

G S A & Associates LLP

Chartered Accountants

Independent Auditor's Report on the Quarterly and Year to Date for the year ended 31st March, 2021 Audited Consolidated Financial Results of the Unitech Limited Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Unitech Limited

Report on the Audit of Consolidated Financial Results

Disclaimer of Opinion

We have audited the accompanying Statement of Consolidated Financial Results of Unitech Limited ("the Holding Company") and its Subsidiaries (collectively referred to as "the Group"), and its share of profit/loss after tax and total comprehensive income/loss of its associates and joint ventures, for the quarter ended 31st March, 2021 and Year to date audited results for the period from 1st April, 2020 to 31st March, 2021 ("the statement") attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended ("the Listing Regulations").

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

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

Basis for Disclaimer of Opinion

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

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

We draw attention to the followings matters:

The Hon'ble Supreme Court vide its order dated 20th January 2020 has, inter alia, given directions that the Board of Directors of Unitech Limited, as existing on that date, be superseded with immediate effect in order to facilitate the taking over of management by the new Board of Directors constituted in terms of the proposal submitted by the Union Government of India "UOI". In Compliance of the Direction, new Board of Directors, as appointed by Union Government of India, took charge of office on 21st January, 2020.

Board members appointed by UOI has since then been trying to get hold of numerous transactions entered by erstwhile management and trying to compile records and other information related to the same. Since the quantum of such transactions and amounts involved is very high, process related to compiling / identification of previous year records including agreements, detailed breakup of transactions etc. is still in process.

Considering the above-mentioned facts and based on our Audit of the books, we draw attention to the following matters:

- (i) We did not audit the financial results of 213 subsidiaries (including foreign subsidiaries) included in the Consolidated Financial Results, whose unaudited financial results reflects total assets of Rs. 8206,37.43 Lakhs, total revenue of Rs. 51,69.74 Lakhs, net loss after tax of Rs. 7,727.09 Lakhs and total comprehensive loss of Rs. 7,763.31 Lakhs for the quarter ended 31st March, 2021 and year to date from 1st April, 2020 to 31st March, 2021. The management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 81 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are in the process of conducting their audit exercise. For remaining subsidiaries, management is in the process of appointing auditors. Also to mention here that 8 subsidiaries have less than the minimum number of directors as required under the provisions of the Companies Act, 2013. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. Also included in details of subsidiaries companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Consolidated Financial Results, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31st March, 2017 (for 26 companies), 31st March, 2016 (for 1 company) and 31st March, 2010 (for 1 company). In case of 4 companies, last available unaudited details are used for preparation of these Consolidated Financial Results.



The consolidated financial results of holding company include audited financial statements in respect of 5 subsidiaries whose financial statements reflects total assets of Rs. 86,863.54 Lakhs, total revenue of Rs. 41,774.85 Lakhs, net loss after tax of Rs. 1,143.43 Lakhs and total comprehensive loss of Rs. 1,099.01 Lakhs for the year ended 31st March, 2021. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements and on our report in terms of sub-section (3) and (11) of section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, is based solely on the reports of the other auditors.

The consolidated financial results also include the Group's share of net loss of Rs. 46,00.38 Lakhs for the year ended 31st March, 2021 in respect of 2 joint ventures, as considered in the consolidated financial statements and the same is based on audited financial statements of those 2 joint ventures. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements and on our report in terms of sub-section (3) and (11) of section 143 of the Act, in so far as it relates to the aforesaid joint ventures, is based solely on the reports of the other auditors.

Further, no details are available with the Holding Company for 4 associates and 17 joint ventures for quarter ending 31st March, 2021 and year to date from 1st April, 2020 to 31st March, 2021.

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

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

- (ii) We draw attention to Para no. 8 of the Consolidated Financial Results, Contractual Obligation ("the Holding Company") failed to hold its Annual General Meeting (AGM) due on or before 30th September 2021 (extended till 30th November, 2021 vide notification number ROC-CHN/96-AGM/2021 dated 23rd September, 2021), as required under section 96 of the Companies Act, 2013, to transact the agenda including the approval of Accounts for the year ended 31st March 2021. The Holding Company has not applied for any extension for the same to the Registrar of Companies, NCT of Delhi & Haryana. The Holding Company is in process of estimation of penalty and other implications due to non-holding of annual general meeting.

