

K M G S & ASSOCIATES
Chartered Accountants

18, Basement, National Park,
Lajpat Nagar-IV, New Delhi-110024
Ph.: 011-46539501, 46539502
Fax No.: 011-41636825
E-mail: office@goelgargroup.com

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

Report on the Standalone Financial Statements

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

Emphasis of Matters

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

- a) Note 28 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(s) and, the Company's current liabilities exceeded its current assets as at the balance sheet date. These conditions, along with other matters set forth in Note 28, 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 (a) under the Emphasis of Matters paragraph above, in our opinion, may have an adverse effect on the functioning of the Company.
- (f) 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.
- (g) 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 has been no delay in transferring amounts, 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

Partner
Membership No.



LALIT GOEL
91100

Place of Signature: Gurgaon
Date: 15th May, 2015

Annexure to the Independent Auditors' Report to the members of Unitech Reliable 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 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 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 fixed assets 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, service tax, value added tax, sales-tax and other material statutory dues applicable to it. The provisions relating to provident fund, employees' state insurance, wealth-tax, duty of customs, duty of excise, 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, 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 dues | Assessment Year | Amount (Rs.) | Forum where dispute is pending |
|---------------------|----------------------------------|---------------------------|-------------------------|--------------------------------|
| Income Tax | Income tax matter under dispute | 2009-10, 2010-11, 2011-12 | 315,590(225,310) | ITAT |
| UP Labour Cess | Labour cess matter under dispute | 2014-15 | 6,770,231 (-) | Labour Department, UP |
| Sales Tax | Sale tax matter under dispute | 2010-11 | 14,462,216 (16,366,204) | Deputy Commissioner, Noida |

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. 88,627,335 which is more than fifty percent of the company's net worth as at the end of the financial year. It has incurred cash loss of Rs. 61,204,859 during the financial year covered by our audit. The company had cash losses of Rs. 35,779,642 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 given not given any bank 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 LALIT GOEL
Membership No. 91100
Place of Signature:
Date: 15th May, 2015

UNITECH RELIABLE 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 | 20,000,000 | 20,000,000 |
| Reserves and surplus | 3 | (88,627,335) | (27,493,921) |
| | | (68,627,335) | (7,493,921) |
| Current liabilities | | | |
| Short-term borrowings | 4 | 16,220,197 | 30,090,642 |
| Trade payables | 5 | 30,947,455 | 37,937,035 |
| Other current liabilities | 6 | 603,185,072 | 557,435,212 |
| | | 650,352,724 | 625,462,889 |
| Total | | 581,725,390 | 617,968,969 |
| ASSETS | | | |
| Non-current assets | | | |
| Fixed assets | | | |
| Tangible assets | 7 | - | 50,343 |
| | | - | 50,343 |
| Current assets | | | |
| Inventories | 8 | 260,006,625 | 416,791,791 |
| Trade receivables | 9 | 277,547,388 | 155,955,044 |
| Cash and bank balances | 10 | 1,736,766 | 2,445,232 |
| Short-term loans and advances | 11 | 42,411,085 | 42,703,032 |
| Other current assets | 12 | 23,526 | 23,526 |
| | | 581,725,390 | 617,918,625 |
| Total | | 581,725,390 | 617,968,968 |
| Significant accounting policies | 1 | | |

