



**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF UNITECH ACACIA PROJECTS PRIVATE LIMITED**

Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of **UNITECH ACACIA PROJECTS PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2015, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the 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 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under. We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company



in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2015, and its loss and its cash flows for the year ended on that date.

Emphasis of Matters

We draw attention to the following matters in the Notes to the financial statements:

- a) Note 31 in the financial statements which indicates that the Company has accumulated losses and its net worth has been fully eroded, the Company has incurred a net loss during the current and previous year. These conditions, along with other matters set forth in Note 31, indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. However, the financial statements of the Company have been prepared on a going concern basis for the reasons stated in the said Note.

Our opinion is not modified in respect of these matters.

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2015 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143 (3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.



- (e) The going concern matter described in sub-paragraph (b) under the Emphasis of Matters paragraph above, in our opinion, may have an adverse effect on the functioning of the Company.
- (g) On the basis of the written representations received from the directors as on 31st March, 2015 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2015 from being appointed as a director in terms of Section 164 (2) of the Act.
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For Abhishek Raja & Associates,

Chartered Accountants

FRN No. 021630 N



[Abhishek Raja]

Partner

Membership Number: 506930

Place: Gurgaon

Dated: May 14, 2015

Annexure to the Independent Auditors' Report to the members of UNITECH ACACIA PROJECTS PRIVATE LIMITED on the financial statements for the year ended 31st March 2015 referred to in paragraph 1 of 'Report on Other Legal and Regulatory Requirements' of our report.

- (i) The company does not have any fixed assets; hence the provisions of this clause are not applicable.
- ii) (a) The Inventory includes Land, has been verified during the year by the management. In our opinion, the frequency of verification is reasonable.
- (b) The procedures of verification of Inventory followed by the management are reasonable and adequate in relation to the size of the company and the nature of its business.
- (c) The company is maintaining proper records of Inventory. No discrepancy been noticed on verification.
- (iii) As informed, the Company has not granted any loans, secured or unsecured to companies, firms or other parties covered in the register maintained under section 189 of the Companies Act.
- (iv) In our opinion and according to the information and explanations given to us, there is an adequate internal control system commensurate with the size of the Company and the nature of its business, for the purchase of inventory, fixed assets and sale of goods. During the course of our audit, no major weakness has been noticed in the internal control system in respect of these areas. During the course of our audit, we have not observed any continuing failure to correct major weakness in internal control system of the company.
- (v) According to the information and explanations given to us, the company has not accepted any deposit from public within the meaning of section 73 to 76 or any other relevant provisions of the Act and the rules framed there under.
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act.
- (vii) (a) According to the information and explanations given to us and the records of the company examined by us, undisputed statutory dues have been regularly deposited with the appropriate authorities *except for income tax, tax deducted at source and interest on tax deducted at source*, where there have been certain delays. The provisions relating to provident fund, employees' state insurance, sales-tax, wealth-tax, service tax, duty of customs, duty of excise, value added tax and cess are not applicable to the company. *Details of undisputed amounts as outstanding in respect*



of statutory dues as at March 31st, 2015 for period of more than six months from the date they became payable are given below:

Name of the Statute	Nature of the Dues	Amount (Rs)	Period to which the amount relates	Due Date	Date of Payment
Income Tax Act, 1961	Regular Income Tax & Interest	40,67,841	A.Y. 2011-12	30.09.11	Not yet paid
Income Tax Act, 1961	Regular Income Tax & Interest	1,40,26,769	A.Y.2012-13	30.09.12	Not yet paid
Income Tax Act, 1961	Regular Income Tax & Interest	6,13,00,000	A.Y.2013-14	30.11.13	Not yet paid
Income Tax Act, 1961	Tax Deducted at Source & Interest	7,35,59,026	F.Y. 2011-12	30.04.12	Not yet paid
Income Tax Act, 1961	Tax Deducted at Source & Interest	21,83,42,885	F.Y. 2012-13	30.04.13	Not yet paid
Income Tax Act, 1961	Tax Deducted at Source & Interest	19,40,03,265	F.Y.2013-14	30.04.14	Not yet paid

(b) The following dues have not been deposited by the company on account of disputes, since the appeals are pending before the relevant authorities.

