & Managing Director  
Unitech Limited

**AUDITED CONSOLIDATED SEGMENT-WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2022**

(Rs. In Lakhs)

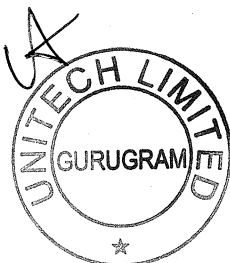
Sl No.	Particulars	Consolidated Segment Revenue & Result				
		Quarter Ended			Year Ended	
		31.03.2022 (Audited)	31.12.2021 (Unaudited)	31.03.2021 (Audited)	31.03.2022 (Audited)	31.03.2021 (Audited)
1.	<b>Segment Revenue</b>					
	(a) Real Estate & Related Activities	3,781.26	7,673.57	1,642.47	14,129.86	13,146.55
	(b) Property Management	2,944.57	2,436.09	2,210.59	10,500.08	8,951.84
	(c) Hospitality	559.64	648.20	352.48	1,696.77	903.13
	(d) Transmission Tower	9,404.27	11,045.47	14,845.39	33,396.71	33,113.31
	(e) Investment & Other Activities	-	-	0.77	-	0.77
	<b>Total</b>	<b>16,689.74</b>	<b>21,803.33</b>	<b>19,051.70</b>	<b>59,723.42</b>	<b>56,115.60</b>
	Less: Inter Segment Revenue	-	-	-	-	-
	<b>Net External Revenue</b>	<b>16,689.74</b>	<b>21,803.33</b>	<b>19,051.70</b>	<b>59,723.42</b>	<b>56,115.60</b>
2.	<b>Segment Result</b>					
	(Profit/(Loss) Before tax & Finance Cost)					
	(a) Real Estate & Related Activities	(975.47)	4,618.33	(5,512.39)	(295.66)	(12,761.04)
	(b) Property Management	1,460.30	(369.28)	820.63	2,590.82	2,667.51
	(c) Hospitality	(6.13)	186.48	(24.61)	64.38	(277.93)
	(d) Transmission Tower	(319.72)	169.88	434.64	203.11	1,082.16
	(e) Investment Activities	(1.49)	(2.21)	(0.65)	(3.71)	(0.75)
	(f) Others	-	-	-	-	-
	(g) Unallocable Income / (Expense)	0.00	0.97	-	1.46	55.06
	<b>Total</b>	<b>157.49</b>	<b>4,604.18</b>	<b>(4,282.39)</b>	<b>2,560.40</b>	<b>(9,234.99)</b>
	Less:					
	(i) Finance Cost	26,445.72	25,961.78	23,236.83	100,654.93	88,588.76
	(ii) Prior Period Adjustment	-	-	-	-	-
	(iii) Extraordinary Loss / Provision for Impairment	-	-	-	-	32,958.22
	<b>Profit/(Loss) before Tax</b>	<b>(26,288.23)</b>	<b>(21,357.61)</b>	<b>(27,519.21)</b>	<b>(98,094.53)</b>	<b>(130,781.97)</b>
3.	<b>Segment Assets</b>					
	(a) Real Estate & Related Activities	2,556,093.50	2,533,252.08	2,470,037.69	2,556,093.50	2,470,037.69
	(b) Property Management	36,305.83	35,718.23	34,645.29	36,305.83	34,645.29
	(c) Hospitality	16,854.35	16,796.68	16,345.39	16,854.35	16,345.39
	(d) Transmission Tower	28,296.08	30,533.82	31,146.94	28,296.08	31,146.94
	(e) Investment Activities	35,794.16	35,794.16	35,794.16	35,794.16	35,794.16
	(f) Unallocable	-	-	-	-	-
	<b>Total</b>	<b>2,673,343.92</b>	<b>2,652,094.96</b>	<b>2,587,969.47</b>	<b>2,673,343.92</b>	<b>2,587,969.47</b>
4.	<b>Segment Liabilities</b>					
	(a) Real Estate & Related Activities	2,380,309.11	2,325,173.42	2,191,302.53	2,380,309.11	2,191,302.53
	(b) Property Management	38,860.40	39,063.83	36,488.17	38,860.40	36,488.17
	(c) Hospitality	29,504.01	29,295.36	28,232.92	29,504.01	28,232.92
	(d) Transmission Tower	17,887.58	19,722.05	20,348.48	17,887.58	20,348.48
	(e) Investment Activities	3,580.75	3,579.30	3,577.08	3,580.75	3,577.08
	(f) Unallocable	-	-	-	-	-
	<b>Total</b>	<b>2,470,141.85</b>	<b>2,416,833.95</b>	<b>2,279,949.18</b>	<b>2,470,141.85</b>	<b>2,279,949.18</b>



Y.S. MALIK, IAS (Retd.)  
Chairman & Managing Director  
Unitech Limited

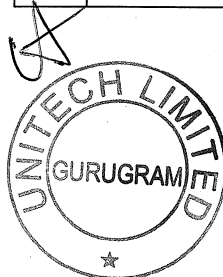
**Notes to the Statement of Consolidated Financial Results for the quarter and financial year ended 31<sup>st</sup> March, 2022**

1.	The Consolidated Financial Results include Consolidated Financial Results of Unitech Limited (The Holding Company) and its Subsidiaries (Collectively referred to as "The Group") and share of profit/ loss after tax and total comprehensive income/ loss of its Associates and Joint Ventures for the quarter and financial year ended 31 <sup>st</sup> March, 2022.
2.	The above Financial Results, prepared on consolidated basis, have been reviewed by the Audit Committee and approved by the Board of Directors of the Holding Company at their respective meetings held on 28 <sup>th</sup> February, 2023. The Statutory Auditors have carried out Limited Review of above Consolidated Financial Results of the Company.
3.	The Group is primarily in the business of Real Estate Development and related activities, including Construction and allied Services. The Group also has an interest in the business of property management, hospitality, power transmission and investment activity. Accordingly, the business activities primarily represent a single business segment and the Group's operations in India represent a single geographical segment.
4.	The above Financial Results have been prepared in accordance with Indian Accounting Standards ("Ind AS") as prescribed in section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules, 2016, subject to the matters mentioned in notes below.
5.	The Hon'ble Supreme Court, vide its order dated 20 <sup>th</sup> January 2020, has, <i>inter alia</i> , given directions that the Board of Directors of Unitech Limited, as existing on that date, be superseded with immediate effect in order to facilitate the taking over of management by the new Board of Directors constituted in terms of the proposal submitted by the Government of India. In these Financial Results, references have been made hereunder to the Resolution Framework (RF) for Unitech Group, which has been prepared and approved by the Board of Directors in their meeting held on 17.06.2020, followed by updations of the Resolution Framework approved by the Board of Directors in their subsequent meetings held on 10.09.2020, 28.10.2020 and 27.04.2022. The updated Resolution Framework has been placed before the Hon'ble Supreme Court on 08.08.2022.
6.	The Group is dependent upon the estimates and the circumstances, as they evolve, for considering the possible effects that may result from Covid-19 pandemic and other constraints on the carrying amount of Property, Plant & Equipment, Investments, Inventories, Receivables and other Current Assets.
7.	The Consolidated Financial Results include the Financial Results of 218 subsidiaries (including 32 Foreign subsidiaries), whose Unaudited Financial Results reflects total income of Rs. 18,603.84 Lakhs, net loss of Rs. 7,444.56 Lakhs and total comprehensive loss of Rs. 7,437.74 Lakhs for the quarter and financial



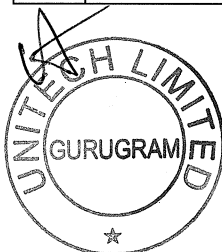
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	<p>year ended 31<sup>st</sup> March, 2022.</p> <p>Also included in details of Subsidiary companies above are 32 Foreign subsidiaries for which Holding Company is not having updated books of accounts available for these Foreign subsidiaries and for the purpose of preparation of the Consolidated Financial Results, last audited Balance Sheets, as available with the Holding Company, were used for the Foreign subsidiaries. These last available Audited Balance Sheets pertain to the financial year ending 31<sup>st</sup> March, 2017 (for 26 companies), 31<sup>st</sup> March, 2016 (for 01 Company) and 31<sup>st</sup> March, 2010 (for 01 Company). In case of 04 companies, last available details are used for preparation of these Consolidated Financial Results.</p> <p>Further, no details are available with the Holding Company for 04 Foreign Associates and, hence, their details cannot be provided. However, details of five Joint Ventures (JVs) have been collected and would be shared along with the remaining 11 JVs whose details are being compiled.</p> <p>Unitech Limited has 186 Indian Subsidiary Companies out of which 08 subsidiary Companies have been struck off by the Registrar of Companies, NCT Delhi and Haryana. The Company has moved the National Company Law Tribunal (NCLT) for the revival of the subsidiaries which have been struck off, out of which 02 have already been ordered to be revived.</p> <p>Pursuant to regulation 33(3)(h) of the Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India, the holding company shall ensure that, for the purposes of quarterly consolidated financial results, at least 80% of each of the consolidated revenue, assets and profits, respectively, shall have been subject to audit or in case of unaudited results, subjected to limited review. The consolidated financial results of the holding company consist of 68.85% of the consolidated revenue, 64.97% of the consolidated assets and 95.76% of the consolidated loss that have been audited by auditors of holding company. The company is in the process of appointing Statutory auditors of the subsidiary companies to comply with the said regulation in due course of time.</p> <p>Further, Statutory Auditors have been appointed so far for 126 Indian Subsidiary Companies, whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 39 other Subsidiaries is underway as the outgoing Statutory Auditors are not giving their NOCs. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.</p>
8.	<p>The Holding Company has incurred losses in the current and previous years. The Company has huge challenges in meeting its operational obligations, current liabilities, including the outstanding dues of Statutory Authorities, Bank Loans and Public Deposits. The Management of the Company, as appointed by Hon'ble Supreme Court, is in the process of estimating the contractual liabilities and the final outcome of contingent liabilities from the realizable value of the available assets at the contracted value in the current form. The Company, in compliance of the Hon'ble Supreme Court's order dated 20<sup>th</sup> January 2020, has submitted the Resolution Framework and has requested the Hon'ble Supreme Court to grant certain concessions and reliefs so that the Company is able to fulfill its obligations towards the construction of the projects, delivery of units to the homebuyers and meet other liabilities. Pending final decision of the Hon'ble Supreme Court, the</p>