Further, the Holding Company has not made any request letter to Security and Exchange Board of India "SEBI" for extension of time for submission of quarterly reviewed results for the quarter ended 30th June, 2020, 30th September, 2020 and 31st December, 2020 and year to date reviewed results for period ended 30th September, 2020 and 31st December, 2020 and year to date audited results for year ended 31st March, 2021. The Holding Company is getting emails from National Stock Exchange "NSE" and Bombay Stock



Exchange "BSE" for imposing penalties due to non-filing of the results to the tune of Rs. 5,000 per day during the period of default. The Holding Company has not taken any provision of such penalty in the books of accounts and Holding Company is planning to seek relief against such penalty from SEBI.

- (iii) We draw attention to Note no. 9 of the Consolidated Financial Results, we have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020, and which has been filed with the Hon'ble Supreme Court. Subsequent corrections/ modifications have been done in the RF and approved by the Holding Company's Board in their meeting held on September 10, 2020. The RF contains various proposals like determining admitted liabilities & claims, proposing non-payment of penalty, interest, default interest or damages to creditors, stakeholders, homebuyers, landowners, leaseholders or any Authority, detailing the resolution framework for Holding Company's projects, detailing the resolution framework for non-project assets etc. The RF seeks various reliefs and concessions like (a) Homebuyers' Credit Lines, (b) Immunity for the Board, their appointed key management personnel, employees, advisors and consultants for any action taken by them in good faith, (c) Grant of benefits to the Holding Company, its subsidiaries and joint ventures and Project Entities of protections similar to section 32A of the Insolvency and Bankruptcy Code, 2016, (d) Priority Finance and other borrowings for implementation of the Framework, and (e) Tax related reliefs and concessions. Besides the RF also seeks some specific directions like imposition of moratorium, consolidation of Unitech Group, temporary exemption from compliances under RERA, amongst others. As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts.

- (iv) Material uncertainty related to going concern

We draw attention to Note no. 10 of the Consolidated Financial Results wherein the management has represented that the Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that the Holding Company has incurred losses and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Holding Company also has various litigation matters which are pending before different forums, and various projects of the Holding Company have stalled/ slowed down.

As mentioned earlier, subsequent to the new Board of Directors taking over the management, a Resolution Framework (RF) has been submitted to the Hon'ble Supreme Court by the Holding Company, as mentioned in the opening paragraphs of this report, wherein the Holding Company has requested the Hon'ble Supreme Court to grant numerous reliefs so that the Holding Company is able to meet its operational obligations and settle its liabilities. The Board has also submitted in the RF that on the basis of review of records and finances of Unitech group as currently available, it appears that Unitech Group has significant negative net worth but also considering the fact that there are more



than 15,000 homebuyers who have invested in various projects of the Holding Company, the resolution/ settlement provisions under the Insolvency and Bankruptcy Code (IBC) should not be applied on the Holding Company. At present the resolution framework is under the consideration of the Hon'ble Supreme Court.

These conditions indicate the existence of material uncertainty that may cast significant doubt about Holding Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Holding Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution Framework.

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

Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.

- (v) We draw attention to Note no. 11 of the Consolidated Financial Results. The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/ Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 lakhs. As per the notice, and as per the relevant clause of the bye-laws/ contractual arrangement with the Holding Company, 25% of the total dues amounting to Rs. 13,893.42 lakhs were to be forfeited out of the total amount paid till date. The Holding Company has incurred (a) the amounts paid for land dues and stamp duty Rs. 34,221.90 lakhs, (b) the balance portions of the total amounts payable, including contractual interest accrued till 31st March 2016, of Rs. 99,091.90 lakhs; and (c) other construction costs amounting to Rs. 80,575.05 lakhs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The Holding Company had contractually entered into agreements to sell with 352 buyers and has also received advances from such buyers amounting to Rs. 6,682.10 lakhs (net of repayment). No contract revenue has been recognized on this project. The erstwhile management had written a letter to GNIDA dated 1st December 2015, wherein it had stated that the cancellation of the lease deed was wrong, unjust and arbitrary. Further, the said erstwhile management had also described steps taken for implementation of the project and valid business reasons due to delays till date. Further, the said erstwhile management had also proposed that in view of the fact that third party interests have been created by the Holding Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA should allow the Holding Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Holding Company till date be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Holding Company under GNIDA.



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

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

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

The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the Holding Company has, subsequently, shown the amount of Rs. 18,339.80 lakhs as recoverable from GNIDA in its books of accounts including stamp duty of Rs. 4,934.95 lakhs and lease rent paid of Rs. 61,13.11 lakhs. Further, the Holding Company is also carrying other construction costs amounting to Rs. 80,650.70 lakhs in respect of the projects to come upon the said land which also includes interest capitalised of Rs. 696,84.68 lakhs.