The accompanying notes are integral part of the financial statement

As per our report of even date

For K M G S & ASSOCIATES

Chartered Accountants


FRN: 004730N



Partner **LALIT GOEL**
Membership No: 31100

For and on behalf of the Board of Directors


MUNISH KUMAR BALDEV
Director
DIN: 01101221


RANA RAJESH KUMAR GANGAHAR
Director
DIN: 01458118

Place : Gurgaon

Date : May 15, 2015

UNITECH RELIABLE 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 | 13 | 138,336,001 | - |
| Other income | 14 | 1,205,190 | 2,647,900 |
| Total income | | 139,541,191 | 2,647,900 |
| EXPENSES | | | |
| Purchases of stock-in-trade | 15 | - | 7,399,007 |
| Changes in inventories of finished properties | 16 | 156,785,166 | (7,399,007) |
| Operating Expenses | | 1,297,491 | - |
| Real estate project expenditure | 17 | 42,513,393 | 38,277,542 |
| Other expenses | 18 | 150,000 | 150,000 |
| Total expenses | | 200,746,050 | 38,427,542 |
| Profit before tax | | (61,204,859) | (35,779,642) |
| Tax expense | | | |
| Current Tax | | - | - |
| Earlier year tax | 19 | (71,445) | - |
| Total tax expenses | | (71,445) | - |
| Profit / (Loss) for the year | | (61,133,414) | (35,779,642) |
| Earnings per equity share of face value of ₹ 100 | | | |
| Basic | 24 | (305.67) | (178.90) |
| Diluted | 24 | (305.67) | (178.90) |
| Significant accounting policies | 1 | | |

The accompanying notes are integral part of the financial statement

As per our report of even date

For K M G S & ASSOCIATES

Chartered Accountants

FRN: 004730N

For and on behalf of the Board of Directors

Partner **LALIT GOEL**
Membership No: 91100



MUNISH KUMAR BALDEV
Director
DIN: 01101221

RANA RAJESH KUMAR GANGAHAR
Director
DIN: 01458118

Place : Gurgaon

Date : May 15, 2015

UNITECH RELIABLE PROJECTS PRIVATE LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2015

| | 31-03-2015 ₹ | 31-03-2014 ₹ |
|--|---------------------|---------------------|
| A. Cash flow from operating activities | | |
| Profit/(Loss) before tax | (61,204,859) | (35,779,642) |
| Adjustment for: | | |
| Depreciation | 50,343 | 3,557 |
| Cash flow from operating activities | (61,154,516) | (35,776,085) |
| Adjusted for: | | |
| Other current assets | - | 33,988 |
| Short term loans and advance | - | (858,923) |
| Trade and other payables | 38,760,280 | 48,302,238 |
| Inventories | 156,785,166 | (7,399,007) |
| Trade and other receivables | (121,840,693) | 23,198,793 |
| Cash generated from operations | 12,550,237 | 27,501,004 |
| Taxes Paid | 611,741 | - |
| Net cash flow from operating activities (A) | 13,161,978 | 27,501,004 |
| B. Cash flow from investing activities | | |
| Sale of Fixed Assets | - | - |
| Increase / (Decrease) in Deferred Liabilities | - | (25,103,125) |
| Net cash flow from investing activities (B) | - | (25,103,125) |
| C. Cash flow from financing activities | | |
| Proceeds / (Repayments) of borrowings | (13,870,445) | (520,154) |
| Net cash flow from financing activities (C) | (13,870,449) | (520,154) |
| Net Increase in Cash & Cash Equivalents (A+B+C) | (708,466) | 1,877,731 |
| Cash & cash equivalent at the beginning of the year | 2,445,232 | 567,501 |
| Cash & cash equivalent at the end of the year | 1,736,766 | 2,445,232 |
| Components of cash and cash equivalents | | |
| Balances with banks | 1,432,903 | 2,250,338 |
| Cash on hand | 303,863 | 194,894 |
| Total cash and cash equivalent | 1,736,766 | 2,445,232 |

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

Partner **LALIT GOEL**

Membership No: 91100

Place : Gurgaon

Date : May 15, 2015



For and on behalf of the Board of Directors

MUNISH KUMAR BALDEV

Director

DIN: 01101221

RANA RAJESH KUMAR GANGAHAR

Director

DIN: 01458118

UNITECH RELIABLE PROJECTS PRIVATE LIMITED

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

1 SIGNIFICANT ACCOUNTING POLICIES

a) NATURE OF OPERATIONS

Unitech Reliable Projects Private Limited (The Company) was incorporated in 2006. The Company's main business is development of Real Estate Projects.