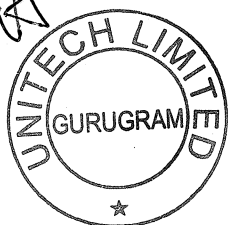
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	Financial Results have accordingly been drawn.
9.	<p>The Holding Company is in the process of:</p> <ol style="list-style-type: none"> <li>reconciling the balances appearing in its books of accounts with the balances deposited with Registry of the Hon'ble Supreme Court;</li> <li>estimating the impact of contingent liabilities in line with Resolution Framework submitted to the Hon'ble Supreme Court;</li> <li>conducting physical verification of Property, Plant &amp; Equipment;</li> <li>conducting Net Realizable Value (NRV) assessment of its inventories and projects in progress;</li> <li>conducting impairment assessment of its investment in equity instrument, debentures, bonds, various funds, financial guarantees and other commitments, loans given and advances given to Subsidiaries, Associates and Joint Ventures;</li> <li>preparation of expected credit loss policy in relation to trade receivable, securities deposits, loans and advances given to others;</li> <li>re-evaluating the impact of Ind AS 115 and to conclude, regarding effectiveness of existing accounting policy in line with Ind AS 115;</li> <li>collecting the project-wise Maintenance Service Agreements and also checking and evaluating the maintenance charges basis cost sheets; and</li> <li>appointing the Internal Auditors for the Company and also selecting a suitable candidate for appointment of Chief Financial Officer for the Company.</li> </ol>
10.	<p>As regards trade payables, which primarily relate to the unpaid bills of Contractors and Vendors, and which prima facie may not be payable to the extent shown in the books, the Management is in the process of ascertaining the genuineness of all the operational liabilities, which are being carried forward as a legacy from the erstwhile management in the accounts. As regards all other opening balances which are outstanding for a long period of time and which are also being carried forward as a legacy balance, the Company is in the process of collecting the supporting documents to take an appropriate decision in the matter. Though some progress has been made in this behalf, the process of compiling banks statements/ bank balance confirmations from all the concerned banks of the Company is likely to take some time as some of the banks are not cooperating. The Company has various statutory liabilities outstanding since long and the same are unpaid due to the pendency of matters before various Adjudicating Authorities and liquidity constraints with the Company.</p>
11.	<p>There have been delays in the payment of dues of non-convertible debentures, term loans &amp; working capital loans from Banks and Financial Institutions (including principal, interest and/or other charges as the case may be) to the lenders of the Holding Company and the total of such outstanding amounts to Rs. 5,97,530.78 Lakhs as on 31<sup>st</sup> March, 2022.</p>
12.	<p>Pursuant to section 74 (2) of the Companies Act, 2013, the Company had filed an application before the Hon'ble CLB [Now National Company Law Tribunal (NCLT)]</p>



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	<p>for seeking, inter-alia, re-scheduling of repayment of the outstanding Public Deposits, including interest thereon as is considered reasonable, in March 2015. The Hon'ble NCLT dismissed the said application. The appeal against the said order was also dismissed by the Hon'ble NCLAT vide its order dated 31<sup>st</sup> January, 2017.</p> <p>The Holding Company has not provided for interest payable on Public Deposits since April 1<sup>st</sup>, 2017, which works out to Rs. 35,116.60 Lakhs upto 31<sup>st</sup> March, 2022. The issue of payment of FD Holders is a part of the Resolution Framework, which is pending consideration of the Hon'ble Supreme Court.</p>
13.	<p>The erstwhile management had invested in Telangana State through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 48,131.00 Lakhs (out of which an amount of Rs. 600.00 Lakhs got adjusted as part dues of M/s Dandamundi Estate). Now, the new management is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% p.a. The Holding Company has already filed an IA before Hon'ble Supreme Court for recovery of the amount. However, simultaneous efforts to find an amicable resolution of the issues is also being explored.</p> <p>Notwithstanding the IA pending before the Hon'ble Supreme Court, the management has held meetings at the level of Board's Directors and Justice A.M. Sapre with Mr. D.A. Kumar and visited the land sites twice on 24.06.2022 and 02.01.2023.</p> <p>It was agreed in the last meeting held at the level of Justice Sapre and the Chief Secretary, Telangana that the District Administration would complete the site survey and identify the areas, which have been encroached. It was also inter-alia directed by the Chief Secretary that no further sale deeds may be allow to be executed on the land parcels owned by Unitech Limited and its collaborator.</p>
14.	<p>The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 Lakhs. The Company had contractually entered into agreements with 352 homebuyers and has also received advances from such buyers amounting to Rs. 6,682.10 Lakhs (net of repayment). No contract revenue has been recognized on this project.</p> <p>GNIDA, in the meanwhile, deposited an amount of Rs. 7,436.35 Lakhs (Rs. 6,682.10 Lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 Lakhs), in terms of the Order of the Hon'ble Supreme Court dated 18.09.2018 with the registry of the Hon'ble Supreme Court on behalf of the Company, out of the monies paid by the Company. This amount stands refunded to about 352 homebuyers on the directions of the Hon'ble Supreme Court.</p> <p>The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad for final disposal, the Company has, subsequently, shown the amount of Rs. 18,339.80 Lakhs as recoverable from GNIDA in its books of account. Further, the Company is also carrying other construction costs amounting to Rs. 80,650.70 Lakhs in respect of the projects to come up on the said land.</p> <p>Further, the Management is also in the process of filing a comprehensive IA before the Hon'ble Supreme Court qua GNIDA demands from Unitech, including seeking</p>



	appropriate directions on the instant issue.
15.	<p>The Holding Company received an arbitral award dated 6<sup>th</sup> July 2012 passed by the London Court of International Arbitration (LCIA) wherein the arbitration tribunal has directed the Company to purchase the investment of Cruz City 1 (a Company owned by Lehman Bros.) in Kerrush Investment Ltd. (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31<sup>st</sup> March 2021 – USD 298,382,949.34). The High Court of Justice, Queen's Bench Division, Commercial Court London had confirmed the said award.</p> <p>Further, consequent to the order passed by the Hon'ble High Court of Delhi in the case instant, the Holding Company is required to make the aforesaid investment into Kerrush Investments Ltd. (Mauritius). The decree of the aforesaid amount against the Holding Company is pending for execution. However, the Management is exploring the possibilities of filing an IA in the Supreme Court on this subject.</p>
16.	<p>The Holding Company has a branch office in Libya, whose financial statements/ information reflect total assets of Rs. 1,328.47 Lakhs (Previous year - Rs. 1,328.47 Lakhs) as on 31<sup>st</sup> March, 2022 and total revenues of Rs. NIL (Previous year - NIL) for the year ended on that date, as considered in the Standalone Financial Statements as described above. The Holding Company has also made provision against all assets of Rs. 1,328.47 Lakhs (Previous year - Rs. 1,328.47 Lakhs). The financial statements/ information of this branch have not been audited by the branch auditor due to the adverse political situation prevailing in Libya.</p>
17.	<p>A Forensic Audit of the Holding Company was conducted as per directions of the Hon'ble Supreme Court, and the report on the Forensic Audit was submitted in a sealed cover to the Hon'ble Supreme Court. The report on the Forensic Audit is not available with the Holding Company or its Board of Directors. However, the said report was made available to the Enforcement Directorate, who are seized of investigations into the related matters. Hence, the impact of observations of the Forensic Audit Report can be ascertained only after these processes reach a finality.</p>
18.	<p>The Holding Company has not created any kind of Deferred Tax Assets on account of lack of reasonable certainty of having taxable profits and in foreseeable future against which such tax assets can be adjusted.</p>
19.	<p>Figures for the quarter ended March 31, 2022 are the balancing figures between audited figures in respect of full financial year and the published year to date unaudited figures upto the third quarter of the respective financial year.</p>
20.	<p>The figures of the previous year have been re-grouped/ re-arranged wherever considered necessary for the purpose of comparison.</p>

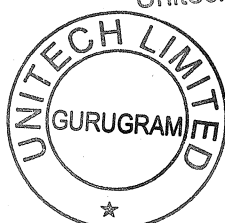
For Unitech Limited

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Y.S. MALIK, IAS (Retd.)  
Chairman & Managing Director  
Unitech Limited

  
Yudhvir Singh Malik  
Chairman & Managing Director

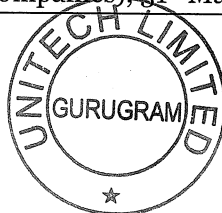
Place: Gurugram  
Dated: 28.02.2023



**Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2022**

Sr. No.	Auditor's Opinion	Management's Response
1.	<p>(i) We did not audit the financial statements of 218 subsidiaries (including foreign subsidiaries) included in the Consolidated Financial Statements, whose Financial Statements reflects total assets of Rs. 9,70,163.72 Lakhs, total revenue of Rs. 53,608.67 Lakhs, net loss after tax of Rs. 7,915.55 Lakhs and total comprehensive loss of Rs. 7,887.17 Lakhs for the year ended 31<sup>st</sup> March, 2022. The management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 126 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are in the process of conducting their audit exercise. For remaining subsidiaries, management is in the process of appointing auditors. Also to mention here that 8 subsidiaries have less than the minimum number of directors as required under the provisions of the Companies Act, 2013. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. Also included in details of subsidiary companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Consolidated Financial Statements, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31<sup>st</sup> March, 2017 (for 26 companies), 31<sup>st</sup> March, 2016 (for 1 company) and 31<sup>st</sup> March, 2010</p>	<p>The audit observations are a statement of fact and need no further comments.</p> <p>(i) Unitech Limited has 186 Indian Subsidiary Companies out of which 08 subsidiary Companies have been struck off by the Registrar of Companies, NCT Delhi and Haryana. The Company has moved the National Company Law Tribunal (NCLT) for the revival of the subsidiaries which have been struck off, out of which 02 have already been ordered to be revived.</p> <p>(ii) For 126 Indian Subsidiary Companies, Statutory Auditors have been appointed so far whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 39 other Subsidiaries is underway. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.</p> <p>(iii) As regards 32 foreign subsidiaries along with Libya Division and 03 foreign JVs, the management has listed down their available details. The Audited Balance Sheets of 04 foreign subsidiaries, 02 foreign JVs, and that of Libya Division are not available with the Company. For rest of the Companies, the last audited available Balance Sheets are those of</p>