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

The Holding company has deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31st March, 2021 amounting to Rs. 2,75,193.97 Lakhs (including Rs. 39,409.55 Lakhs booked on account of interest during the year ended 31st March, 2021).

Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.

- (vi) We draw attention to Note no. 12 of the Consolidated Financial Results, Confirmations/reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of account an amount of Rs. 480,66.95 lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 31st March, 2021. Management has received certain details of payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. The management has also requested the learned amicus curiae to provide the other relevant details like bank statement and balance confirmations. In view of the reconciliation exercise still in process and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Consolidated Financial Results of the Holding Company, and hence we are unable to express an opinion on this matter.



Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.

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

Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 31st March, 2021 are as follows: -

Particulars	Amounts in Lakhs of Rs.		
	Amount invested	Impairment accounted for till 31.3.2021	Carrying amount
Equity investment - joint ventures	540,39.07	-	540,39.07
Equity investment – associates	2,99.25	-	2,99.25
Equity investment – others	310,40.70	-	310,40.70
Debenture investment	15,12.18	-	15,12.18
Investment – CIG	254,53.18	-	254,53.18
Corporate guarantees	8.70	-	8.70
Loans to Joint Ventures and Associates	83,81.00	-	83,81.00
Share Application Money	46.50	-	46.50

We draw attention to Note no. 13 of the Consolidated Financial Results, considering the fact that the accounts of these above mentioned foreign entities are not available with the management and for Indian entities, they are not since last 3-4 years plus also taking into accounts the factors such as accumulated losses in above said entities, substantial/ full erosion of net worth, significant uncertainty on the future of these entities and significant uncertainty on recovery of investments and loans, there are strong indicators of conducting impairment/ expected credit loss assessment for above mentioned investments and loans in accordance with the principles of Indian Accounting Standards 36, “impairment of assets” and Indian Accounting Standards 109 “Financial instruments”.

Further: -

- Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnoustie) of Rs. 310,05.45 lakhs as on 31st March, 2021. Regarding this investment, the Holding Company has already filed an Intervention Application “IA” before Hon’ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in equity shares of Carnoustie @ Rs. 1,000 – Rs. 1,500 per share including a premium of Rs. 990 – Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnoustie at a price lower than the market rate as on allotment date. Considering the nature of this investment, same is to be valued at fair value through other comprehensive income “FVTOCI” as required under Indian Accounting Standards 109 “financial instruments” but the Holding Company has decided to carry investment made in Carnoustie at cost as the matter is subjudice.



- Investment – CIG – The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by management, the Holding Company is planning to file a separate Intervention Application “IA” before Hon’ble Supreme Court of India requesting Hon’ble Court to take up this matter. Management also explained that CIG funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income “FVTOCI” as required under Indian Accounting Standards 109 “financial instruments” but the Holding Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities.

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

(viii) Impairment Assessment of Bank and Corporate Guarantees

We draw attention to Note no. 13 of the Consolidated Financial Results, wherein it is stated that the Holding Company is having outstanding bank and corporate guarantee of Rs. 2736,22.31 as per audited financials for year ending 31st March, 2020. The Holding Company has not conducted any impairment assessment on the same in accordance with the principles of Indian Accounting Standards 109 “financial instruments”. In view of the same, we are unable to comment on the same.

(ix) Trade receivables and other financial assets

The Holding Company has trade receivable and other financial assets as on 31st March, 2021 are as follows: -

Amounts in Lakhs of Rs.			
Particulars	Amount	Provision accounted for till 31.3.2021	Carrying amount
Trade Receivable	79,480.95	31,521.87	47,959.09
Security Deposits	52,328.64	934.04	51,394.60
Non-Current Loans and Advances	100.00	-	100.00
Current Loans and Advances	8151.62	520.00	7631.62
Advances for purchase of Shares	31,079.48	31,079.48	-
Staff Imprest & Advances	47.89	-	47.89
Advances to others	13.08	-	13.08

We draw attention to Note no. 14 of the Consolidated Financial Results, The Holding Company has not assessed loss allowance for expected credit losses on financial assets in accordance with the principles of Indian Accounting Standards AS 109 - “Financial Instruments”.



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

Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.

