



**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF UNITECH REALTY VENTURES LIMITED**

Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of **Unitech Realty Ventures Ltd** ("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 Abhishek Raja & Associates
Chartered Accountants
Firm's Registration No. 021630



Partner
Membership No.:
Place of Signature: Gurgaon
Date: 20.05.2015

NITIN AGARWAL
M. No. 424146

Annexure to the Independent Auditors' Report to the members of Unitech Realty Ventures Ltd. 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 provisions relating to fixed assets are not applicable to the company.
- (ii)
 - a) The inventory has been physically verified during the year by the management. In our opinion, the frequency of verification is reasonable.
 - b) The procedures of physical verification of inventories 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 has been noticed on verification between the physical stocks and the book records.
- (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 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) 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 no accumulated losses at the end of the financial year. *It has incurred cash loss of Rs 20,844/- during the financial year covered by our audit. There were also cash losses of Rs 14,818/- 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 Abhishek Raja & Associates
Chartered Accountants
Firm's Registration No-021630



Partner
Membership No.:
Place of Signature: Gurgaon
Date: 20.05.2015

NITIN AGARWAL
M. No. 424146

Unitech Realty Ventures Ltd.
Balance Sheet as at March 31, 2015

| | Notes | As at March 31, 2015 Amount (In ₹) | As at March 31, 2014 Amount (In ₹) |
|-------------------------------|-------|--|--|
| EQUITY AND LIABILITIES | | | |
| Shareholders' funds | | | |
| Share Capital | 2 | 5,00,000 | 5,00,000 |
| Reserve and Surplus | 3 | 23,74,460 | 24,48,809 |
| | | 28,74,460 | 29,48,809 |
| Current Liabilities | | | |
| Short term borrowings | 4 | 11,37,82,335 | 11,37,82,335 |
| Other Current Liabilities | 5 | 32,236 | 32,236 |
| | | 11,38,14,571 | 11,38,14,571 |
| Total | | 11,66,89,031 | 11,67,63,380 |
| Assets | | | |
| Current Assets | | | |
| Inventories | 6 | 11,65,84,600 | 11,65,84,600 |
| Cash Bank Balances | 7 | 1,04,431 | 1,25,275 |
| Short term loans and advances | 8 | - | 53,505 |
| | | 11,66,89,031 | 11,67,63,380 |
| Total | | 11,66,89,031 | 11,67,63,380 |

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
FRN: 021630N

Nitin Agarwal


Partner

Membership No:

NITIN AGARWAL
M. No. 424146

Place: Gurgaon

Dated: 20.05.2015

For and on behalf of the Board of Directors

V. K. Chadha

V. K. Chadha
Director
(DIN: 00051570)

S. K. Mahajan

S. K. Mahajan
Director
(DIN: 00058123)

Unitech Realty Ventures Ltd.

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

| | Notes | For the year ended March 31, 2015 Amount (In ₹) | For the year ended March 31, 2014 Amount (In ₹) |
|---|-------|---|---|
| Revenue | | | |
| Revenue from operations | | - | - |
| Total | | - | - |
| Expenses | | | |
| Changes in inventories of finished goods work-in-progress and Stock-in-Trade | 9 | - | - |
| Other Expenses | 10 | 20,844 | 14,818 |
| Total | | 20,844 | 14,818 |
| Profit / (loss) before tax | | (20,844) | (14,818) |
| Tax expense | | | |
| Earlier year tax/excess provision for tax written back | 11 | 53,505 | - |
| Profit / (loss) for the year | | (74,349) | (14,818) |
| | | | |
| Earnings per equity share of face value of ₹ 10 each | 19 | | |
| (i) Basic | | (1.49) | (0.30) |
| (ii) Diluted | | (1.49) | (0.30) |

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
FRN: 021630N

Nitin Agarwal



Partner

Membership No: **NITIN AGARWAL**
M. No. 424146

Place: Gurgaon

Dated: 20.05.2015

For and on behalf of the Board of Directors

V. K. Chadha
Director
(DIN: 00051570)

S. K. Mahajan
Director
(DIN: 00058123)

Unitech Realty Ventures Ltd.