b) 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.

c) USE OF ESTIMATES

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 computation of percentage completion for projects in progress, project cost, revenue and saleable area, estimates of the economic useful lives of fixed assets and provisions for bad and doubtful debts. Any revision to accounting estimates is recognized prospectively.

d) IMPAIRMENT OF ASSETS

Management periodically assesses using external and internal sources whether there is an indication that an asset may be impaired. Impairment occurs where the carrying value exceeds the present value of future cash flows expected to arise from the continuing use of the asset and its eventual disposal. The impairment loss to be expensed is determined as the excess of the carrying amount over the higher of the asset's net sale price or present value as determined above.

e) 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.

Costs generally include cost of land, land development rights, construction costs, job work, allocated borrowing costs and other costs that are attributable to project and such other costs as are specifically chargeable to the customer.



A handwritten signature in black ink, appearing to be "A. K. Singh".

A handwritten signature in black ink, appearing to be "A. K. Singh".

UNITECH RELIABLE PROJECTS PRIVATE LIMITED

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

f) 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.

g) REVENUE RECOGNITION

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.

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 is recognized by reference to the stage of completion as explained above attributed to the work completed during the year. When it is probable that total costs will exceed total project revenue, this expected loss is recognized as an expenses immediately.



A handwritten signature in black ink, appearing to be "R. S. Singh".

UNITECH RELIABLE PROJECTS PRIVATE LIMITED

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

B) Interest income

Interest income is recognized only when no significant uncertainty as to measurability or collectability exists. Income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

h) INVENTORIES

- a) The cost of inventories should comprise all cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. Inventories are valued at cost or net realizable value, whichever is lower on the basis of first in first out method.
- b) Finished stock of completed real estate projects, land and land development rights are valued at lower of cost or net realizable value on the basis of actual identified units.

i) PROVISION, CONTINGENT LAIBILITIES 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.

j) 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.



A handwritten signature in black ink, appearing to be "R. K. Singh".

UNITECH RELIABLE PROJECTS PRIVATE LIMITED

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

k) 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.

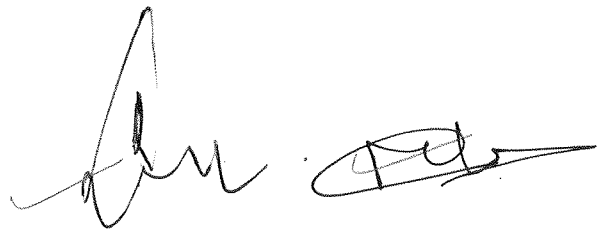
Diluted earnings per share is calculated by adjusting net profit or loss for the period attributable to equity shareholders and the weighted number of shares outstanding during the period for the effect of all dilutive potential equity shares.

l) 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.

m) 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 ₹ 46,783/-



UNITECH RELIABLE PROJECTS PRIVATE LIMITED

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

| | 31-03-2015 | 31-03-2014 |
|--|-------------------|-------------------|
| | ₹ | ₹ |
| 2. Share capital | | |
| Authorised | | |
| 500,000 (500,000) Equity shares of Rs. 100/-each | 50,000,000 | 50,000,000 |
| | 50,000,000 | 50,000,000 |
| Issued, subscribed and paid up | | |
| 200,000 (200,000) Equity Shares of Rs. 100/-each | 20,000,000 | 20,000,000 |
| Total | 20,000,000 | 20,000,000 |

| | 31-03-2015 | | 31-03-2014 | |
|--|------------|------------|------------|------------|
| | Number | ₹ | Number | ₹ |
| Reconciliation of no. of shares and amounts | | | | |
| At the beginning of the year | 200,000 | 20,000,000 | 200,000 | 20,000,000 |
| Outstanding at the end of the year | 200,000 | 20,000,000 | 200,000 | 20,000,000 |