Name of the Statute	Nature of the Dues	Amount (Rs)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax Matter under dispute	3,65,68,601	A.Y. 2012-13	Commissioner of Income Tax (appeals)
Income Tax Act, 1961	Tax Deducted at Source Matter under dispute	18,46,01,228	F.Y.2011-12	Commissioner of Income Tax (appeals)

(c) According to the information and explanations given to us, there is no amount which is required to be transferred to investor education and protection fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and rules made there under.



- (viii) *The Company has accumulated losses of Rs.71,913,362 at the end of the financial year which are more than fifty percent of its net worth and has incurred cash losses of Rs. 188,460,319 during the financial year covered by our audit and cash loss of Rs.134,147,249 in the immediately preceding financial year.*
- (ix) According to the information and explanation given to us, the company has not taken any loan from financial institution ,bank or debenture holders.
- (x) According to the information and explanation given to us, the company has not given any guarantee for loans taken by others from banks or financial institutions.
- (xi) According to the information and explanation given to us, the company has not raised any term loan.
- (xii) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud on or by the Company has been noticed or reported during the course of our audit.

For Abhishek Raja & Associates,

Chartered Accountants

FRN No. 021630 N



[Abhishek Raja]

Partner

Membership Number: 506930

Place: Gurgaon

Dated: May 14,2015

Unitech Acacia Projects Private Limited

Balance Sheet as at 31st March,2015

	Notes	31.03.2015 ₹	31.03.2014 ₹
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	2	500,000	500,000
Reserves and surplus	3	(71,913,362)	79,742,660
		(71,413,362)	80,242,660
Non-current liabilities			
Other long term liabilities	4	1,665,039,162	4,995,117,488
		1,665,039,162	4,995,117,488
Current liabilities			
Short-term borrowings	5	16,940,853,561	16,358,710,673
Other current liabilities	6	30,006,192,357	20,598,188,786
Short-term provisions	7	79,392,910	47,792,910
		47,026,438,828	37,004,692,369
Total		48,620,064,628	42,080,052,517
ASSETS			
Non-current assets			
Non-current investments	8	5,000	-
Deferred tax assets (net)	9	66,966,321	30,162,024
		66,971,321	30,162,024
Current assets			
Inventories	10	10,461,016,847	10,877,430,265
Trade receivables	11	564,630,952	1,337,212,719
Cash and bank balances	12	74,018	157,128
Other current assets	13	37,527,371,490	29,835,090,381
		48,553,093,307	42,049,890,493
Total		48,620,064,628	42,080,052,517

Significant accounting policies

1

The accompanying notes are integral part of the financial statements.

As per our report of even date
For Abhishek Raja & Associates
 Chartered Accountants
 Firm Registration No:021630N

Abhishek Raja
 Partner
 Membership No:506930
 Place: Gurgaon
 Date: May 14, 2015



Sanjay Dhawan
 Sanjay Dhawan
 Director
 DIN:06801410

Sanjiv Garg
 Sanjiv Garg
 Director
 DIN:06755283

Unitech Acacia Projects Private Limited

Statement of profit and loss for the year ended 31st March,2015

	Notes	31.03.2015 ₹	31.03.2014 ₹
INCOME			
Revenue from operations	14	1,373,191,769	354,553,638
Total revenue		1,373,191,769	354,553,638
EXPENSES			
Changes in Inventories of land	15	-	-
Real Estate Project Expenditure	16	1,492,041,139	451,955,127
Borrowing Costs	17	69,352,561	36,535,521
Other expenses	18	258,388	210,239
Total expenses		1,561,652,088	488,700,887
Profit /(Loss) before tax		(188,460,319)	(134,147,249)
Tax expense		-	-
Current Tax		-	-
Deferred Tax charge/(credit)		(36,804,297)	(30,162,024)
Profit for the year		(151,656,022)	(103,985,225)
Earnings per equity share of face value of ₹ 10 each	25		
Basic		(3,033.12)	(2,079.70)
Diluted		(3,033.12)	(2,079.70)

Significant accounting policies

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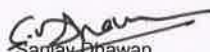
The accompanying notes are integral part of the financial statements.