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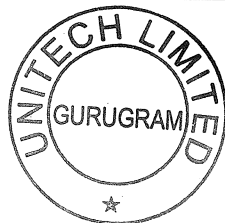


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	<p>(for 1 company). In case of 4 companies, last available unaudited details are used for preparation of these Consolidated Financial Statements. The Consolidated Financial Statements of Holding company include audited financial statements in respect of 4 subsidiaries whose financial statements reflects total assets of Rs. 31,111.56 Lakhs, total revenue of Rs. 35,004.83 Lakhs, net loss after tax of Rs. 470.99 Lakhs and total comprehensive loss of Rs. 449.43 Lakhs for the year ended 31<sup>st</sup> March, 2022. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial statements and on our report in terms of sub-section (3) and (11) of section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, is based solely on the reports of the other auditors.</p> <p>(ii) The Consolidated Financial Statements also include the Group's share of net loss of Rs. 7,656.37 Lakhs for the year ended 31<sup>st</sup> March, 2022 in respect of 1 step down joint venture (joint venture of Unitech Holdings Limited, wholly owned subsidiary of Holding Company), as considered in the consolidated financial statements and the same is based on audited financial statements of that 1 joint venture. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial statements and on our report in terms of sub-section (3) and (11) of section 143 of the Act, in so far as it relates to the aforesaid joint venture, is based solely on the reports of the other auditors.</p> <p>(iii) Further, no details are available with the Holding Company for 4 associates and 16 joint ventures for year ending 31<sup>st</sup> March, 2022</p>	<p>31.03.2017 except for two Companies whose available Balance Sheets are those of 31.03.2010 and 31.03.2016. Moreover, it is pertinent to mention that, as per information available to the new management, the Central Investigating Agencies are believed to be engaged with the issues pertaining to these entities.</p>
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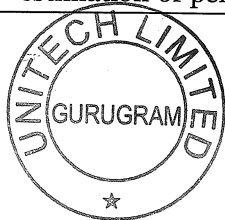
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	<p>and accordingly the same have not been considered for consolidation.</p> <p>(iv) For the purpose of disclosures made in the consolidated financial statements, details of holding company and the subsidiary companies, of which audited financial statements are available, have been used. These disclosures do not contain numbers/ values for 214 subsidiaries whose audited accounts are not available. Hence, we are unable to comment on the completeness of the disclosures of the Consolidated Financial Statements from note no. 42 onwards.</p> <p>(v) Further, at the MCA21 portal of Ministry of Corporate Affairs "MCA", the status of 8 subsidiaries as reflected as struck off. Based on the explanation provided by management, they are in the process of initiating action to activate these companies.</p> <p>(vi) In view of the above, we have not applied any audit procedures on any of the subsidiaries, associates or joint ventures and hence cannot express an opinion on the same.</p> <p>(vii) We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	
2.	<p>(i) Unitech Limited ("the Holding Company") held its annual general meeting on 7th July, 2022 which was due on 30th November, 2021. The Holding Company had not applied for any extension for conducting annual general meeting to the Registrar of Companies, NCT of Delhi &amp; Haryana. The Holding Company is in the process of estimation of penalty and other implications due to delay in holding</p>	<p>(i) The Annual General Meeting (AGM) for the year ended 31st March, 2021 was due to be held latest by 30th November, 2021. The new management did not have access to complete records of various transactions of the Company. It caused delay in the finalization of accounts and convening of Annual General Meeting.</p>

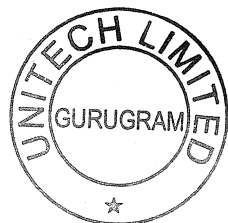
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	<p>of annual general meeting.</p> <p>Also, for the financial year ending 31<sup>st</sup> March, 2022, Holding Company has failed to hold its annual general meeting which was due on 30th September, 2022. For this year also, the company had not applied for any extension for conducting annual general meeting to the Registrar of Companies, NCT of Delhi &amp; Haryana and is in the process of estimation of penalty and other implications due to delay in holding of annual general meeting.</p> <p>(ii) Further, the Holding Company has also delayed in filling of its quarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The Company has not taken any provision related to penalty on account of such delay and management is now planning to seek relief against such penalty from SEBI.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	<p>The new Management has inherited several legacies under various provisions of law, including non-compliances related to non-holding of Annual General Meeting of Unitech Limited on or before the due dates. Ever since the new Management took control of Unitech Group as whole, it has been endeavoring to make the Group fully compliant in accordance with the provisions of the Companies Act, 2013 and rules made thereunder and other laws applicable. The Company is committed to hold its Annual General Meeting for the financial year ending 31<sup>st</sup> March, 2022 at the earliest possible.</p> <p>(ii) The Management had taken up the issue of seeking exemptions and waiver of penalties from MCA as well as SEBI vide its letters dated 11.06.2020, 29.07.2020 and 27.08.2020 and had also sought the intervention of Secretary MCA to take up the matter with SEBI. The Secretary MCA also took up the matter with Chairman SEBI vide his letter dated 05.08.2020. SEBI responded vide its letter dated 09.09.2020 informing that the BSE and NSE had examined the issue in view of moratorium granted by the Hon'ble Supreme Court and the notice for suspension of trading of securities had been withdrawn. Finding that there was no positive response on waiver of penalties, the Management filed an IA No. 81660 of 2021 and 81663 of 2021 on 16.07.2021 in the Supreme Court seeking requisite reliefs, which is still pending. The above defaults on the part of the Company were also placed</p>
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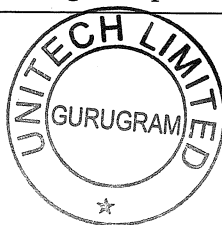
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		before the Hon'ble Supreme Court in the Action Taken Report-III filed on 28.03.2022
3.	<p>(i) We have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020/ September 10, 2020 and which has been filed with the Hon'ble Supreme Court. Through RF, the company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfil its obligations towards the construction of the projects and meet other liabilities.</p> <p>(ii) As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	The points mentioned herein are informative in nature and the Management has no further comments to offer on the same.
4.	<p><b>Material uncertainty related to going concern</b></p> <p>(i) The Consolidated Financial Statements wherein the management has represented that the Consolidated Financial Statements have been prepared on a going concern basis, notwithstanding the fact that the Holding Company has incurred losses and has challenges in meeting its operational obligations, servicing its current liabilities</p>	The Management has already stated its position in the Resolution Framework submitted in the Hon'ble Supreme Court on 15.07.2020, followed by updated versions submitted on 05.02.2021 and 08.08.2022, wherein the Hon'ble Supreme Court has been prayed to grant certain concessions and reliefs so that the Company is able to fulfil its obligations towards the construction and completion of

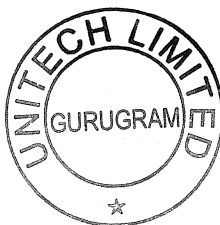
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	<p>including bank loans and public deposits. The Holding Company also has various litigation matters which are pending before different forums, and various projects of the Holding Company have stalled/slowed down.</p> <p>(ii) These conditions indicate the existence of material uncertainty that may cast significant doubt about Holding Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Holding Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution Framework. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of new flats. This activity is getting conducted under supervision of Justice Abhay Manohar Sapre, as appointed by Hon'ble Supreme Court of India.</p> <p>(iii) Considering the above, we are unable to express an opinion on this matter.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	<p>projects and meet other liabilities. The reasons for opting against the winding up the Company or its reference under IBC have fully been explained in the application filed for submission of the Resolution Framework.</p>
5.	<p>(i) The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/ Group Housing</p>	<p>(i) The matter is still pending in the Hon'ble High Court of Allahabad for final disposal. The management is hopeful that its stand shall be vindicated in the Hon'ble Court and there shall be no adverse impact, other than</p>

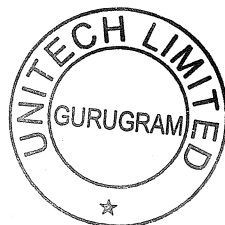
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<p>plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 lakhs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The Company had contractually entered into agreements to sell with 352 buyers and has also received advances from such buyers amounting to Rs. 6,682.10 lakhs (net of repayment). No contract revenue has been recognized on this project.</p> <p>(ii) GNIDA has, in the meanwhile, in terms of the Order of the Hon'ble Supreme Court dated 18.09.2018, deposited on behalf of the Holding Company, an amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), out of the monies paid by the Company, with the registry of the Hon'ble Supreme Court.</p> <p>(iii) GNIDA has adjusted Rs. 9,200.00 lakhs of Unitech group's liabilities towards the Holding Company's other projects with GNIDA and forfeited Rs. 13,893.42 lakhs. The Holding Company had paid a sum of Rs. 34,221.90 lakhs, including Rs. 4,934.95 lakhs of stamp duty on the land for the said land.</p> <p>(iv) The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the Holding Company has, subsequently, shown the amount of Rs. 18,339.80 lakhs as recoverable from GNIDA in its books of accounts including stamp duty of Rs. 4,934.95 lakhs and lease rent paid of Rs. 61,13.11</p>	<p>the one already disclosed</p> <p>(ii) As regards the amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), out of the monies paid by the Company, with the Registry of the Hon'ble Supreme Court, the said amount has already been paid to the 352 homebuyers on the direction of the Hon'ble Supreme Court, which is bit more than the principal amount deposited by the said homebuyers.</p> <p>(iii) Further, the Management is also in the process of filing a comprehensive IA before the Hon'ble Supreme Court qua GNIDA demand from Unitech, including seeking appropriate directions on the instant issue.</p>
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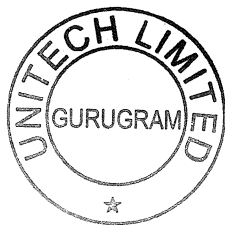
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	<p>lakhs. Further, the Company is also carrying</p> <p>(a) Other construction costs amounting to Rs. 806,50.70 lakhs in respect of the projects to come upon the said land which also includes interest capitalized of Rs. 696,84.68 lakhs.</p> <p>(b) Deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31<sup>st</sup> March, 2022 amounting to Rs. 3,20,556.88 Lakhs (including Rs. 45,362.91 Lakhs booked on account of interest during the year ended 31<sup>st</sup> March, 2022). Out of the interest mentioned above Rs. 17,851.08 Lakhs has been capitalized in the books of accounts of the company. The same is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs".</p> <p>(v) The impact on the accounts viz. inventory, projects in progress, customer advances, amount payable to or receivable from GNIDA, cannot be ascertained, since the matter is still subjudice, as mentioned hereinabove, vis-à-vis dues of the Holding Company, and hence we are unable to express an opinion on this matter.</p> <p>(vi) We had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	
6.	<p>(i) Confirmations/ reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of account an amount of Rs. 45,312.27 Lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is</p>	<p>(i) The observation is a statement of fact and needs no further comments.</p> <p>(ii) The Company received the detailed statement of</p>