The total issued share capital comprises equity shares only, having face value of ₹ 100 each per share, ranked pari passu in all respect including voting rights and entitlement to dividend

| Name of the shareholder holding more than 5% shares | 31-03-2015 | | 31-03-2014 | |
|---|------------------|--------|------------------|--------|
| | Number of shares | % held | Number of shares | % held |
| Unitech limited | 200,000 | 100 | 200,000 | 100 |

| | 31-03-2015 | 31-03-2014 |
|--|---------------------|---------------------|
| | ₹ | ₹ |
| 3. Reserve and surplus | | |
| General reserve | | |
| As per last financial statements | 318,020 | 318,020 |
| Closing balance | 318,020 | 318,020 |
| Surplus in the statement of profit and loss | | |
| As per last financial statements | (27,811,941) | 7,967,702 |
| Add: Profit / (Loss) for the year | (61,133,414) | (35,779,643) |
| | (88,945,355) | (27,811,941) |
| Total | (88,627,335) | (27,493,921) |

| | 31-03-2015 | 31-03-2014 |
|--|-------------------|-------------------|
| | ₹ | ₹ |
| 4. Short-term borrowings | | |
| Unsecured | | |
| Loans and advances from related parties from holding company - Unitech limited | 16,220,197 | 30,090,642 |
| Total | 16,220,197 | 30,090,642 |

| | 31-03-2015 | 31-03-2014 |
|---------------------------|-------------------|-------------------|
| | ₹ | ₹ |
| 5. Trade Payable | | |
| Micro & Small Enterprises | 1,358,686 | 1,169,452 |
| others | 29,588,769 | 36,767,583 |
| Total | 30,947,455 | 37,937,035 |

| | 31-03-2015 | 31-03-2014 |
|--|--------------------|--------------------|
| | ₹ | ₹ |
| 6. Other current liabilities | | |
| Statutory taxes and dues | 411,031 | 322,506 |
| Expenses payable | 412,983,793 | 381,197,030 |
| Advance received from customers | 28,703,626 | 14,863,181 |
| Security deposit | 10,467,877 | 10,433,750 |
| Current portion of deferred liability against land | 150,618,745 | 150,618,745 |
| Total | 603,185,072 | 557,435,212 |

| | 31-03-2015 | 31-03-2014 |
|-----------------------|--------------------|--------------------|
| | ₹ | ₹ |
| 8. Inventories | | |
| Finished properties | 260,006,625 | 416,791,791 |
| Total | 260,006,625 | 416,791,791 |



UNITECH RELIABLE PROJECTS PRIVATE LIMITED

| 8 : Tangible Assets | Office Equipments | Total |
|--|--------------------------|---------------|
| Gross block | | |
| Cost as at 1st April, 2013 | 74,892 | 74,892 |
| Additions | - | - |
| Disposals / Adjustments | - | - |
| As at 31st March, 2014 | 74,892 | 74,892 |
| Additions | - | - |
| Disposals / Adjustments | - | - |
| As at 31st March, 2015 | 74,892 | 74,892 |
| Depreciation & Amortisation | | |
| As at 1st April, 2013 | 20,988 | 20,988 |
| Charge for the year | 3,561 | 3,561 |
| Disposals / Adjustments | - | - |
| As at 31st March, 2014 | 24,549 | 24,549 |
| Charge for the year | 50,343 | 50,343 |
| Disposals / Adjustments | - | - |
| As at 31st March, 2015 | 74,892 | 74,892 |
| Net Block | | |
| As at 31st March, 2014 | 50,343 | 50,343 |
| As at 31st March, 2015 | - | - |

[Handwritten signatures]