As per our report of even date
For Abhishek Raja & Associates
 Chartered Accountants
 Firm Registration No:021630N

Abhishek Raja
 Partner
 Membership No:506930
 Place: Gurgaon
 Date: May 14, 2015



For and on behalf of the Board of Directors


 Sanjay Dhawan
Director
 DIN:06801410


 Sanjiv Garg
Director
 DIN:06755283

Unitech Acacia Projects Private Limited

Cash Flow Statement for the year ended 31st March,2015

	31.03.2015 ₹	31.03.2014 ₹
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	(188,460,319)	(134,147,249)
Adjustments for		
Borrowing Cost	69,352,561	36,535,521
Operating profit before working capital changes	(119,107,758)	(97,611,728)
Adjustment for		
Trade & other receivables	(1,789,901,029)	(5,379,123,244)
Trade & other payables	3,201,168,776	6,159,433,386
Cash generated from operations	1,292,159,989	682,698,414
Tax Paid	-	(26,570,518)
Net Cash flow from Operating activities (A)	1,292,159,989	656,127,896
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Investment	(5,000)	-
Proceeds/(Investment) in bank deposits (having maturity of more than three months)	-	(9,000)
Net Cash flow from Investing activities (B)	(5,000)	(9,000)
CASH FLOW FROM FINANCING ACTIVITIES		
Borrowing cost paid	(1,292,238,099)	(656,356,098)
Net Cash flow from Financing activities (C)	(1,292,238,099)	(656,356,098)
Net Increase in Cash & Cash equivalents (A+B+C)	(83,110)	(237,202)
Cash & Cash equivalent at the beginning of the year	148,128	385,330
Cash & Cash equivalent at the end of the year	65,018	148,128
Components of cash and cash equivalents		
Cash on hand	8,218	344
Balances with banks		
-in Current account	56,800	147,784
Total cash and cash equivalents	65,018	148,128

Significant accounting policies Note 1

The accompanying notes are integral part of the financial statements.

As per our report of even date

For Abhishek Raja & Co.

Chartered Accountants

Firm Registration No:02163ON

Abhishek Raja

Partner

Membership No:506930

Place: Gurgaon

Date: May 14, 2015

For and on behalf of the Board of Directors


Sanjay Dhawan

Director

DIN:06801410


Sanju Garg

Director

DIN:06755283

Unitech Acacia Projects Private Limited

Notes to the financial statement for the year ended 31st March, 2015

1. SIGNIFICANT ACCOUNTING POLICIES

I. NATURE OF OPERATIONS

Unitech Acacia Projects Private Limited (The Company) was incorporated in 2007. The Company's main business is development of Real Estate Projects.

II. BASIS OF PREPARATION

The financial statements have been prepared under historical cost convention on an accrual basis in accordance with the requirements of schedule III and accounting standards prescribed in section 133 of the Companies Act, 2013 (The Act) read with the Rule 7 of the Companies (Accounts) Rules, 2014 as amended from time to time and the provisions of "The Act" to the extent notified.

All assets and liabilities have been classified as current or non-current as per the operating cycle of the Company as per the guidance set out in the Schedule III to the Companies Act, 2013.

III. USE OF ESTIMATE

The preparation of financial statements in conformity with generally accepted accounting principles require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the result of operations during the reporting period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates. Significant estimates used by the management in the preparation of these financial statements include project revenue, project cost, saleable area, economic useful lives of fixed assets, accrual of allowance for bad and doubtful receivables, loans and advances and current and deferred taxes. Any revision to accounting estimates is recognized prospectively in accordance with applicable Accounting Standards.

IV. IMPAIRMENT OF ASSETS

Management at each balance sheet date assesses using external and internal sources whether there is an indication that an asset or group of assets or a cash generating unit as the case may be impaired. Impairment occurs where the carrying value exceeds the higher of value in use represented by the present value of future cash flows expected to arise from the continuing use of the asset and its realizable value. The impairment loss is charged off to statement of profit and loss.

V. PROJECT IN PROGRESS

Project in progress disclosed as at reporting date in respect of real estate development and related activities includes aggregate amount of costs and recognized profit (less recognized losses) up to the reporting date less advances received from customers.



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A handwritten signature in black ink, appearing to be 'Anand'.

Unitech Acacia Projects Private Limited

Notes to the financial statement for the year ended 31st March, 2015

Project Costs include cost of land, land development rights, construction costs, job work, allocated borrowing costs and other incidental costs that are attributable to project and such other costs as are specifically chargeable to the customer being costs incurred up to the reporting date.