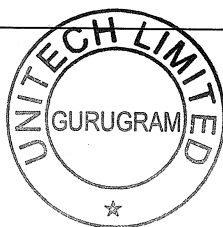
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	<p>outstanding as at 31<sup>st</sup> March, 2022. Management has received certain details of payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. In view of the reconciliation exercise still in process and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Consolidated Financial Statements of the Holding Company, and hence we are unable to express an opinion on this matter.</p> <p>(ii) We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	<p>accounts from the Supreme Court Registry in the month of November, 2022 and the management is in the process of incorporating the same in books of accounts and reconciling the accounts with respect to the receipts in the Registry and refunds released by the Registry to various homebuyers, FD holders and ex-employees etc. The management proposes to complete this exercise of entry and reconciliation of all such accounting entries by end September 2023.</p>
7.	<p>The Holding Company has classified some of its property plant and equipment as Investment Property under Indian Accounting Standard "Ind AS" 40. Provisions of Ind AS 40 requires a Holding Company to disclose fair value of investment property in the Financial Statements and further schedule III requires the Holding Company to disclose whether fair valuation, as required by Ind AS 40, is based on the valuation by a registered valuer, as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. According to information given and explanation provided to us by the management, the Holding Company has not disclosed or obtained fair valuation of any of the properties classified as investment property under Ind AS 40. Due to non availability of any valuation reports, we are not able to express an opinion on this matter.</p>	<p>The Company has only one Investment Property i.e. an Institutional Building in Sector 32, which is leased to M/s Ciena (India) Pvt. Ltd. The lease rent is assigned to the bank (earlier OBC and now PNB). It is the only current account of Unitech and there is an outstanding loan amount of Rs. 4,79,47,142/- as on 14.12.2022. The management proposes to get the valuation of this property carried out through a Registered Valuer by or before 30.06.2023.</p>

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8. **Non-current investment and loans**

The Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 31<sup>st</sup> March, 2022 are as follows: -

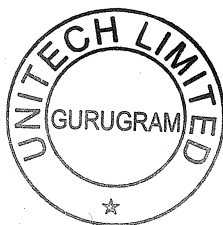
Amounts in Rs. Lakhs			
Particulars	Amount invested	Impairment accounted for till 31.03.2022	Carrying amount
Equity investment - joint ventures	540,41.94	-	540,41.94
Equity investment – associates	2,99.25	-	2,99.25
Equity investment – others	310,40.70	-	310,40.70
Debenture investment	13,03.29	-	13,03.29
Investment – CIG	254,53.19	-	254,53.19
Corporate guarantees	8.70	-	8.70
Loans to Joint Ventures and Associates	83,81.00	-	83,81.00
Advances to Joint Ventures and Associates	20.33	-	20.33

Considering the fact that the accounts of these above mentioned foreign entities are not available with the management and for Indian entities, they are not audited since last 3-4 years plus also taking into accounts the factors such as accumulated losses in above said entities, substantial/ full

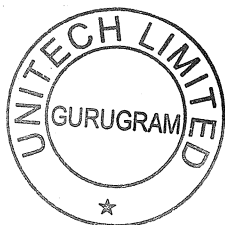
(iv) Unitech Limited has 186 Indian Subsidiary Companies out of which 08 subsidiary Companies have been struck off by the Registrar of Companies, NCT Delhi and Haryana. The Company has moved the National Company Law Tribunal (NCLT) for the revival of the subsidiaries which have been struck off, out of which 02 have already been ordered to be revived.

(v) For 126 Indian Subsidiary Companies, Statutory Auditors have been appointed so far whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 39 other Subsidiaries is underway. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.

(vi) As regards 32 foreign subsidiaries along with Libya Division and 03 foreign JVs, the management has listed down their available details. The Audited Balance Sheets of 04 foreign subsidiaries, 02 foreign JVs, and that of Libya Division are not available with the Company. For rest of the Companies, the last audited available Balance Sheets are those of 31.03.2017 except for two Companies whose available Balance Sheets are those of 31.03.2010 and 31.03.2016. Moreover, it is pertinent to mention that, as per information available to the new management, the Central Investigating Agencies are believed to be

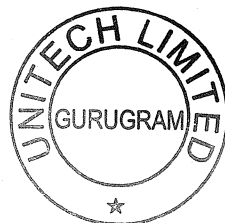


<p>erosion of net worth, significant uncertainty on the future of these entities and significant uncertainty on recovery of investments and loans, there are strong indicators of conducting impairment/ expected credit loss assessment for above mentioned investments and loans in accordance with the principles of Indian Accounting Standards 36, "impairment of assets" and Indian Accounting Standards 109 "financial instruments".</p> <p>Further: -</p> <p>(i) Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnoustie) of Rs. 310,05.45 lakhs as on 30th June, 2021. Regarding this investment, the Holding Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Company has stated that erstwhile management has invested in equity shares of Carnoustie @ Rs. 1,000 – Rs. 1,500 per share including a premium of Rs. 990 – Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnoustie at a price lower than the market rate as on allotment date. Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in Carnoustie at cost as the matter is subjudice.</p> <p>(ii) Investment – CIG – The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Company. As explained by management, the Holding</p>	<p>engaged with the issues pertaining to these entities.</p> <p>(vii) The matter regarding investment in Carnoustie and CIG is already under scrutiny by the Investigating Agencies and various attachment orders have been passed by the Enforcement Directorate. The Management has included the position of Carnoustie and CIG in the Resolution Framework submitted before the Hon'ble Supreme Court. It is pertinent to mention here that Unitech Limited has also filed an IA in the Hon'ble Supreme Court for the recovery of the amount invested. The matter has been heard but the order is awaited.</p> <p>(viii) However, keeping in view the investigations being carried out by the ED, and the ED having filed charge-sheets before the Adjudicating Authority under PMLA, the Company is left with no option but to await the final outcome in these matters.</p>
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	<p>Company is planning to file a separate Intervention Application "IA" before Hon'ble Supreme Court of India requesting Hon'ble Court to take up this matter. Management also explained that CIG funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities.</p> <p>In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Holding Company and accounting of investment at cost which were otherwise to be carried at FVTOCI, we are unable to express an opinion upon the adjustments, if any, that may be required to the carrying value of these non-current investments and non-current loan and its consequential impact on the Consolidated Financial Statements.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	
9.	<p><b><u>Impairment Assessment of Bank and Corporate Guarantees</u></b></p> <p>The Consolidated Financial Statements, wherein it is stated that the Holding Company is having outstanding bank and corporate guarantee of Rs. 971,90.53 as per audited financials for year ending 31<sup>st</sup> March, 2021. The Holding Company has not conducted any impairment assessment on</p>	<p>(i) There are a number of secured, unsecured and operational creditors qua the Company and its subsidiaries, JVs and other affiliates. Further, the Company and the promoters have also given various kinds of Guarantees, including Bank Guarantees and Corporate Guarantees, the lists whereof (to the extent of availability of records), surviving or matured, have</p>

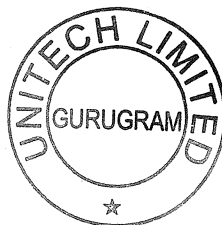
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	<p>the same in accordance with the principles of Indian Accounting Standards 109 “financial instruments”. In view of the same, we are unable to express an opinion on the same.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	<p>been shared with the Statutory Auditors. However, it may not be possible to vouchsafe at this stage that these are the only Guarantees given by the Company.</p> <p>(ii) The issues pertaining to secured, unsecured and operational creditors have been covered in Chapter-3 of the Resolution Framework (RF). Apart from seeking various reliefs and concessions qua such creditors, the RF also contains a provision on invitation of Claims and settlement thereof (3.2). These issues have yet not been adjudicated by the Hon’ble Supreme Court. Hence, it is neither possible nor feasible at this stage to undertake any impairment assessment of secured creditors, and/ or Corporate Guarantees till these related issues are crystalized and settled by the Hon’ble Supreme Court. Likewise, some of the investments/ advances made by the Company are a subject matter of investigations being conducted by various Central Investigating Agencies.</p>																
10.	<p><b><u>Trade receivables and other financial assets</u></b></p> <p>The Holding Company has trade receivable and other financial assets as on 31<sup>st</sup> March, 2022 as under-</p> <table><tr><th colspan="4">Rs. in Lakhs</th></tr><tr><th>Particulars</th><th>Amount</th><th>Provision accounted for till 31.03.2022</th><th>Carrying Amount</th></tr><tr><td>Trade Receivable</td><td>80,640.22</td><td>31,521.87</td><td>49,118.35</td></tr><tr><td>Security Deposits</td><td>52,557.84</td><td>934.04</td><td>51,623.80</td></tr></table>	Rs. in Lakhs				Particulars	Amount	Provision accounted for till 31.03.2022	Carrying Amount	Trade Receivable	80,640.22	31,521.87	49,118.35	Security Deposits	52,557.84	934.04	51,623.80	<p>The new Management is in the process of developing an Expected Credit Loss Policy for the Company, which is expected to be finalized by September, 2023.</p>
Rs. in Lakhs																		
Particulars	Amount	Provision accounted for till 31.03.2022	Carrying Amount															
Trade Receivable	80,640.22	31,521.87	49,118.35															
Security Deposits	52,557.84	934.04	51,623.80															