UNITECH RELIABLE PROJECTS PRIVATE LIMITED

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

| 9. Trade Receivables | 31-03-2015 | 31-03-2014 |
|--|--------------------|--------------------|
| | ₹ | ₹ |
| (Unsecured considered good, unless stated otherwise) | | |
| Due over six months | 156,843,398 | 155,955,044 |
| Due more than six months | 120,703,990 | |
| Total | 277,547,388 | 155,955,044 |
| 10. Cash and bank balances | 31-03-2015 | 31-03-2014 |
| | ₹ | ₹ |
| Cash and cash equivalents | | |
| Cash on hand | 303,863 | 194,894 |
| Balances with banks | | |
| In current account | 1,382,903 | 2,200,338 |
| | 1,686,766 | 2,395,232 |
| Other bank Balances | | |
| Deposits with maturity for more than 3 months | 50,000 | 50,000 |
| | 50,000 | 50,000 |
| Total | 1,736,766 | 2,445,232 |
| 11. Short-term loans and advances | 31-03-2015 | 31-03-2014 |
| | ₹ | ₹ |
| (Unsecured, considered good, unless stated otherwise) | | |
| Loans and advances to others | | |
| Advance income tax | 16,516,339 | 17,056,635 |
| Advance - other taxes | 9,063,462 | 7,024,328 |
| Advance to vendors | 16,831,284 | 18,622,069 |
| Total | 42,411,085 | 42,703,032 |
| 12. Other current assets | 31-03-2015 | 31-03-2014 |
| | ₹ | ₹ |
| Accrued interest receivable | 23,526 | 23,526 |
| Total | 23,526 | 23,526 |
| 13. Revenue from operations | 31-03-2015 | 31-03-2014 |
| | ₹ | ₹ |
| Income from completed real estate projects | 137,447,356 | - |
| Maintenance charges received | 888,645 | - |
| Total | 138,336,001 | - |
| 14. Other Income | 31-03-2015 | 31-03-2014 |
| | ₹ | ₹ |
| Miscellaneous income | 1,205,190 | 841,932 |
| Other non-operating income | - | 1,805,968 |
| Total | 1,205,190 | 2,647,900 |
| 15. Purchases of stock-in-trade | 31-03-2015 | 31-03-2014 |
| | ₹ | ₹ |
| Purchases of stock-in-trade | - | 7,399,007 |
| Total | - | 7,399,007 |
| 16. Change in inventories of finished properties | 31-03-2015 | 31-03-2014 |
| | ₹ | ₹ |
| Opening stock | 416,791,791 | 409,392,784 |
| Less: closing stock | (260,006,625) | (416,791,791) |
| Total | 156,785,166 | (7,399,007) |
| 17. Real estate project expenditure | 31-03-2015 | 31-03-2014 |
| | ₹ | ₹ |
| Expenses of real estate completed projects | 42,513,393 | 38,277,542 |
| Total | 42,513,393 | 38,277,542 |
| 18. Other expenses | 31-03-2015 | 31-03-2014 |
| | ₹ | ₹ |
| Auditors remuneration - audit fee | 150,000 | 150,000 |
| Total | 150,000 | 150,000 |
| 19. Tax Expenses | 31-03-2015 | 31-03-2014 |
| | ₹ | ₹ |
| Earlier year tax/excess provision for tax written back | (71,445) | - |
| | (71,445) | - |



Devs

[Handwritten signature]

UNITECH RELIABLE PROJECTS PRIVATE LIMITED

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

20. SEGMENT REPORTING: Segment wise revenue, results & other information

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.

21. As per information available with the company, the trade payables include an amount of ₹ 11,69,452/- (₹ 11,69,452/-) due to Micro, Small and Medium Enterprises registered under "The Micro, Small and Medium Enterprises Development Act, 2006" as at 31st March 2015.