Project contract costs that relate to future activity on the contract are recognised as project in progress as it is probable that these costs will be recovered in future.

VI. BORROWING COST

Borrowing cost relating to acquisition/construction of qualifying assets are capitalized until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying assets is one that necessarily takes substantial period of time to get ready for its intended use/sale. All other borrowing costs not eligible for inventorisation / capitalization are charged to revenue.

VII. TAXES ON INCOME

Tax expense comprises both current and deferred tax.

Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws that are enacted or substantially enacted.

Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. The tax effect is calculated on the accumulated timing difference at the year-end based on the tax rates and laws enacted or substantially enacted on the balance sheet date. In situations where the company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits. At each balance sheet date the Company re-assesses unrecognized deferred tax assets. It recognizes unrecognized deferred tax assets to the extent that it has become reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized.

VIII. RECOGNITION OF INCOME

A) Real Estate Projects

Revenue from real estate under development/sale of developed property is recognized upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards. Accordingly, revenue is recognized on the following basis.



C. Shrivastava

Manoj K

Unitech Acacia Projects Private Limited

Notes to the financial statement for the year ended 31st March, 2015

Real estate projects undertaken on and after 1st April, 2004.

Revenue from real estate projects is recognized on the 'percentage of completion method' (POC) of accounting.

Revenue under the POC method is recognized on the basis of percentage of actual costs incurred including construction and development cost of projects under execution and proportionate land subject to such actual cost incurred being twenty percent or more of the total estimated cost of projects.

The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including construction and development cost and proportionate land bears to the total estimated cost of the project. The estimates including those of technical nature in respect of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable loss are reviewed periodically by the management and any effect of changes in estimates is recognized in the period such changes are determined. Revenue including variations in contract work, claims and incentive payments to the extent that it is probable is recognized by reference to the stage of completion as explained above attributed to the work completed during the year.

Real estate projects which have commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012.

Revenue from real estate projects is recognized when all significant risks & rewards of ownership by way of a legally enforceable agreement to sale have been transferred to the buyer & subject to the satisfaction of contractual conditions mentioned herein after which signify transferring of significant risks & rewards even though the legal title may not be transferred or the possession of the real estate may not be given to the buyer. Consequently, any act on the real estate project performed by the company is, in substance on behalf of the buyer in the manner similar to a contractor.

Accordingly, Revenue on real estate projects including variations in contract work, claims and incentive payments to the extent that it is probable is recognized on the 'percentage of completion method.' (POC) of accounting, when:-

The outcome of the real estate project can be estimated reliably;

It is probable that the economic benefits associated with the project will flow to the enterprise;

The project costs to complete the project and the stage of project completion at the reporting date can be measured reliably;

The project costs attributable to the project can be clearly identified & measured reliably so that actual project costs incurred can be compared with prior estimates.

Further, the company recognizes revenue on POC on completion of the following events:-



C. Shan

Aanp

Unitech Acacia Projects Private Limited

Notes to the financial statement for the year ended 31st March, 2015

All critical approvals necessary for commencement of the project have been obtained including, wherever applicable:- Environmental & other clearances, approval of plans, designs etc., title to land or other rights of development / construction & change in land use.

The expenditure incurred on construction & development is not less than 25% of the construction and development costs.

At least, 25% of the saleable project area is secured by contracts or agreements with buyers.

At least, 10% of the total revenue as per the agreements of sale or any other legally enforceable document are realized at the reporting date in respect of each of the contracts & it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

When it is probable that total costs will exceed total project revenue, the expected loss is recognized as an expense immediately.

IX. PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Provisions are recognized in respect of liabilities which can be measured only by using a substantial degree of estimates when:

- a) the company has a present obligation as a result of a past event;
- b) a probable outflow of resources embodying economic benefits will be required to settle the obligation; and
- c) the amount of the obligation can be reliably estimated.

Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.

Contingent liability is disclosed in the case of:

- a) a present obligation arising from a past event, when it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation;
- b) a possible obligation, that arises out of past events and the existence of which will be confirmed only by one or more uncertain future events unless the probability of outflow of resources is remote.

