

K M G S & ASSOCIATES
Chartered Accountants

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

Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of **UNITECH BUILDWELL 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 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.

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) 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.
- (f) 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 K M G S & Associates
Chartered Accountants
Firm's Registration No.004730N

Neetu Singla


Partner NEETU SINGLA
Membership No. 501075
Place of Signature: Gurgaon
Date: 7th May, 2015

Annexure to the Independent Auditors' Report to the members of Unitech Buildwell 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)
 - a) The company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
 - b) According to the information and explanations given to us, the fixed assets were physically verified during the year by the management in accordance with the programme of verification, which in our opinion is reasonable having regard to the size of the company and the nature of its assets. To the best of our knowledge, no material discrepancies were noticed on verification conducted during the year as compared with the book records.
- (ii) The provisions relating to inventory are not applicable to the company.
- (iii) As per information and explanation provided to us, 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 fixed assets and sale of goods and services. 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. The provisions relating to the purchase of Inventory are not applicable to the company.
- (v) The company has not accepted any deposits from the public within the meaning of section 73 to 76 or any other relevant provisions of the Act and the rules framed there under.
- (vi) As per the information and explanations given to us, the Central Government has not prescribed the maintenance of cost record for any of the Company's products 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, in our opinion, the company is regular in depositing with appropriate authorities undisputed statutory dues including income-tax and other material statutory dues applicable to it. 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.

No undisputed amounts were outstanding in respect of statutory dues as at March 31st, 2015 for period of more than six months from the date they became payable.

- b) According to the information and explanation given to us, there are no dues pending on account of any dispute.
- 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 and has not been transferred to such fund within time.
- (viii) *The Company has accumulated losses of Rs.4,248,023 which are more than fifty percent of its net worth as at the end of the financial year. It has incurred cash loss of Rs. 26,921 during the financial year covered by our audit. The company had cash losses of Rs. 35,929 in the immediately preceding financial year.*
- (ix) According to the information and explanations given to us, the company has not raised any loan from Financial Institutions, banks 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 explanations 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 K M G S & Associates
Chartered Accountants
Firm's Registration No.004730N




Partner **NEETU SINGLA**
Membership No. 501075
Place of Signature: Gurgaon
Date: 7th May, 2015

Unitech Buildwell Private Limited
Balance Sheet as at 31st March, 2015

	Notes	31-03-2015 ₹	31-03-2014 ₹
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	2	11,000,000	11,000,000
Reserves and surplus	3	(4,248,023)	(4,094,888)
		6,751,977	6,905,112
Current liabilities			
Other current liabilities	4	41,971	28,090
		41,971	28,090
Total		6,793,948	6,933,202
ASSETS			
Non-current assets			
Fixed assets			
Tangible assets	5	59,089	123,201
		59,089	123,201
Current assets			
Cash and bank balances	6	726,708	739,748
Short-term loans and advances	7	6,008,151	6,070,253
		6,734,859	6,810,001
Total		6,793,948	6,933,202
Significant accounting policies	1		

The accompanying notes are an integral part of the financial statements.

As per our report of even date
For K M G S & ASSOCIATES
Chartered Accountants
FRN: 004730N

Neetu Singla


Partner NEETU SINGLA
501075
Membership No:

For and on behalf of the Board of Directors

Atul Deo Pujari
ATUL DEO PUJARI

Director
DIN: 01099962

Raman Sharma
RAMAN SHARMA

Director
DIN: 01565750

Place : Gurgaon
Dated: May 07, 2015

Unitech Buildwell Private Limited

Statement of Profit & Loss for the period ended 31st March, 2015

	Notes	31-03-2015 ₹	31-03-2014 ₹
INCOME			
Other income		-	-
Total income		-	-
EXPENSES			
Depreciation and amortization expense	5	64,112	11,488
Other expenses	8	26,921	35,929
Total expenses		91,033	47,417
Profit / (loss) before tax		(91,033)	(47,417)
Tax expense		-	-
Current tax		-	-
Earlier year tax/excess provision for tax written back	9	62,102	-
Profit / (loss) for the year		(153,135)	(47,417)
Earnings per equity share of face value of ₹ 10 each			
Basic	17	(0.14)	(0.04)
Diluted	17	(0.14)	(0.04)
Significant accounting policies	1		

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For K M G S & ASSOCIATES

Chartered Accountants

FRN: 004730N

Neetu Singla



Partner

NEETU SINGLA

Membership No:

501075

For and on behalf of the Board of Directors

Atul Deo Pujari

ATUL DEO PUJARI

Director

DIN: 01099962

Raman Sharma

RAMAN SHARMA

Director

DIN: 01565750

Place : Gurgaon

Dated: May 07, 2015

Unitech Buildwell Private Limited

Cash flow statement for the period ended 31st March, 2015

	31-03-2015 ₹	31-03-2014 ₹
A. Cash flow from operating activities		
Profit/(loss) before tax	(26,921)	(47,417)
Balance create on a/c of Merger	-	-
Adjustment for:		
Depreciation	-	11,488
(Increase)/decrease in current asset	-	(6,000,000)
Increase/(decrease) in current liabilities	13,881	-
Cash generated from operations	(13,040)	(6,035,929)
Tax paid	-	-
Net cash from operating activities (A)	(13,040)	(6,035,929)
B. Cash flow from investing activities		
(Purchase)/sale of fixed assets	-	-
Net cash flow from investing activities (B)	-	-
C. Cash flow from financing activities		
Proceeds from Short-term borrowings	-	-
Net cash flow from financing activities (C)	-	-
Net change in cash & cash equivalents (A+B+C)	(13,040)	(6,035,929)
Cash & cash equivalent at the beginning of the year	739,748	6,775,677
Cash & cash equivalent at the end of the year	726,708	739,748
Components of cash and cash equivalents		
Balances with banks	567,678	573,965
Cash on hand	159,030	165,783
Total cash and cash equivalents	726,708	739,748

Significant accounting policies

Note 1

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For K M G S & ASSOCIATES

Chartered Accountants

FRN: 004730N

Neetu Singla


Partner **NEETU SINGLA**

Membership No: 501075

For and on behalf of the Board of Directors

Atul Deo Pujari


ATUL DEO PUJARI

Director

DIN: 01099962

Rajjan Sharma


RAJAN SHARMA

Director

DIN: 01565750

Place : Gurgaon

Dated: May 07, 2015

1. SIGNIFICANT ACCOUNTING POLICIES

I. NATURE OF OPERATIONS

Unitech Buildwell Private Limited (The Company) was incorporated in 2007. The company's main line of business is real estate development and related activities.

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, wherever applicable as per the operating cycle of the Company as per the guidance as set out in the Schedule III to the Companies Act, 2013.

III. 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.

IV. FIXED ASSETS AND DEPRECIATION

Fixed assets are stated at cost (gross block) less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. It excludes refundable taxes. Borrowing costs relating to acquisition of fixed assets which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. Depreciation on fixed assets is provided based on useful lives of the assets assigned to each asset in accordance with Schedule II of the Companies Act, 2013 on straight-line method.



V. 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.

VI. CASH & CASH EQUIVALENTS

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.

VII. 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.

VIII. DEPRECIATION NOTE

The Company has adopted the useful life of fixed assets as those specified in Part C of Schedule II to the Companies Act, 2013 (The Act). Accordingly this has resulted into depreciation expense charged for the year ended 31st March 2015 being higher by ₹ 52,624/- .



Unitech Buildwell Private Limited
Notes to the financial statements for the period ended 31st March, 2015

	31-03-2015	31-03-2014
2 Share capital		
Authorised	₹	₹
2,000,000 (2,000,000) Equity shares of ₹ 10/- each	20,000,000	20,000,000
	20,000,000	20,000,000
Issued, subscribed and paid up with voting rights		
1,100,000 (1,100,000) Equity shares of ₹ 10/- each	11,000,000	11,000,000
Total	11,000,000	11,000,000

	31-03-2015		31-03-2014	
	Number	₹	Number	₹
Reconciliation of number of shares and amounts				
At the beginning of the year	1,100,000	11,000,000	1,100,000	11,000,000
Outstanding at the end of the year	1,100,000	11,000,000	1,100,000	11,000,000

The total issued share capital comprises equity shares only, having face value of ₹ 10 each per share, ranked pari passu in all respect including voting rights and entitlement to dividend

Shares (in aggregate) of each class held by:-

Unitech Holdings Limited - Holding company

	31-03-2015	31-03-2014
	1,100,000	1,100,000

	31-03-2015		31-03-2014	
	Number of shares	% of shares	Number of shares	% of shares
Name of the shareholder holding more than 5% shares				
Unitech Holdings Limited	1,100,000	100	1,100,000	100

	31-03-2015	31-03-2014
3 Reserves and surplus		
Surplus in the statement of profit & loss	₹	₹
As per last financial statements	(4,094,888)	(4,047,471)
Add: Profit/(loss) for the year	(89,023)	(47,417)
Total	(4,183,911)	(4,094,888)

	31-03-2015	31-03-2014
4 Other current liabilities		
	₹	₹
Expenses payable	41,971	28,090
Total	41,971	28,090

	31-03-2015	31-03-2014
6 Cash and Bank balances		
	₹	₹
Balances with banks		
In current account	567,678	573,965
Cash and cash equivalents		
Cash on hand	159,030	165,783
Total	726,708	739,748