Cash Flow Statement for the year ended March 31, 2015

| Particulars | March 31, 2015 | March 31, 2014 |
|---|-----------------|-----------------|
| A. Cash flow from operating activities | | |
| Net profit/ (loss) before tax and extraordinary items | (20,844) | (14,818) |
| Adjustments for: | | |
| Operating profit before working capital changes | (20,844) | (14,818) |
| Adjustment for: | | |
| Cash generated from operations | (20,844) | (14,818) |
| Net cash from/ (used in) operating activities (A) | (20,844) | (14,818) |
| B. Cash flows from investing activities | | |
| Net cash from/ (used in) investing activities (B) | - | - |
| C. Cash flows from financing activities | | |
| Proceeds / (Repayments) of borrowings | - | (9,00,000) |
| Net cash from/ (used in) financing activities (C) | - | (9,00,000) |
| Net increase/ (decrease) in cash and cash equivalents (A + B + C) | (20,844) | (9,14,818) |
| Total cash and cash equivalents at the beginning of the year | 1,25,275 | 10,40,093 |
| Cash and cash equivalents at the end of the year | 1,04,431 | 1,25,275 |
| Components of cash and cash equivalents: | | |
| Cash in hand | 10,740 | 3,083 |
| In Current Account | 93,691 | 1,22,192 |
| Total | 1,04,431 | 1,25,275 |

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
 FRN: 021630N




Partner
 Membership No:

NITIN AGARWAL
M. No. 424146

Place: Gurgaon
 Dated: 20.05.2015

For and on behalf of the Board of Directors


V. K. Chadha
 Director

(DIN: 00051570)


S. K. Mahajan
 Director

(DIN: 00058123)

1. SIGNIFICANT ACCOUNTING POLICIES

I. NATURE OF OPERATIONS

Unitech Realty Ventures Limited (The Company) was incorporated in 2006. 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 mandatory Accounting Standards prescribed in Section 133 of the Companies Act, 2013 ("the Act") read with the Rule 7 of the Companies (Accounts) Rules, 2014 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.

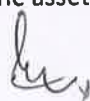
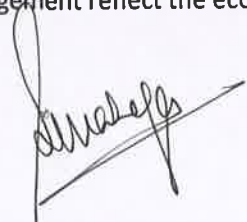
Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws that are enacted or substantially enacted.

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 held in India is provided at the rates and in the manner prescribed in Schedule XIV of the Companies Act, 1956 on straight-line method. These rates in the opinion of the management reflect the economic useful life of the assets.



Unitech Realty Ventures Ltd.

Notes to the Financial Statement for the year ended March 31, 2015

| | As at March 31, 2015 Amount (In ₹) | As at March 31, 2014 Amount (In ₹) |
|---|--|--|
| 2 Share Capital | | |
| Authorised | | |
| 50,000 (50,000) Equity shares of ₹ 10/- each | 5,00,000 | 5,00,000 |
| Issued, subscribed and paid up | | |
| 50,000 (50,000) Equity shares of ₹ 10/- each with voting rights | 5,00,000 | 5,00,000 |
| Total | 5,00,000 | 5,00,000 |

Reconciliation of the shares outstanding at the beginning and end of the reporting year

| | March 31, 2015 | | March 31, 2014 | |
|---|----------------|----------|----------------|----------|
| | Number | Value | Number | Value |
| At the beginning of the year | 50,000 | 5,00,000 | 50,000 | 5,00,000 |
| Issued during the year | - | - | - | - |
| Outstanding at the end of the year | 50,000 | 5,00,000 | 50,000 | 5,00,000 |

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

| Name of Shareholder | March 31, 2015 | March 31, 2014 |
|---|----------------|----------------|
| | No. of Shares | No. of Shares |
| Holding company - Unitech Kochi SEZ Limited | 50,000 | 50,000 |
| Total | 50,000 | 50,000 |

Details of shareholder holding more than 5% Shares

| Name of Shareholder | March 31, 2015 | | March 31, 2014 | |
|---|--------------------|--------------|--------------------|--------------|
| | No. of Shares held | % of Holding | No. of Shares held | % of Holding |
| Holding company - Unitech Kochi SEZ Limited | 50,000 | 100 | 50,000 | 100 |
| Total | 50,000 | 100 | 50,000 | 100 |

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Unitech Realty Ventures Ltd.