Contingent assets are neither recognized nor disclosed. However, when realization of income is virtually certain, related asset is recognized.

X. INVESTMENTS

Long term investments are stated at cost. However, provision for diminution (if any), is made to recognize any decline, other than temporary, in the value of investments.



C. Chauhan

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Unitech Acacia Projects Private Limited

Notes to the financial statement for the year ended 31st March, 2015

XI. CASH & CASH EQUIVALENT

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term investments with an original maturity of three months or less. Cash flow statement is prepared using the indirect method.

XII. EARNING PER SHARE

Basic earning per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average numbers of equity shares outstanding during the period are adjusted for events of bonus issue, a share split and share warrants conversion.

Diluted earnings per share is calculated by adjusting net profit or loss for the period attributable to equity shareholders and the weighted number of shares outstanding during the period for the effect of all dilutive potential equity shares.







Unitech Acacia Projects Private Limited

Notes to the financial statements for the year ended 31st March,2015

2 SHARE CAPITAL		31.03.2015	31.03.2014
		₹	₹
Authorised			
50000(Previous year 50000) Equity shares of ₹10/- each		500,000	500,000
Issued, subscribed and fully paid up			
50000(Previous year 50000) Equity shares of ₹10/- each		500,000	500,000
Paid up capital		<u>500,000</u>	<u>500,000</u>

		31.03.2015		31.03.2014	
Reconciliation of no. of shares and amounts	Number		₹	Number	₹
Equity Shares					
Outstanding at the beginning of the year	50,000		500,000	50,000	500,000
Add: Issued during the year	-		-	-	-
Outstanding at the end of the year	<u>50,000</u>		<u>500,000</u>	<u>50,000</u>	<u>500,000</u>

The total issued share capital comprises equity shares only, having face value of ₹ 10.00 per share, ranked *pari passu* in all respects including voting rights and entitlement to dividend.

		31.03.2015	31.03.2014
Shares (in aggregate) of each class held by		No of Shares	No of Shares
Equity Shares held by Unitech Hi-Tech Developers Limited.(Holding Co.)		45,000	45,000

Detail of shareholders holding more than 5% shares

Name of shareholder	31.03.2015		31.03.2014	
	No of Shares	% of shares	No of Shares	% of shares
Unitech Hi-Tech Developers Limited	45,000	90	45,000	90
CIG infrastructure Private Limited	5,000	10	5,000	10

3 RESERVE & SURPLUS		31.03.2015	31.03.2014
		₹	₹
Surplus in the Statement of Profit and Loss			
As per last financial statement		79,742,660	183,727,885
Add: Profit for the year		(151,656,022)	(103,985,225)
Total		<u>(71,913,362)</u>	<u>79,742,660</u>

4 OTHER LONG TERM LIABILITIES		31.03.2015	31.03.2014
		₹	₹
Deferred liability against land*		1,665,039,162	4,995,117,488
Total		<u>1,665,039,162</u>	<u>4,995,117,488</u>

*Deferred liability against land of ₹19,581,722,480 (Previous year ₹17,110,568,922) comprises current maturities including interest thereon of ₹ 17,916,683,318(Previous year ₹ 12,115,451,434) and long term liability of ₹1,665,039,162 (Previous year ₹4,995,117,488) payable against land acquired from government development authorities on installment basis and is secured by way of first charge on the related land.

5 SHORT-TERM BORROWINGS		31.03.2015	31.03.2014
		₹	₹
Loan and advances from related parties-Unsecured			
from Ultimate holding company*		16,940,853,561	16,358,710,673
Total		<u>16,940,853,561</u>	<u>16,358,710,673</u>