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

We draw attention to Note no. 15 of the Consolidated Financial Results, Holding Company, as on 31st March, 2021, has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs. 1,721,844.57 Lakhs. Holding Company is currently carrying these inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers". In view of the fact that in majority of the projects of the Holding Company, construction and other operational activities are on hold since last 18-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realised value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories".

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

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

In view of the absence of any NRV assessment by the management and absence of any physical verification report, we are unable to express an opinion upon the existence and adjustments, if any, that may be required to the carrying value of these inventories and PIP and its consequential impact on the Consolidated Financial Results.



(xi) **External Confirmation**

The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 31st March, 2021 are as follow:

Particulars	Amount	Amounts in Lakhs of Rs.	
		Provision accounted for till 31.3.2021	Carrying amount
Trade Receivable	79,480.95	31,521.87	47,959.09
Trade Payable	81,080.29	386.34	80,693.95
Advances received from Customers	11,22,884.38	-	11,22,884.38
Advances to Suppliers	7,008.08	-	7,008.08
Security Deposits	52,328.64	934.04	51,394.60
Loans to Joint Venture and Associates	8,381.00	-	8,381.00
Other Loans and advances	8251.62	520.00	7731.62
Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37
Loans from Joint Venture and Associates	154,55.39	-	154,55.39
Security and other deposits payable	42,418.97	-	42,418.97
Staff Imprest	47.89	-	47.89
Inter Corporate Deposits	13,853.66	-	13,853.66
Other Assets	5,743.70	-	5,743.70

We draw attention to Note no. 16 of the Consolidated Financial Results, the Holding Company has expressed its inability to send confirmation requests in respect of above mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to express an opinion upon completeness of the balances appearing in books of accounts of the Holding Company.

Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.



Bank confirmations

In respect to confirmation of bank balances, the Holding Company has sent confirmation requests to all the banks. Out of 551 bank accounts, we have received direct balance confirmation from banks for 21 bank accounts amounting to Rs. 453.64 Lakhs as on 31st March, 2021. We have been provided with bank statements, as provided by Holding Company, for 131 bank accounts amounting to Rs. 1022.91 Lakhs as on 31st March, 2021. For remaining 143 bank accounts amounting to Rs. 558.76 Lakhs as on 31st March, 2021, Holding Company is in the process to follow with the banks for providing statements / balance confirmations. In view of non-existence of supporting evidence related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Consolidated Financial Results.

With respect to the margin money with the banks and term deposits with the banks, no confirmations for the balance outstanding and interest certificates for the quarter ended 31st March, 2021 have been received. In view of non-existence of supporting evidence, we are unable to comment upon completeness of the balance appearing in the books of accounts of the Holding Company and adjustment, if any.

With respect to the loans and borrowings taken by the Holding Company amounting to Rs. 2755,38.27 Lakhs as on 31st March, 2021, no confirmation has been received till date of this report. Also, out of 35 borrowings, sanction letters/agreements is provided for only 9 cases and for the rest the relevant information is not available with the management. Interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks/ financial institutions and the same are 4-5 years old. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Consolidated Financial Results.

Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.

- (xii) We draw attention to Note no. 17 of the Consolidated Financial Results, Holding Company is in the process of estimating impact of its contingent liabilities which is subject to the decision of hon'ble Supreme Court of India on proposed resolution framework submitted by the Holding Company. In absence of the same, we are unable to express an opinion on the impact of such contingent liabilities on the Holding Company.



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

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

We draw attention to Note no. 18 of the Consolidated Financial Results, The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can recognise revenue over time if it satisfies any one of the following criteria: -

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

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

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

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

(xv) The Holding Company has long outstanding statutory liabilities as on 31st March, 2021, details of which are as follows: -

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



We draw attention to Note no. 19 of the Consolidated Financial Results, Also, with respect to goods and services tax, the Holding Company has revoked the cancellation of its GST Registration in the state of Haryana during the year. The Holding Company is in discussion with the authorities to release cancellation on its registration numbers in other states and is in process of filing returns with the authorities.

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

- (xvi) We draw attention to Note no. 20 of the Consolidated Financial Results, The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

Particulars	Unpaid matured deposits (Principal amount) as at 31 st March 2020	Principal paid during the Year (Rs. Lakhs)	Unpaid matured deposits (Principal amount) as at 31 st March 2021 (Rs. Lakhs)
Deposits that have matured on or before 31 st March, 2017	579,92.40	31.49	579,60.91

The total unpaid interest as on 31st March, 2021 (including interest not provided in the books) amount to Rs. 462,67.47 lakhs.

Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 70,76.53 lakhs for the year ended 31st March 2021 (Cumulative upto 31st March 2021 – Rs. 283,85.76 lakhs).

Besides, the impact of non-provision of interest payable on public deposits of Rs. 70,76.53 lakhs for the year ended 31st March, 2021 on the profit and loss, we are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Holding Company. Accordingly, impact, if any, of the indeterminate liabilities on these Consolidated Financial Results is currently not ascertainable, and hence we are unable to express an opinion on this matter.

Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.

- (xvii) We draw attention to Note no. 21 of the Consolidated Financial Results, there have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/ or other charges as the case may be) to the lenders of the Holding Company and the total of such outstanding amount to Rs. 5,30,423.63 Lakhs as on 31st March, 2021. The lenders have initiated the action against the Holding Company under various act(s). On account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express an opinion on this matter.



(xviii) We draw attention to Note no 22 of the Consolidated Financial Results of the Holding Company as on 31st March, 2021 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481,31.00 lakhs (out of which an amount of Rs. 6,00.00 lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Holding Company has also obtained bank loans to the tune of Rs. 335,00.00 lakhs against security of these lands, legal titles of which were never transferred in the name of the Holding Company. Now the new management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to express an opinion on this matter.

(xix) We draw attention to Note no 23 of the Consolidated Financial Results, the group has goodwill amounting to Rs. 38,380.79 Lakhs appearing in the financial results as on 31st March, 2021 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/ full erosion of net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 – "Impairment of Assets".

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

(xx) We draw attention to Note no. 24 of the Consolidated Financial Results, with respect to opening balances appearing in the books of accounts of the Holding Company as on 01st April, 2020, there is no information/ supporting documents available with the Holding Company related to following accounts: -

- Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs
- Provision for bad and doubtful debts/ trade receivables amounting Rs. 323,73.95 lakhs
- Other loans and advance amounting to Rs. 520.00 lakhs
- Trade receivables and advances received from customers amounting Rs. 11,930,75.62 Lakhs
- Loans/ advances given to joint ventures and associates amounting to Rs. 83,81.00 Lakhs
- Loans taken from joint ventures and associates amounting to Rs. 154,55.39 Lakhs



- Advance for purchase of shares amounting to Rs. 310,79.48 Lakhs
- Expenses payable amounting to Rs. 51,612.66 Lakhs
- Current Tax Assets amounting to Rs. 3004.64 Lakhs
- Deferred Liability amounting to Rs. 2,36,049.12 Lakhs
- Advance given for purchase of land amounting to Rs. 61,287.37 Lakhs and its Ind AS Adjustments amounting to Rs. 43,65.00 Lakhs.
- Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs
- Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.
- Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs
- Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs.
- Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.
- Security Deposit payable (Ind AS Adjustments) amounting to Rs. 13.87 Lakhs.
- Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs.
- Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs
- Advance from Customers (Ind AS Adjustments) amounting to Rs. 121,70.42 Lakhs

Considering the significance of amounts involved in above mentioned areas, we are not in a position to express an opinion on the Consolidated Financial Results as on 31st March, 2021.

Management's Responsibilities for the Consolidated Financial Results

This Statement, which includes the Consolidated Financial Results is the responsibility of the Holding Company's Board of Directors, and has been approved by them for the issuance. The Statement has been prepared on the basis of the Consolidated Financial Statements for the year ended 31st March, 2021. This responsibility includes the preparation and presentation of the Consolidated Financial Results for the Quarter and Year ended 31st March, 2021 that give a true and fair view of the net profit and other comprehensive income of the Holding Company and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Holding Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated Financial Results that give a true and fair view and are free from material misstatement, whether due to fraud or error.



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

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

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

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

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

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



- Evaluate the overall presentation, structure and content of the Consolidated Financial Results including the disclosures, and whether the Annual Consolidated Financial Results represents the underlying transactions and events in a manner that achieves fair presentation.

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

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

Other Matter

- (i) We draw your attention to Note no. 25 to the Consolidated financial result. The Holding Company had received an arbitral award dated 6th July 2012 passed by the London Court of International Arbitration (LCIA) wherein the arbitration tribunal has directed the Holding Company to purchase the investment of Cruz City 1 (a Holding Company owned by Lehman Bros.) in Kerrush Investment Ltd. (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31st March 2019 – USD 298,382,949.34) equivalent to Rs. 224,085.59 lakhs (Previous year ended 31st March 2019 – Rs. 206,839.06 lakhs). The High Court of Justice, Queen's Bench Division, Commercial Court London had confirmed the said award.