Notes to the Financial Statement for the year ended March 31, 2015

| | As at March 31, 2015 Amount (In ₹) | As at March 31, 2014 Amount (In ₹) |
|---|--|--|
| 3 Reserve and Surplus | | |
| Surplus/(deficit) in the statement of profit and loss | | |
| As per last financial statements | 24,48,809 | 24,63,627 |
| Profit (Loss) for the period | (74,349) | (14,818) |
| Total | 23,74,460 | 24,48,809 |
| 4 Short term borrowings | | |
| Unsecured | | |
| Loans and advances from related parties from holding company - Unitech Infopark Ltd. | 11,37,82,335 | 11,37,82,335 |
| Total | 11,37,82,335 | 11,37,82,335 |
| 5 Other Current Liabilities | | |
| Expenses payable | 32,236 | 32,236 |
| Total | 32,236 | 32,236 |
| 6 Inventories | | |
| Land | 11,65,84,600 | 11,65,84,600 |
| Total | 11,65,84,600 | 11,65,84,600 |
| 7 Cash Bank Balances | | |
| Cash and cash equivalents | | |
| Cash on hand | 10,740 | 3,083 |
| Balance with Banks | 93,691 | 1,22,192 |
| Total | 1,04,431 | 1,25,275 |
| 8 Short term loans and advances | | |
| Unsecured | | |
| Loans & advances to others | | |
| Advance Income Tax | - | 53,505 |
| Total | - | 53,505 |



Unitech Realty Ventures Ltd.**Notes to the Financial Statement for the year ended March 31, 2015**

| | For the year ended March 31, 2015 Amount (In ₹) | For the year ended March 31, 2014 Amount (In ₹) |
|--|---|---|
| 9 Changes in inventory | | |
| Change in Land | | |
| Opening stock | 11,65,84,600 | 11,65,84,600 |
| Less: Closing stock | 11,65,84,600 | 11,65,84,600 |
| Total | <u>-</u> | <u>-</u> |
| 10 Other Expenses | | |
| Legal and professional charges | 2,809 | 2,400 |
| Rates & taxes | 2,300 | - |
| Registration and filling fee | 4,499 | 900 |
| Auditors remuneration | | |
| Audit fee | 11,236 | 11,236 |
| Bank charges | - | 282 |
| Total | <u>20,844</u> | <u>14,818</u> |
| 11 Earlier year tax/excess provision | | |
| Earlier year tax/excess provision for tax written back | 53,505 | - |
| Total | <u>53,505</u> | <u>-</u> |



iv) Balance as at 31.03.2015:

(Amount in ₹)

| S.No. | Name of the company | Description | Net balance 31.03.2015 | Dr. / Cr. |
|-------|------------------------|---------------------------------|--------------------------------|------------|
| 1. | Unitech Kochi SEZ Ltd. | Unsecured short term borrowings | 11,37,82,335 (11,37,82,335) | Cr. Cr. |

* Previous year figures have been given in (parentheses)

19. EARNING PER SHARE

| | Particulars | 31.03.2015 | 31.03.2014 |
|----|--|------------|------------|
| a) | Weighted average number of equity shares at the beginning and end of the year. | 50,000 | 50,000 |
| b) | Net profit / (loss) after tax (₹) | (74,349) | (14,818) |
| c) | Basic earnings per share (₹) | (1.49) | (0.30) |
| d) | Diluted earnings per share (₹) | (1.49) | (0.30) |
| e) | Nominal value of a equity share (₹) | 10 | 10 |

20. 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 | 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 |

21. 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
FRN: 021630N

Nitin Agarwal



Partner

Membership No.:

NITIN AGARWAL
M. No. 424146

Place: Gurgaon

Dated: 20.05.2015

For and on behalf of the Board of directors

V. K. Chadha

V. K. Chadha
Director
(DIN: 00051570)

S. K. Mahajan

S. K. Mahajan
Director
(DIN: 00058123)