*Payable on demand.Rate of interest @12%p.a



C. Dhanu

Dhanu

Unitech Acacia Projects Private Limited

Notes to the financial statements for the year ended 31st March,2015

	31.03.2015	31.03.2014
	₹	₹
6 OTHER CURRENT LIABILITIES		
Current portion of deferred liabilities against land & interest thereon (refer note 4)	17,916,683,318	12,115,451,434
Expenses payable	11,416,145,914	8,034,584,737
Statutory taxes and dues	673,363,125	448,152,615
Total	30,006,192,357	20,598,188,786
7 SHORT-TERM PROVISION		
Provision for Taxation (Net of Tax Paid)	79,392,910	47,792,910
Total	79,392,910	47,792,910
8 NON-CURRENT INVESTMENTS		
Investments in equity instrument unquoted - trade-fully paid		
Unitech Chandra Foundation (Parent Subsidiary)		
500 (previous year- Nil) equity shares of ₹10 each	5,000	-
Total	5,000	-
9 DEFERRED TAX ASSETS		
Deferred Tax Assets on Business Loss	66,966,321	30,162,024
Total	66,966,321	30,162,024
10 INVENTORIES		
Land	10,461,016,847	10,877,430,265
Total	10,461,016,847	10,877,430,265
11 TRADE RECEIVABLE		
(Unsecured, Considered good unless stated otherwise)		
Due over six months	437,362,063	345,862,943
Others	127,268,889	991,349,776
Total	564,630,952	1,337,212,719
12 CASH AND BANK BALANCES		
Cash and cash equivalents		
Cash on hand	8,218	344
Balances with banks		
-in Current account	56,800	147,784
Total	65,018	148,128
Other bank balances		
Deposits with maturity for more than 3 months under lien	9,000	9,000
Total	74,018	157,128
13 OTHER CURRENT ASSETS		
Unsecured, considered good unless stated otherwise		
Project in Progress		
On which revenue is not recognised		
Expenses incurred	36,963,828,016	34,049,886,870
Less: Revenue Share Received from Collaborator	1,064,869,353	4,214,796,489
	35,898,958,663	29,835,090,381
On which revenue is recognised		
Expenses incurred	9,408,107,008	4,178,629,442
Add: Estimated profit recognised	101,761,263	220,610,633
Sub-total	9,509,868,271	4,399,240,075
Less: Revenue Share Received from Collaborator	7,881,455,444	4,399,240,075
	1,628,412,827	-
Total	37,527,371,490	29,835,090,381



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Unitech Acacia Projects Private Limited

Notes to the financial statements for the year ended 31st March,2015

14 REVENUE FROM OPERATION

	for the year ended 31.03.2015 ₹	for the year ended 31.03.2014 ₹
Revenue recognized on percentage of completion method	1,373,191,769	354,553,638
Total	1,373,191,769	354,553,638

15 CHANGES IN INVENTORY OF LAND

	for the year ended 31.03.2015 ₹	for the year ended 31.03.2014 ₹
Opening Stock	10,877,430,265	13,678,816,679
Less: Transfer to project in progress	(416,413,418)	(2,801,386,414)
Less: Closing Stock	(10,461,016,847)	(10,877,430,265)
Total	-	-

16 REAL ESTATE PROJECT EXPENDITURE

	for the year ended 31.03.2015 ₹	for the year ended 31.03.2014 ₹
Project cost- percentage of completion method	1,492,041,139	451,955,127
Total	1,492,041,139	451,955,127

17 BORROWING COST

	for the year ended 31.03.2015 ₹	for the year ended 31.03.2014 ₹
Interest to income tax department	69,352,561	36,535,521
Total	69,352,561	36,535,521

18 OTHER EXPENSES

	for the year ended 31.03.2015 ₹	for the year ended 31.03.2014 ₹
Legal & professional charges	139,484	95,435
Auditor's remuneration-Audit fee	112,360	112,360
Other administrative & general expenses	6,544	2,444
Total	258,388	210,239



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Unitech Acacia Projects Private Limited

Notes to the financial statement for the year ended 31st March, 2015

19. Contingent Liability as on 31.03.2015.

Outstanding amount against loan taken from financial institution by Ultimate holding company on the mortgage of company land- ₹1,609,165,540 (previous year-₹1,441,484,660)

Income tax matter in dispute (assessment year 2012-13) pending in appeal with ₹3,65,68,601 (previous year-₹Nil)

TDS matter in dispute (financial year 2011-12) pending in appeal ₹184,601,228(previous year-₹Nil)

20. The company is primarily in the business of real estate development and related activities including rentals etc. Further majority of the business conducted is within the geographical boundaries of India.

In view of the above, in the opinion of the management and based on the organizational and internal reporting structure, the company's business activities as described above are subject to similar risks and returns. Further, since the business activities undertaken by the company are within India, in the opinion of the management, the environment in India is considered to have similar risks and returns. Consequently, the company's business activities primarily represent a single business segment. Similarly this company's operations in India represent a single geographical segment.