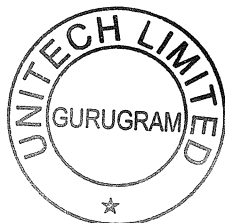
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	Non-Current Loans and Advances	100.00	-	100.00	
	Current Loans and Advances	8,140.02	520.00	7,620.02	
	Advances for purchase of Shares	31,079.48	31,079.48	-	
	Staff Imprest & Advances	51.12	-	51.12	
	Advances to others	13.08	-	13.08	
	<p>The Holding Company has not assessed loss allowance for expected credit losses on financial assets in accordance with the principles of Indian Accounting Standards AS 109 - "Financial Instruments".</p> <p>In view of non-existence of any expected credit loss policy in the Holding Company, we are unable to express an opinion upon the adjustments, if any, that may be required to the carrying value of these financial assets and its consequential impact on the Consolidated Financial Statements.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>				
11.	<p><b><u>Inventory and project in progress</u></b></p> <p>(i) The Holding Company, as on 31<sup>st</sup> March, 2022, has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs.17,45,136.89 Lakhs. The Holding Company is currently carrying these inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers". In view of the fact that in majority of the projects of the Holding Company,</p>				<p>(i) As per the direction of Hon'ble Supreme Court the Management has appointed five Project Management Consultants (PMC) who submitted their BoQ's, the management is in the process of comparing the project-wise BoQs to compute and consider the financial impact of the same.</p> <p>(ii) The management has considered the auditors' opinion and is in the process of appointing the subject matter</p>

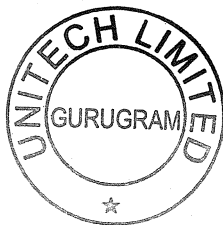
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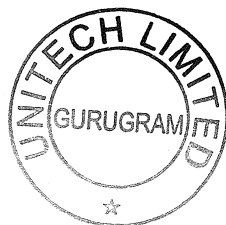
	<p>construction and other operational activities are on hold since last 24-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realised value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories".</p> <p>(ii) Further, management is in the process of verification of title documents for land and other immovable assets.</p> <p>(iii) As per the explanation provided by the management, pursuant to the approval of Hon'ble Supreme Court of India, Project Management Consultants (PMCs) have been appointed for the projects for estimation of work done till date, cost to be incurred further to complete the projects and to provide applicable completion timelines. These PMC's have also conducted actual physical assessment of the projects and submitted their reports. Management was earlier of the view that NRV assessment of inventory and PIP can be made only after the appointed PMCs complete their assessment of respective projects and submit their final reports but the same is still awaited.</p> <p>(iv) Further, the Holding Company has during the year capitalized expenses to the tune of Rs. 24,367.94 Lakhs as construction expenses (including interest expense of Rs. 5,567.87 lakhs). This Same is in contravention of the provisions of Indian Accounting Standard 16 "Property plant and equipment" and Indian Accounting Standard 23 "Borrowing cost" as construction activity for all the projects is stalled since last 4-5 years. This has resulted in understatement of current year loss by above said amount.</p> <p>Also further, the Holding Company, in its financial statements has</p>	<p>consultant for computing the total financial impact as per Ind AS 115.</p>
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	<p>bifurcated PIP under two headings – “Project in progress on which revenue is not recognized” and “Amount recoverable from project in progress (on which revenue is recognized)”. We have not been provided with any basis on which this bifurcation is made.</p> <p>In view of the absence of any NRV assessment by the management and absence of any physical verification report, capitalization of expenses and interest cost during the year, and absence of any basis of bifurcation of projects in financial statements, we are unable to express an opinion upon the existence and adjustments, if any, that may be required to the carrying value of these inventories and PIP and its consequential impact on the Consolidated Financial Statements.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>													
12.	<p><b><u>External Confirmation</u></b></p> <p>The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 31<sup>st</sup> March, 2022 are as follow:</p> <table><tr><th colspan="4">Amount in Rs. in Lakhs</th></tr><tr><th>Particulars</th><th>Amount</th><th>Provision accounted for till 31.03.2022</th><th>Carrying amount</th></tr><tr><td>Trade Receivable</td><td>80,640.22</td><td>31,521.87</td><td>49,118.35</td></tr></table>	Amount in Rs. in Lakhs				Particulars	Amount	Provision accounted for till 31.03.2022	Carrying amount	Trade Receivable	80,640.22	31,521.87	49,118.35	<p>(i) It is stated that as per Standards on Auditing (SA) – 505, prescribed by the Institute of Chartered Accountants of India (ICAI), the process of external confirmation is to be initiated by the Statutory Auditors for directly obtaining the audit evidence from the confirming parties at their level. However, the management would initiate this exercise now keeping the Statutory Auditors in loop for the with respect to outstanding balances as on 31.03.2023. It would, therefore, be appropriate that the Statutory Auditors take up external confirmations based on random</p>
Amount in Rs. in Lakhs														
Particulars	Amount	Provision accounted for till 31.03.2022	Carrying amount											
Trade Receivable	80,640.22	31,521.87	49,118.35											



Trade Payable	80,641.90	386.34	80,255.55
Advances received from Customers	11,25,528.02	-	11,25,528.02
Advances to Suppliers	7,072.13	-	7,072.13
Security Deposits	52,557.84	934.04	51,623.80
Loans to Joint Venture and Associates	8,381.00	-	8,381.00
Other Loans and advances	8,240.02	520.00	7,720.02
Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37
Loans from Joint Venture and Associates	15,455.34	-	15,455.34

The Holding Company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to express an opinion upon completeness of the balances appearing in books of accounts of the Holding Company.

We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

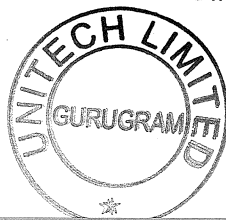
#### **Bank confirmations**

In respect to confirmation of bank balances, margin money balance and term deposits, the Holding Company has not sent confirmation requests to any of the banks. In view of non-existence of supporting evidence related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts

sampling since obtaining confirmation from all the parties would be a time-consuming exercise.

As far as the liability of the Company towards the secured, unsecured or operational creditors is concerned, the same has been covered in Chapter-3 of the Resolution Framework (RF) submitted before the Hon'ble Supreme Court. The RF also contains a provision on the Process of Claim Settlement qua such creditors according to which the Company shall be inviting claims from all such stakeholders but it can be done only after a definitive view on the RF is crystalized by the Hon'ble Supreme Court.

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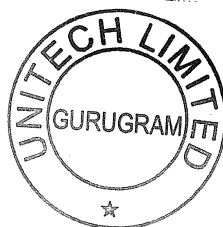


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	<p>and its consequential impact on the Consolidated Financial Statements.</p> <p>With respect to the loans and borrowings taken by the Holding Company amounting to Rs. 2,82,348.63 Lakhs as on 31<sup>st</sup> March, 2022, no confirmation has been received till date of this report. Interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks/ financial institutions and the same are 4-5 years old. Further, the Holding Company is also accruing penal interest in few of the loans. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Consolidated Financial Statements.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	
13.	<p>The Holding Company is in the process of estimating impact of its contingent liabilities which is subject to the decision of Hon'ble Supreme Court of India on proposed resolution framework submitted by the Holding Company. In absence of the same, we are unable to express an opinion on the impact of such contingent liabilities on the Holding Company.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	<p>(i) The new Management has already submitted its Resolution Framework (RF) before the Hon'ble Supreme Court, wherein the Company has sought various reliefs on account of penalties, interest liabilities etc., among others, due to be paid by the Company to the Statutory Authorities, Banks, Financial Institutions etc.</p> <p>(ii) Since a definitive view on various reliefs sought in the RF is yet to be taken by the Hon'ble Supreme Court, it may not be feasible at this stage to assess the</p>

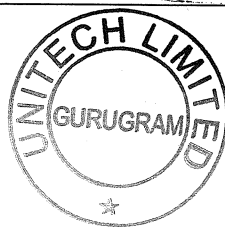
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		overall impact of its contingent liabilities.
14.	<p>The Holding Company has made many adjustments in accordance with Indian Accounting Standards applicable to the company as on 31st March, 2020. The Holding Company is in the process of identifying the impact already incorporated in the books of accounts in previous years. In view of the same, we are unable to express an opinion on completeness of the impact of Indian Accounting Standard appearing in the books of account of the Holding Company.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2021 in respect of this matter.</p>	The observations are a statement of fact and need no further comments.
15.	<p><b><u>Revenue from real estate projects</u></b></p> <p>(i) The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can recognise revenue over time if it satisfies any one of the following criteria: -</p> <p>(a) The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs</p> <p>(b) The entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced</p>	<p>(i) The Audit Observations are a statement of fact and an accounting practice followed since the erstwhile Management. The Statutory Auditors are of the view that the Company should switch over from the POCM based accounting to "Point-in- Time" system of accounting as prescribed in IND-AS-115 to correct this anomaly. Though desirable to do so, it would take some time and its impact on the overall accounts of the Company would need to be examined.</p> <p>(ii) There are more than 15,000 homebuyers across 74 residential and 12 Commercial projects where construction is lying stalled at various stages of construction. These units are to be completed and handed over to the homebuyers. The entire exercise is being carried out under the overall guidance and</p>

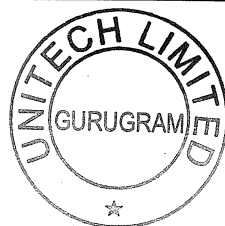
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	<p>(c) The entity's performance does not create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date.</p> <p>(ii) On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not satisfy any of the conditions specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers".</p> <p>(iii) Based on the explanation provided by the management, they are in agreement with our understanding and are in the process of evaluation its impact on the present and earlier presented periods.</p> <p>During the year, the holding company has handed over some units to homebuyers after receiving outstanding applicable dues. The Holding Company has accounted for money received as advance and has kept sold inventory in its current assets as Project in Progress "PIP", which is in contravention of the provisions of Indian Accounting Standard 115. Also, the Holding Company has received some interest on delayed payment of dues and has accounted for the interest received as advance from customer which resulted in under reporting of other income by Rs. 40.26 lakhs and over reporting of loss before tax by said amount.</p> <p>(iv) In view of the above, we are unable to express an opinion on the all the matter mentioned above.</p> <p>(v) We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	<p>supervision of Hon'ble Supreme Court.</p> <p>(iii) As such, the Management will be in a position to assess the impact thereof only in due course of time after the Projects are completed and handed over.</p>
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16. **Statutory dues / recoverable**

The Holding Company has long outstanding statutory liabilities as on 31<sup>st</sup> March, 2022, details of which are as follows: -

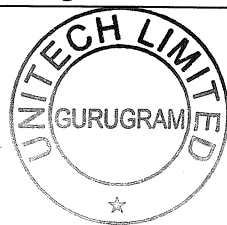
Nature of dues	Principal amount outstanding (Rs. in lakhs)	Outstanding since
Income tax deducted at source	102,46.88	Financial Year 2014 - 2015
Professional Tax	0.59	Financial Year 2018 - 2019
Provident Fund	24,42.87	Financial Year 2015 - 2016

Regarding tax deducted at source, the Company has decided not to deposit outstanding amount of tax deducted at source till 20th January, 2020 i.e. period before the date when court appointed management took over. Accordingly, the same are still outstanding in the books of accounts of the Company.