22. CONTINGENT LIABILITY

As per (AS) 29, "Provision, Contingent Liabilities and Contingent Assets", issued by the Institute of Chartered Accountant of India, is given below a brief description of the nature of the Contingent Liabilities recognised by the company

Fixed Deposit amounting to Rs. 50,000/- (50,000/-) is under lien with U.P. Sales Tax Authorities for registration under U.P. TRADE TAX.

Sales Tax disputed demand under UP Vat Department is of Rs. ₹ 14,462,216 (₹ 16,366,204).

UP Labour Cess demand under dispute ₹ 67,70,231/- (₹ NIL).

Income tax matters in dispute (financial year 2009-10, 2010-11 & 2011-12) pending in appeal: ₹ 315590/- (previous year ₹ 225,310/-)

23. 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 Limited

(B) Disclosure of transactions of the subsidiaries with related parties:

(Amount in ₹)

| S.No. | Description | Holding | Total |
|-------|--------------------------------|-----------------|----------------------------|
| 1 | Other Current Liabilities | Unitech Limited | 50,59,218 (-) |
| 2 | Short term borrowings received | Unitech Limited | 37,734,765 (34,669,179) |
| 3 | Short term borrowings paid | Unitech Limited | 51,605,210 (35,189,333) |

*Previous year figures have been given in parentheses ()



UNITECH RELIABLE PROJECTS PRIVATE LIMITED

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

(C) Related Party Transactions:

(Amount in ₹)

| S.No | Name of the Company | Description | Maximum amount due | Amount Outstanding as on 31.03.2015 | Dr/Cr |
|------|---------------------|-----------------------------------|----------------------------|-------------------------------------|--------------|
| 1. | Unitech Limited | Short term borrowings - Unsecured | 39,303,197 (38,237,908) | 16,220,197 (30,090,642) | Cr. (Cr.) |
| 2. | Unitech Limited | Other current Liabilities | 5,059,218 (-) | 5,059,218 (-) | Cr. (Cr.) |

*Previous year figures have been given in parentheses ()

24. EARNING PER SHARE

(Amount in ₹)

| | Particulars | As at 31.03.2015 | As at 31.03.2014 |
|----|---|------------------|------------------|
| a) | Weighted average number of Equity shares at the beginning and end of the year | 200,000 | 200,000 |
| b) | Net Profit/(Loss) after tax (₹) | (61,133,414) | (35,779,642) |
| c) | Basic Earning per Share (₹) | (305.67) | (178.90) |
| d) | Nominal Value of a Equity Share (₹) | 100 | 100 |

(Amount in ₹)

| | Particulars | As at 31.03.2014 | As at 31.03.2014 |
|----|---|------------------|------------------|
| a) | Weighted average number of Equity shares at the beginning and end of the year | 200,000 | 200,000 |
| b) | Net Profit/(Loss) after tax (₹) | (61,133,414) | (35,779,642) |
| c) | Diluted Earning per Share (₹) | (305.67) | (178.90) |
| d) | Nominal Value of a Equity Share (₹) | 100 | 100 |

25. 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 - 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 |



[Handwritten Signature]

[Handwritten Signature]

UNITECH RELIABLE PROJECTS PRIVATE LIMITED

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

27. Real estate project expenditure amount of ₹ 42,513,393/- (₹ 38,277,542/-) includes Interest paid to Greater noida authorities of ₹ 39,986,666/- (₹ 33,820,897/-).
28. The Company has incurred losses in the current year as well as in the previous year and as on date its liabilities have been exceeded to its assets. The company is dependent upon the continuing financial support of its 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 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.
29. 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.

30. PREVIOUS YEAR FIGURES

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

As per our report of even date attached

For **K M G S & ASSOCIATES**
Chartered Accountants
FRN : 004730N




Partner LALIT GOEL
Membership No.: 91100
Place : Gurgaon
Date : May 15, 2015



For and on behalf of the Board of Directors



MUNISH KUMAR BALDEV
Director
DIN: 01101221



RANA RAJESH KUMAR GANGAHAR
Director
DIN: 01458118