21. Unitech Acacia Projects Private Limited (UAPPL) is a subsidiary Company of Unitech Hi-Tech Developers Limited(UHTDL). Both UAPPL and UHTDL are jointly developing some projects on the land held by UAPPL on the basis of a Lease Deed executed by NOIDA Authorities in favour of UAPPL. This joint development of projects is being done on the basis of Collaboration Agreement executed between UAPPL and UHTDL. The responsibility for development of projects, construction and marketing of the developed area is with UHTDL. UAPPL is however entitled to receive from UHTDL agreed percentage of gross receipts generated from sale of developed areas against the land cost as specified in the Collaboration Agreement. The proportionate land cost for the projects under collaboration has been based on the new FAR norms already applied for and under consideration with the concerned authorities.

22. Unitech Hi-Tech Developers Limited (UHTDL) had been allotted land by New Okhla Industrial Development Authority (NOIDA) in Sector- 96, 97 & 98 in June, 2006. Lease Deed dated 28.12.2006 was executed and registered in favour of UHTDL. Thereafter, the UHTDL was carrying out the Project including the development and sale. With a view to raise finance the aforementioned land had been mortgaged by UHTDL with Banks/FI's which had advanced the loans to UHTDL & to ultimate holding company.

Subsequently, the New Okhla Industrial Development Authority (NOIDA) informed that as per the terms of allotment of land a special purpose vehicle was to be created and the land should have been leased to the special purpose vehicle so set up. In this context as per NOIDA correction was required to be carried out in the Lease Deed executed by NOIDA in favour of Unitech Hi-Tech Developers Limited. Accordingly, a Correction Deed was executed by NOIDA which had been registered on 23rd March, 2010 whereby the Lease Deed earlier executed in June, 2006 in favour of Unitech Hi-Tech Developers Limited was corrected and changed in the name of Unitech Acacia Projects Private Limited (The Company). Presently, therefore, the Lease Deed and the land allotted stands in the name of the Company, the special purpose vehicle.



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A handwritten signature in blue ink, appearing to be 'S. Dhanraj'.

Unitech Acacia Projects Private Limited

Notes to the financial statement for the year ended 31st March, 2015

The Company and its holding company M/s Unitech Hi-Tech Developers Limited (UHTDL) are jointly developing a few projects on the said land held by the company as the Lessee. Under the Collaboration Agreements executed between UHTDL and the company, responsibility for development, construction & marketing of the project is with UHTDL. The Company is however entitled to receive from UHTDL agreed percentage of gross receipts generated from sale of developed area against the land cost as specified in the Collaboration Agreement. The proportionate land cost for the projects under collaboration has been based on the new FAR norms already applied for and under consideration with the concerned authorities.

The mortgage deeds executed in favour of the Bank/FI's show mortgager company as Unitech Hi-Tech Developers Limited as per the original Lease Deed. However, correction in the mortgage deeds with Bank/FI is still required to be carried out. During the financial year 2013-14, UHTDL received a notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) for taking notional possession of the aforesaid land by the lender due to default in repayment of the credit facility by the ultimate holding company. The UHTDL has challenged this notice of the lender by filing a securitization application before the Hon'ble Debt Recovery Tribunal, Lucknow and based on the legal advice obtained by the management, the Company believes that this notice is not legally valid in terms of the provisions of the SARFAESI Act.

23. During the financial year 2013-14, the Hon'ble National Green Tribunal directed the Government of India to fix the norms for their wildlife sanctuaries which in turn asked the respective state governments to fix norms for such situations depending on their fragility and other issues, and till then, the Hon'ble Tribunal restrained the Noida Authority from issuing completion certificates with respect to all the realty projects (including the aforesaid project) within a 10-km radius of the Okhla Bird Sanctuary or eco-sensitive zone. The government of Uttar Pradesh has recommended that the no-development zone be fixed at 100 meters. The aforesaid project was started by the Company after receipt of the environment clearance and once recommendation of the UP government on no-development zone is accepted, there will be no adverse impact on the aforesaid project of the Company.