During financial year ending 31<sup>st</sup> March, 2022, the Company is not deducting tax at source at the time of booking of expenses / accounting

- (i) The new Management has already submitted its Resolution Framework (RF) before the Hon'ble Supreme Court on 16.07.2020, followed by updated versions dated 02.05.2021 and 08.08.2022, wherein the Company has sought various reliefs on account of penalties, interest liabilities etc., among others, due to be paid by the Company to the Statutory Authorities, Banks, Financial Institutions etc.
- (ii) Since a definitive view on various reliefs sought in the RF is yet to be taken by the Hon'ble Supreme Court, it may not be feasible at this stage to assess the overall impact of its outstanding statutory liabilities.
- (iii) The new Management is committed to make the Company compliant in terms of various provisions contained in the Companies Act 2013 and other related Act, Rules, Regulations etc.
- (iv) As far as GST is concerned, after a great deal of efforts put in by the management, 31 GST Registrations of Unitech's various pan-India entities, out of a total of 34, have finally been got activated and the pending Returns (GSTR-1 and GSTR-3B) have also been filed at different locations, while fresh Registrations are being pursued in case of remaining 03 entities.
- (v) The management is facing a major challenge in reconciling the Balances appearing in GST department's portal and ITC balance appearing in

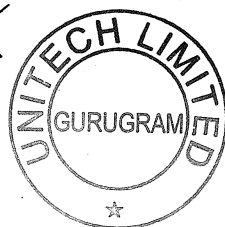
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<p>entry but is deducting the same at the time of payment. Same is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment.</p> <p>Also, with respect to goods and services tax, the company has revoked the cancellation of its GST Registration in the state of Haryana, Tamilnadu, Punjab, Kerala, Karnataka and Odisha during the year. The company is in discussion with the authorities to release cancellation on its registration numbers in other states. As on the date of this report, the Company has filed returns in all states. However, there is no reconciliation available between the Company for the sales / input tax credit "ITC" as per books of accounts and the details filled in the GST returns.</p> <p>We further like to draw attention to Note no. 17 of the Consolidated Financial Statements which includes balance of Rs. 11,621.51 lakhs pertaining to balance of input tax credit "ITC" receivables by the Holding Company under Goods and Services Tax Act, 2017. The Holding Company does not have any ITC register and has also not provided any reconciliation between "ITC balance appearing in books" and "balance appearing in GST department's portal". In absence of any such detail and reconciliation, we are unable to comment on accuracy or completeness of the same.</p> <p>Further, the holding company has long outstanding dues payable to employees amounting to Rs. 6,073.31 Lakhs as on 31<sup>st</sup> March, 2022. The holding company is in the process of evaluating the period from which dues to employees are outstanding and also in settlement of full and final amount payable to past employees of the holding company.</p>	<p>books, which is a legacy issue and is time-consuming. However, the company has reconciled the balance upto FY. 2019-20. It is proposed to take up this exercise further and to reconcile the balances. This is expected to be completed within six months' time.</p> <p>(vi) There might have been a few deviations as per the provisions of Chapter XVII of Income-tax Act, 1961 which are primarily because of various historical constraints and accounting practices which are conventionally being followed in the Company for a long time. However, inspite of severe constraints, the new Management has been endeavoring to adhere to the prescribed provisions/ protocol and has also been taking a series of concrete steps to respond and resolve the Audit Qualifications pointed out the Statutory Auditors in their audit reports from time to time. The Finance &amp; Accounts Division has been mandated to take appropriate steps in this behalf. It has been reported that from the Financial Year 2022-23 onwards all the recurring bills would be booked provisionally immediately on their reporting dates.</p>
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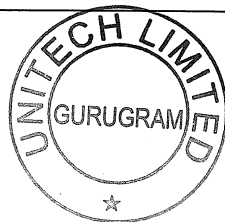
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	<p>In view of the all of the above, we are unable to express an opinion on the matter.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>									
17.	<p>The Consolidated Financial Statements, The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:</p> <table><tr><th>Particulars</th><th>Unpaid matured deposits (Principal amount) as at 31<sup>st</sup> March 2021</th><th>Principal paid during the year (Rs Lakhs)</th><th>Unpaid matured deposits (principal amount) as at 31<sup>st</sup> March 2022 (Rs Lakhs)</th></tr><tr><td>Deposits that have matured on or before March 31, 2017</td><td>579,60.91</td><td>28,12.32</td><td>551,48.59</td></tr></table> <p>The total unpaid interest as on 31<sup>st</sup> March, 2022 (including interest not provided in the books) amount to Rs. 52,998.32 lakhs.</p> <p>Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 6,730.85 lakhs for the year ended 31<sup>st</sup> March 2022 (Cumulative upto 31<sup>st</sup> March 2021– Rs. 35,116.61 lakhs).</p> <p>Besides, the impact of non-provision of interest payable on public deposits of Rs. 6,730.85 lakhs for the year ended 31<sup>st</sup> March 2022 on the</p>	Particulars	Unpaid matured deposits (Principal amount) as at 31 <sup>st</sup> March 2021	Principal paid during the year (Rs Lakhs)	Unpaid matured deposits (principal amount) as at 31 <sup>st</sup> March 2022 (Rs Lakhs)	Deposits that have matured on or before March 31, 2017	579,60.91	28,12.32	551,48.59	<p>(i) This issue has duly been explained in Chapter 8 of the Resolution Framework (RF) submitted to the Hon’ble Supreme Court and the Company shall take action as per the directions of the Hon’ble Court in this behalf. The New Management neither processes any such case nor is it authorized to do so till the Hon’ble Supreme Court takes a decision in this matter.</p> <p>(ii) It is, however, clarified that disbursement to some fixed deposit holders (Sr. Citizens on a pro-rata basis) has been made through the Ld. Amicus Curie on the directions of the Hon’ble Supreme Court issued from time to time in the past. The details of amount disbursed to the FD holders directly from the Registry have been received in the Company on 22.11.2022 and the amount of disbursal is being captured in the books of accounts and reconciled.</p> <p>(iii) Further refund of another amount of Rs. 13.19 Crore has been approved by the Hon’ble supreme Court vide its Orders dated 01.02.2023. The process of disbursement of this amount would start only after the requisite amount is received from the Supreme Court Registry.</p>
Particulars	Unpaid matured deposits (Principal amount) as at 31 <sup>st</sup> March 2021	Principal paid during the year (Rs Lakhs)	Unpaid matured deposits (principal amount) as at 31 <sup>st</sup> March 2022 (Rs Lakhs)							
Deposits that have matured on or before March 31, 2017	579,60.91	28,12.32	551,48.59							

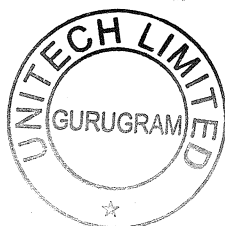
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	<p>profit and loss, we are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Holding Company. Accordingly, impact, if any, of the indeterminate liabilities on these Consolidated Financial Statements is currently not ascertainable, and hence we are unable to express an opinion on this matter.</p> <p>Further, the Holding Company has also accepted security deposits from various entities amounting to Rs. 22,127.04 Lakhs as on 31<sup>st</sup> March, 2022. We have not been provided with any relevant agreement / document against which such security deposits have been received. Due to absence of any related details / document, we are in a position to comment on possible impact of the same on the Holding Company.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	
18.	<p>There have been delays in the payment of dues of non-convertible debentures, term loans &amp; working capital loans (including principal, interest and/ or other charges as the case may be) to the lenders of the Holding Company and the total of such outstanding amount to Rs. 5,97,530.78 Lakhs as on 31<sup>st</sup> March, 2022. The lenders have initiated the action against the Holding Company under various act(s). On account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express an opinion on this matter.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	<p>(i) The total financial liability of Unitech Group to the tune of Rs. 5,552.60 Crore as on 31.12.2019 has been captured in Annexure-C of the Resolution Framework (RF) submitted before the Hon'ble Supreme Court. The financial liability of Unitech Limited has now risen to Rs. 5,987.47 Crore as on 31.03.2022 as per Standalone Financial Statement for the period.</p> <p>(ii) A total of 19 lenders, including Banks and ARCs, have filed 65 cases in various DRTs, namely, New Delhi (DRT-1), Chandigarh, Chennai, Kolkata, Mumbai, Lucknow and Allahabad. In view of the moratorium granted by the Hon'ble supreme Court, all these cases</p>

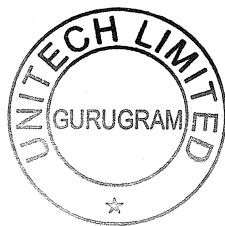
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		<p>have been ordered to be adjourned <i>sine die</i>.</p> <p>(iii) Various lenders have also filed IAs in the Hon'ble Supreme Court, which are pending consideration by the Hon'ble Supreme Court.</p> <p>(iv) Since the matter has already been covered in the Resolution Framework and the final payment of principal amount and/or interest thereon shall be made only in accordance with the decision of the Hon'ble Supreme Court in this behalf.</p>
19.	<p>The Consolidated Financial Statements of the Holding Company as on 31<sup>st</sup> March, 2022 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481,31.00 lakhs (out of which an amount of Rs. 6,00.00 lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Now the new management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to express an opinion on this matter.</p> <p>We had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	<p>(i) The Company has already filed an IA No. 47995/2021 dated 27.03.2021 before the Hon'ble Supreme Court for recovery of the amount. Hence, the matter is sub-judice.</p> <p>(ii) Notwithstanding the IA pending before the Hon'ble Supreme Court, the management has held meetings at the level of Directors and Justice A.M. Sapre with Mr. D.A. Kumar and visited the land sites twice on 24.06.2022 and 02.01.2023.</p> <p>It was agreed in the last meeting held at the level of Justice Sapre and the Chief Secretary, Telangana that the District Administration would complete the site survey and identify the areas, which have been encroached. It was also inter-alia directed by the Chief Secretary that no further sale deeds may be allowed to be executed on the land parcels owned by Unitech</p>