	31-03-2015	31-03-2014
7 Short-term loans and advances		
(Unsecured considered good unless stated otherwise)	₹	₹
Loans and advances to related parties		
Unitech limited - ultimate holding company	6,000,000	6,000,000
Loans and advances to others		
Advance income tax (net of provision)	8,151	70,253
Total	6,008,151	6,070,253

	31-03-2015	31-03-2014
8 Other Expenses		
	₹	₹
Legal & professional charges	8,932	21,854
Auditors remuneration - audit fee	11,236	11,236
Registration & filing fees	6,753	2,500
Bank charges	-	339
Total	26,921	35,929

	31-03-2015	31-03-2014
9 Tax Expenses		
	₹	₹
Earlier year tax/excess provision for tax written back	62,102	
Total	62,102	



(Amount in ₹)

TENGIBLE ASSETS	Owned Assets				
	<u>Airconditioner, Collers & Refrigatators</u>	<u>Computer & Pheripharels</u>	<u>Furniture & Fixtures</u>	<u>Office Equipment</u>	<u>Total</u>
Gross Block					
Cost - As at 1st April, 2013	58,175	268,314	103,500	45,738	475,727
Additions	-	-	-	-	-
Disposal / adjustments	-	-	-	-	-
As at 31st March, 2014	58,175	268,314	103,500	45,738	475,727
Additions	-	-	-	-	-
Disposal / adjustments	-	-	-	-	-
As at 31st March, 2015	58,175	268,314	103,500	45,738	475,727
Depreciation & Amortisation					
As at 1st April, 2013	16,479	268,314	42,210	14,035	341,038
Charge for the year	2,763	-	6,552	2,173	11,488
Disposal / adjustments	-	-	-	-	-
As at 31st March, 2014	19,242	268,314	48,762	16,208	352,526
Charge for the year	12,699	-	21,883	29,530	64,112
Disposal / adjustments	-	-	-	-	-
As at 31st March, 2015	31,941	268,314	70,645	45,738	416,638
Net Block					
As at 31st March, 2014	38,933	-	54,738	29,530	123,201
As at 31st March, 2015	38,933	-	54,738	29,530	59,089

(Handwritten signatures)



10. The company is primarily in the business of real estate development. 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.

11. In the opinion of management there is no item which is required to be considered for ascertaining the amount of deferred tax assets/ liability, therefore, the same is taken at nil.
12. As per information available with the company, the trade payables do not include any amount due to Micro, Small and Medium Enterprises registered under "The Micro, Small and Medium Enterprises Development Act 2006" as at 31.03.2015.
13. There is no contingent liability (previous year NIL) as on 31st March, 2015.
14. 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 & 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.

15. 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:

Holding company	Unitech Holdings Limited
Ultimate holding company	Unitech Limited

- (B) Summary of significant related parties transactions carried out in ordinary course of business are as under:

(Amount in ₹)

Sr.No.	Description	Ultimate holding company	Total
1	Advances received	Unitech limited	- (-)
2	Advances paid	Unitech limited	- (6,000,000)

Previous year figures have been given in (parentheses)

- (C) Balances as at 31.03.2015:

(Amount in ₹)

Sr.No	Name of the company	Description	Maximum balance during the year ended 31.03.2015	Amount outstanding as at 31.03.2015	Dr/Cr
1.	Unitech Limited	Short-term borrowings	6,000,000 (6,000,000)	6,000,000 (6,000,000)	Dr. (Dr.)



16. ADDITIONAL INFORMATION

(Amount in ₹)

Particulars	31.03.2015	31.03.2014
(a) Value of imports on CIF basis	NIL	NIL
(b) Expenditure in foreign currency - Consultancy fees - 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

17. EARNING PER SHARE

S.No.	Particulars	As at 31.03.2015	As at 31.03.2014
(i)	Weighted average no. of equity shares at the beginning and end of the year	1,100,000	1,100,000
(ii)	Net profit / (loss) after tax(₹)	(153,135)	(47,417)
(iii)	Basic earning per share (basic) (₹)	(0.14)	(0.04)
(iv)	Face Value of each equity share (₹)	10	10

S.No.	Particulars	As at 31.03.2015	As at 31.03.2014
(i)	Weighted average no. of equity shares at the beginning and end of the year	1,100,000	1,100,000
(ii)	Net profit / (loss) after tax(₹)	(153,135)	(47,417)
(iii)	Diluted earning per share (diluted) (₹)	(0.14)	(0.04)
(iv)	Face Value of each equity share (₹)	10	10

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

As per our report of even date

For K M G S & ASSOCIATES

Chartered Accountants

FRN : 004730N

Neetu Singla


Partner NEETU SINGLA

Membership No. : 501075

Place : Gurgaon

Date : May 07, 2015

For and on behalf of the Board of Directors

Atul Deo Pujari


ATUL DEO PUJARI

Director

DIN: 01099962

Raman Sharma


RAMAN SHARMA

Director

DIN: 01565750