24. RELATED PARTY TRANSACTIONS

In accordance with the accounting standard on 'Related Party Disclosures' AS-18, the disclosure in respect of related parties and the transactions with them as identified and certified by the management are as follows:

- (A) Nature of Related Parties and description of relationship with which transaction exists:

Unitech Hi-Tech Developers Limited (Holding Company)
Unitech Limited (Ultimate Holding Company)
Unitech Chandra Foundation (Parent's Subsidiary Company)



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Unitech Acacia Projects Private Limited

Notes to the financial statement for the year ended 31st March, 2015

(B) Related Party Transactions:

i) Summary of significant related parties transactions carried out in ordinary course of business during the year are as under:

(Amount in ₹)

Sl.No	Description	Ultimate Holding Company	Holding Company	Total
1	Advances received	181,62,93,013 (181,62,93,013)	- (-)	181,62,93,013 (181,62,93,013)
2	Advances paid	110,48,00,000 (66,21,90,000)	- (-)	110,48,00,000 (66,21,90,000)
3	Interest paid	187,43,80,987 (181,04,59,111)	- (-)	187,43,80,987 (181,04,59,111)
4	Revenue share received	- (-)	33,22,88,233 (197,78,27,452)	33,22,88,233 (197,78,27,452)
5	Purchase of Equity Shares of Parent's Subsidiary	5,000 (-)	- (-)	5,000 (-)

* Previous year figures have been given in (parentheses)

ii) Balance as at 31.03.2015

(Amount in ₹)

Sl.No	Description	Holding Company	Ultimate Holding Company	Total
1	Loans & Advances Received	- (-)	1694,08,53,561 (1635,87,10,673)	1694,08,53,561 (1635,87,10,673)
2.	Trade Receivable	56,46,30,952 (133,72,12,719)	- (-)	56,46,30,952 (133,72,12,719)

* Previous year figures have been given in (parentheses)

iii) Maximum balance outstanding during the year

(Amount in ₹)

Sl.No	Company	Maximum Balance during the year ended 31.03.2015	Maximum Balance during the year ended 31.03.2014
1.	Unitech Limited	1694,08,53,561	1635,87,10,673

25. EARNING PER SHARE

	Particulars	Current Year ₹	Previous Year ₹
a)	Weighted average number of Equity shares at the beginning and end of the period	50,000	50,000
b)	Net Profit/(Loss) after tax (Rupees)	(15,16,56,022)	(10,39,85,225)
c)	Basic Earning per Share (Rupees)	(3033.12)	(2079.70)
d)	Diluted Earning per Share (Rupees)	(3033.12)	(2079.70)
e)	Nominal Value of a Equity Share (Rupees)	10	10



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Unitech Acacia Projects Private Limited

Notes to the financial statement for the year ended 31st March, 2015

26. Additional information

(Amount in ₹)

Particulars	Current year	Previous year
(a) Value of Imports on CIF Basis	NIL	NIL
(b) Expenditure in foreign currency		
- Consultancy fees	NIL	NIL
- Travelling & Boarding	NIL	NIL
(c) Consumption of imported raw material, components and spare parts	NIL	NIL
(d) Earnings in foreign currency	NIL	NIL
(e) Amount remitted in foreign currency towards dividend.	NIL	NIL

27. The Company has incurred losses in the current year as well as in the previous year. The company is dependent upon the continuing financial support of its ultimate holding company after which its ability to continue as a going concern and discharge its liabilities in the ordinary course of business is ensured/confirmed. The ultimate holding company has indicated its intention to continue providing such financial assistance to the Company to enable it to continue as a going concern and to meet its obligations as they fall due.

28. In the opinion of the Board of Directors and to the best of their knowledge and belief, the aggregate value of current assets and loan and advances on realization in the ordinary course of business will not be less than the amount at which these are stated in the balance sheet.

29. PREVIOUS YEAR FIGURES

Prior year figures have been regrouped, rearranged and reclassified wherever considered necessary.

As per our report of even date attached

For Abhishek Raja & Associates.
Chartered Accountants
Firm Registration Number:021630N


Abhishek Raja
Partner
Membership No. : 506930
Place : Gurgaon
Date : May 14, 2015



For and on behalf of the Board of Directors


Sanjay Dhawan
Director
DIN:06801410


Sanjiv Garg
Director
DIN:06755283