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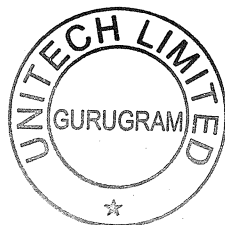


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		Limited and its collaborator.  (iii) This is an action under progress.																					
20.	<p>The Consolidated Financial Statements, the group has goodwill amounting to Rs. 383,80.79 Lakhs appearing in the Consolidated Financial Statements as on 31<sup>st</sup> March, 2022 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either not available with the Holding Company or if available, they are not audited since last 4-5 years. These are accumulated losses in the subsidiaries and also substantial/full erosion of net worth and hence the recoverability of goodwill count not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 – “Impairment of Assets”.</p> <p>In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Consolidated Financial Statements.</p>	<p>The company is in the process of conducting impairment study of this “Goodwill” which has emerged over the years on account of acquisition of companies. The management had initiated the Impairment Process and, accordingly, impaired “Goodwill” to the tune of Rs. 1878.75 lakhs during the FY 2020-21.</p>																					
21.	<p>The Consolidated Financial Statements, the Holding Company has shown income from maintenance charges amounting to Rs. 3,032.80 Lakhs during the year ended 31<sup>st</sup> March, 2022. We have not been provided with the relevant agreement/ supporting documents to verify completeness and accuracy of said income.</p> <p>Further, the Holding Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 663.34 Lakhs</p>	<p>(i) It is pointed out that MSAs are executed with all individual residents and space owners of Commercial sites. Total number of MSAs pertaining to six Residential and four JV Commercial projects are as tabulated below:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th><th>Projects</th><th>No. of MSAs</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Sr. No.	Projects	No. of MSAs																		
Sr. No.	Projects	No. of MSAs																					

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have been accounted for under advance from customer during the financial year ending 31<sup>st</sup> March, 2022. Cumulative total of such receipts which are not identifiable is Rs. 2,466.52 Lakhs.

Due to non-availability of data and supporting documents, we are unable to express an opinion on the same.

We had mentioned this matter under "other matter" on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021.

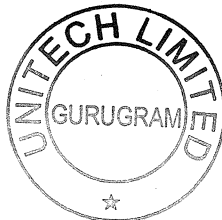
#### JV Commercial – Gurugram

1.	Business Zone	318
2.	Nirvana Ccurtyard	347
3.	Arcadia	613
4.	Arcadia-II	143

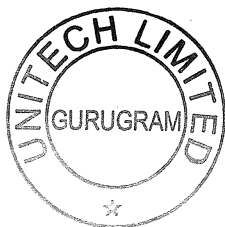
#### Residential Projects

1.	Fresco Gurugram	778
2.	The Residences Gurugram	675
3.	Cascades Greater Noida	185
4.	Horizon Greater Noida	967
5.	Habitat Greater Noida	220
6.	Unihomes Noida	711
Total		4,957

- (ii) Since the number of MSAs is quite huge, it is not practical to supply all the MSAs for evaluation, it was decided to supply only 01 sample Maintenance Service Agreement (MSA) for each site. Accordingly, MSAs of four (04) Greater Noida Residential projects, one (01) Gurugram-based Residential project, and cost sheets of four (04) JV Commercial projects located at Gurugram, duly verified by Chartered Accountant have been supplied for the perusal of the Statutory Auditors.
- (iii) The Company would supply more sample MSAs in due course of time as per the demand of the Statutory Auditors.
- (iv) As far as the mapping of monies received from the residents with customers' codes is concerned, it is pointed out that the RWAs/ AoAs of some of the

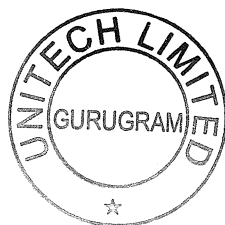


		<p>projects had not complied in this respect. They have now been requested again to reconcile the data and map the collections with proper customers' codes. This exercise has already been initiated and is likely to be completed by 30.09.2023.</p>
22.	<p>During the financial year ending 31<sup>st</sup> March, 2022, the Company has renewed its lease agreement for Corporate office and has accordingly created right of use "ROU" asset of Rs. 207.75 Lakhs as per the provisions of Indian Accounting Standard 116 "Leases". For computing ROU, Company has used a discount rate of 12% for which we have not been provided with any basis / justification. Accordingly, we are unable to express an opinion on accuracy of the same.</p>	<p>The Company shall evaluate the same and pass the required accounting adjustment entries pertaining to Financial Year 2021-22 in the next Financial Year 2022-23.</p>
23.	<p>The Company is not making provisions / accruals of expenses on reporting dates and is accounting for expenses on cash basis. The same is in violation with conceptual framework of Indian Accounting Standards. Accordingly, we are unable to express an opinion on completeness of financial statements.</p>	<p>(i) There might have been a few deviations from the observance of Indian Accounting Standards ("Ind AS") which are primarily because of various historical constraints and accounting practices which are conventionally being followed in the Company for a long time.</p> <p>(ii) Further, various key personnel of the Company have since left after the appointment of new Board of Directors by Central Government with the approval of Hon'ble Supreme Court vide its order dated 20.01.2020. Hence, it is quite challenging for the new staff to verify the authenticity of the transactions which are in continuity with the old once since the</p>



		<p>records may not be readily available at times for cross verification.</p> <p>However, inspite of severe constraints, the new Management has been endeavoring to adhere to the prescribed standard protocol and has also been taking a series of concrete steps to respond and resolve the Audit Qualifications pointed out the Statutory Auditors in their audit reports from time to time. The Finance &amp; Accounts Division has been mandated to take appropriate steps in this behalf. It has been reported that from the Financial Year 2022-23 onwards all the recurring bills would be booked provisionally immediately on their reporting dates.</p>
24.	<p><b><u>Filing of E-forms with Registrar of Companies</u></b></p> <p>The holding company has failed to submit following e-forms with Registrar of Companies during the year:</p> <p>a) Form DPT-3 – Return of Deposit</p> <p>b) Form CRA-4 – Cost Audit Report for F.Y. 2020-21 file with the Central Government</p>	<p>(i) E-Form DPT-3: The Company has now received Statutory Auditor's certificate pertaining to e-Form DPT-3 from M/s R. Nagpal &amp; Associates for the Financial Year 2019-20.</p> <p>(ii) As far as e-Form DPT-3 pertaining to FY 2019-20 is concerned, it is getting delayed because of technical glitches in the MCA portal for the last one month. This problem is being faced by all other Companies also. This snag has been brought to the notice of the MCA officials also. It is expected that e-Form DPT-3 for FY 2019-20 would be filed by 31.03.2023. For the subsequent Financial Years 2020-21 and 2021-22, the Company is already in discussions with the Statutory Auditors for the requisite certificates, which shall also</p>

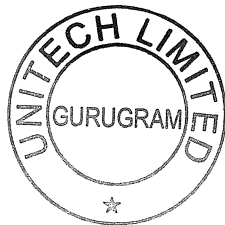
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		<p>be filed by 31.05.2023.</p> <p>(iii) Form CRA-4 – Cost Audit Report:</p> <p>(a) The erstwhile Management of Unitech Limited had appointed M/s M.K. Kulshreshta &amp; Associates as the Cost Auditor of the Company in its BoD meeting held on 13.02.2015. Mr. Kulshreshta continued as the Cost Auditor of the Company till FY 2017-18.</p> <p>(b) Mr. Kulshreshta did not submit any Cost Audit Report since his fee was not paid by the erstwhile Management.</p> <p>(c) The appointment of M/s Pant S. Associates as the Cost Auditors of the Company would be made by the end of February, 2023.</p> <p>(iv) Accordingly, all non-compliances on account of non-appointment of Cost Auditors and non-filing of the Cost Audit Report for the Financial Year 2020-21 in Form CRA-4 in terms of Section 148(1) of the Companies Act, 2013, read with Rule 3 of Companies (Cost Records and Audit) Rules, 2014, will be rectified.</p>
25.	<p><b><u>Schedule III of Companies Act, 2013</u></b></p> <p>The Holding Company is not able to provide / substantiate details of</p>	<p>(i) After the new Management took over pursuant to the order dated 20.01.2020 passed by the Hon'ble Supreme Court, the Company has been making efforts</p>

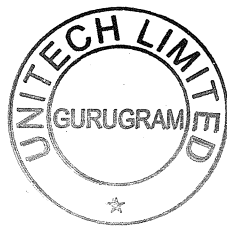
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<p>following disclosures required under the provisions of Schedule III of Companies Act, 2013:-</p> <ul style="list-style-type: none"> <li>a) Complete details of title deeds of immovable properties not held in the name of the Company</li> <li>b) Details of benami property held and any proceeding has been initiated or pending against the company, if any</li> <li>c) Details of quarterly returns or statements of current assets filed by the company with banks or financial institutions are in agreement with the books of accounts</li> <li>d) Complete details of company declared wilful defaulter by the bank or financial institution or other lender</li> <li>e) Utilisation of borrowed funds</li> <li>f) Relationship and transactions with struck off companies</li> <li>g) Ageing for trade receivables</li> <li>h) Ageing for trade payables</li> <li>i) Details related to creation / satisfaction of charges</li> <li>j) Details related to surrender or disclosure of income in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other) relevant provisions of the Income-tax Act, 1961</li> </ul>	<p>to collect the title papers of pan-India land parcels held by Unitech Group and keep them in the safe custody in the Central Record Room at Gurugram.</p> <ul style="list-style-type: none"> <li>(ii) There have been challenges in the reconciliation of land parcels between the Land Division and the Accounts Division. Since a large number of landholdings have been charged or mortgaged, the process of reconciliation has been taken in hand, which is at an advance stage of completion and is expected to be completed by 30.06.2023. The statement of reconciliation would be shared thereafter with the Statutory Auditors for appropriate appraisal and review.</li> <li>(iii) The delay in reconciliation has primarily been because of the problems inherited by the new Management and also on account of the fact that various key personnel left the Company after the appointment of new Board of Directors.</li> <li>(iv) The management has no details of benami property, which is a subject matter of investigations by the Investigation Agencies.</li> <li>(v) Since all the Loan Accounts, except PNB Loan Account pertaining to Ciena, are NPAs and, therefore, quarterly returns and statements of current assets are not being filed by the Company with the Banks and Financial Institutions.</li> </ul>
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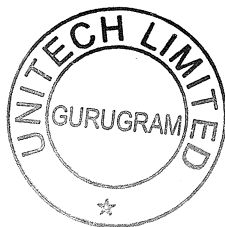
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		<p>(vi) As to whether the Company has been declared a Wilful Defaulter by the Banks or Financial Institutions or other Lenders or not, the Company shall share the information in this regard with the Statutory Auditors in due course of time. It is, however, pointed out that the Company has recently received a communication from Bank of Maharashtra, whose reference has been made in Note No. 81 of the Standalone Financial Statement for the FY 2021-22.</p> <p>(vii) No funds have been borrowed by the Company from any Bank or Financial Institution after the appointment of the new Board of Directors. As far as the funds borrowed prior to the appointment of new Board of Directors are concerned, the specific details about their utilization are not available in the Company and that this aspect is also being looked into by the Central Investigating Agencies.</p> <p>(viii) As far as other Observations mentioned in Sr. No. 25 are concerned, the Company has already started the process to collect the relevant information from various sources which are available to the new Management. As soon as the information is collected, the same shall be shared with the Statutory Auditors.</p>
26.	The Consolidated Financial Statements, with respect to opening balances appearing in the books of accounts of the Holding Company as on 01st April, 2020, there is no information/ supporting documents available	<p>(i) The <u>opening balances</u> pertaining to the items mentioned under Sr. No. 26 are outstanding for a long time and pertain to the period of the erstwhile</p>

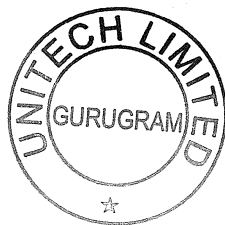
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<p>with the Holding Company related to following accounts: -</p> <p>(a) Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs</p> <p>(b) Provision for bad and doubtful debts/ trade receivables amounting Rs. 323,73.95 lakhs</p> <p>(c) Allowances for bad and doubtful loans and advances to related parties amounting to Rs. 15,89.04 lakhs</p> <p>(d) Other loans and advance amounting to Rs. 520.00 lakhs</p> <p>(e) Trade receivables and advances received from customers amounting Rs. 11930,75.62 Lakhs</p> <p>(f) Loans/ advances given to joint ventures and associates amounting to Rs. 83,81.00 Lakhs</p> <p>(g) Loans taken from joint ventures and associates amounting to Rs. 154,55.39 Lakhs</p> <p>(h) Expenses payable amounting to Rs. 51,612.66 Lakhs</p> <p>(i) Current Tax Assets amounting to Rs. 3004.64 Lakhs</p> <p>(j) Deferred Liability amounting to Rs. 2,36,049.12 Lakhs</p> <p>(k) Advance given for purchase of land amounting to Rs. 61,287.37 Lakhs and its Ind AS Adjustments amounting to Rs. 43,65.00 Lakhs.</p> <p>(l) Provision for doubtful advance given for purchase of land</p>	<p>Management which has since been superseded by the Hon'ble Supreme Court vide its order dated 20.01.2020.</p> <p>(ii) The Company has been facing serious constraints because of the resignations of several key personnel who left the Company either prior to the appointment of the new Management or immediately after the new Management took over. Further, even the availability of records has been a serious challenge for the new Management. However, all out efforts are being made to collect and compile the requisite information as sought and would be shared with the Statutory Auditors in due course of time.</p>
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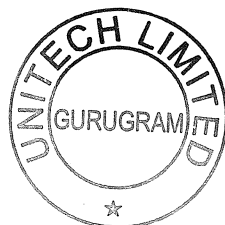


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	<p>amounting Rs. 30,000.00 Lakhs</p> <p>(m)Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.</p> <p>(n) Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs.</p> <p>(o) Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs.</p> <p>(p) Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.</p> <p>(q) Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs.</p> <p>(r) Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs</p> <p>(s) Advance from Customers (Ind AS Adjustments) amounting to Rs. 121,70.42 Lakhs.</p> <p>Considering the significance of amounts involved in above mentioned areas, we are not in a position to express an opinion on the Consolidated Financial Statements as on 31<sup>st</sup> March, 2022.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	
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27. The Holding Company has not provided the complete details of pending litigations against the Holding Company, outstanding bank and corporate guarantees and commitments to be performed by the company.

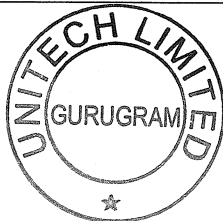
In view of above, we are unable to express an opinion on the same.

We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.

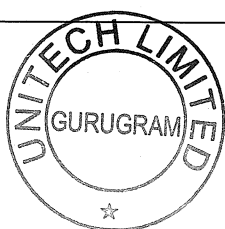
(i) The relevant information pertains to the period of the erstwhile Management which has since been superseded by the Hon'ble Supreme Court vide its order dated 20.01.2020. The Company has been facing serious constraints because of the resignations of several key personnel who left the Company either prior to the appointment of the new Management or immediately after the new Management took over. Further, even the availability of relevant records has been a serious challenge for the new Management.

(ii) The Central Investigating Agencies, like Enforcement Directorate, SFIO, and CBI, among others, are already investigating on various issues. Since the Company is not aware about the stage of the completion of these investigations, it is neither possible nor feasible for the new Management to quantify the liabilities of the Company at this stage.

(iii) As far as the court cases are concerned, it is pointed out that there were in all 4,001 court cases pending pan-India against the Company, out of which 1,558 cases have so far been disposed of. Hence, there are at present 2,443 active cases, out of which except those which have been filed by the Company, all other cases have been laid to rest by virtue of the moratorium granted by the Hon'ble Supreme Court vide its order dated 20.01.2020. A broad break-up of important cases is tabulated herein below:



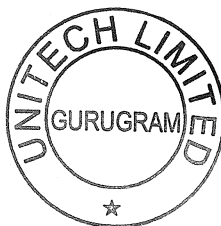
		<table><tr><th>Particulars</th><th>Active</th><th>Disposed of</th><th>Total</th></tr><tr><td>Income Tax Cases</td><td>20</td><td>2</td><td>22</td></tr><tr><td>Provident Fund Cases</td><td>10</td><td>-</td><td>10</td></tr><tr><td>Homebuyers</td><td>1,418</td><td>337</td><td>1,755</td></tr><tr><td><b>Total</b></td><td><b>1,448</b></td><td><b>339</b></td><td><b>1,787</b></td></tr></table> <p>(iv) As far as the bank guarantees, corporate guarantees and other commitments are concerned, the relevant data has been shared with the Statutory Auditors while the original documents are being collected from the concerned Divisions/ Field offices which would be shared with them in due course of time.</p>	Particulars	Active	Disposed of	Total	Income Tax Cases	20	2	22	Provident Fund Cases	10	-	10	Homebuyers	1,418	337	1,755	<b>Total</b>	<b>1,448</b>	<b>339</b>	<b>1,787</b>
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<b>Total</b>	<b>1,448</b>	<b>339</b>	<b>1,787</b>																			
28.	<p>The Consolidated Financial Statements, the Holding Company has not performed the process of identification of creditors to be classified as Micro and Small Enterprises (MSE) during the year and due to absence of details of MSE, the company cannot determine the amount outstanding to MSE creditors and interest due thereon under “The Micro, Small and Medium Enterprises Development Act, 2006”.</p> <p>In view of above, we are unable to express an opinion on the same.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31<sup>st</sup> March, 2021 in respect of this matter.</p>	<p>(i) The observation is admitted as correct. However, the MSMEs are entitled to a speedier remedy under the MSME Act, 2006. The management has not received any notice from any such authority in any state where the MSMEs can seek relief.</p> <p>(ii) It is believed that the MSME creditors, if any, should primarily be from among the Vendors/ Contractors of the Company or any of its subsidiaries. It may open a Pandora’s box if the management starts writing to all its creditors to ascertain if they are MSMEs or not.</p> <p>(iii) The information about their registration under the MSME Act is to be supplied by the concerned parties only in order to claim the benefits as prescribed therein. It is best left to the claimant to exercise any</p>																				



		<p>such privilege if he/she is entitled to the same.</p> <p>(iv) In the absence of the requisite information on this account, the Company is not in a position to quantify the amounts including interest, which may or may not have become due to such MSME Suppliers. As such, it is proposed that as and when any such claim is received, the same would be processed on priority and shared with the Auditors in due course.</p>
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For **Unitech Limited**

Place: Gurugram  
Dated: 28.02.2023



Y.S. MALIK, IAS (Retd.)  
Chairman  
Unitech Limited

*Yudhvir Singh Malik*  
**Yudhvir Singh Malik**  
Chairman & Managing Director

**Statement on Impact of Audit Qualifications (for audit report with modified opinion)**  
**Submitted along-with Annual Audited Consolidated Financial Results**  
**Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2022**  
**[See Regulation 33 of the SEBI (LODR) Regulations, 2015]**

It is pointed out that, in view of inherent complexities and peculiar circumstances, as explained in detail in the Management's Reply, it is neither possible nor is it plausible, for the present, to estimate and quantify the financial impact of the qualifications as contained in the Audit Report for the FY 2021-22

For **GSA & Associates LLP**  
Chartered Accountants  
Firm Registration No.: 000257N/  
N500339

**Sd/-**  
**Yudhvir Singh Malik**  
Chairman & Managing  
Director  
DIN: 00000555

**Sd/-**  
**Girish Kumar Ahuja**  
Director  
DIN: 0046339

**Sd/-**  
**Jitendra Mohandas Virwani**  
Director  
DIN : 00027674

**Sd/-**  
**Uma Shankar**  
Director  
DIN : 07165728

**Sd/-**  
**Prabhakar Singh**  
Director  
DIN : 08696229

**Sd/-**  
**CA Tanuj Chugh**  
Partner  
Membership No.: 529619

**Sd/-**  
**Umang Agrawal**  
Manager (F&A)

**Sd/-**  
**K.C. Sharma**  
Company Secretary

**Sd/-**  
**A. K. Yadav**  
Chief Executive Officer

Place: Gurugram  
Dated: 28.02.2023