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

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

Previous auditor had mentioned this matter under "other matter" on the Consolidated financial statements for the year ended 31st March, 2020.

- (ii) We draw attention to Note no. 26 of the Consolidated Financial Results, A forensic audit of the Holding Company was conducted as per directions of the Hon'ble Supreme Court, and the report on the forensic audit was submitted in a sealed envelope to the Hon'ble Supreme Court. We have been informed that the report on the forensic audit is not available with the Holding Company or its Board of Directors; hence impact of observations in the forensic audit report can be ascertained only after the same is obtained.

Previous auditor had mentioned this matter under "other matter" on the Consolidated financial statements for the year ended 31st March, 2020.



- (iii) We draw attention to Note no. 27 of the Consolidated Financial Results, we did not audit the financial statements/ information of Libya branch office, included in the Consolidated financial statements of the Holding Company, whose financial statements/ information reflect total assets of Rs. 13,28.47 lakhs (Previous year Rs. 42,74.55 lakhs) as at 31st March, 2021 and total revenues of Rs. NIL (Previous year Rs. NIL) for the year ended on that date, as considered in the Consolidated financial statements and described above. The Holding Company has also made provision against all assets of Rs 13,28.47 Lakhs (Previous year 2019-20 Rs. 42,74.55 Lakhs). The financial statements/ information of this branch has not yet been by the branch auditor due to the adverse political situation prevailing in Libya.

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

Further, the Holding Company has restated all the assets and liabilities of Libya branch as on 31st March, 2021 based on exchange rate prevailing on that date. Since the said assets and liabilities are no longer monetary items in accordance with the principles of Indian Accounting Standards 21, “The Effects of Changes in Foreign Exchange Rates”. In view of the same, we are unable to express an opinion on the matter.

- (iv) The Consolidated Financial Results include comparative financial figures of the Holding Company for the quarter ended 31st March, 2020 which have been audited by the predecessor auditor vide its reports dated 9th November, 2020 in which the predecessor auditor has expressed a disclaimer of opinion.
- (v) The Consolidated Financial Results include figures of three months ended 31st March, 2020 as reported in these Consolidated Financial Results are the balancing figures between figures in respect of year ended 31st March, 2020 and published year to date figures upto 31st December, 2019. The figures upto 31st December, 2019 had only been reviewed by the predecessor auditor and not subject to audit.
- (vi) We draw attention to Note no. 28 of the Consolidated Financial Results, the Holding Company has accounted for following provisions / impairment in the Consolidated Financial Results for the quarter and year ended 31st March, 2021: -
- Provision created against advance given for purchase of shares of Rs. 31,079.48 lakhs. These advances were given in the years 2007 – 2013 and the Holding Company has no evidence regarding recoverability of these advances.
 - Reversal of deferred tax assets of Rs. 24,672.66 created earlier on account of carry forward business losses. Same was reversed as there was no reasonable certainty of having taxable profits in foreseeable future against which this tax asset can be adjusted as required under provisions of Indian Accounting Standard 12 “income taxes”.



- Writing off of prepaid expenses of Rs. 3,736.26 lakhs pertaining to brokerage paid in earlier years and interest receivable of Rs. 4,75.21 lakhs. The Holding Company has no evidence regarding recoverability of these advances.
- Impairment in Goodwill of Rs. 18,78.75 Lakhs.

All of the above-mentioned adjustments carried in quarter and Year ending 31st March, 2021 pertain to the earlier period presented by the management for which annual general meeting was already held and the accounts were already adopted therein. This gives an indication that there were errors in the financials of earlier period which requires restatement as required under provisions of Indian Accounting Standard 8 “accounting policies, changes in accounting estimates and errors”. The Holding Company is in the process of evaluating possibility of applicability of section 131 of the Companies Act, 2013 with respect to the earlier period financial statements and subsequent requirement of seeking approval from concerned authorities as required in the said section.

- (vii) The holding company has booked the sale of land amounting to Rs. 37,79.01 Lakhs and the corresponding cost of sale of land has been booked amounting to Rs. 67,44.79 Lakhs. The Holding Company has shown the land as project inventory in the books of accounts in previous years. As per the supporting document available regarding sale of land it seems the Holding Company does not have any legal title over the land at any point of time.

Based on the information and explanation provided by management we are unable to express an opinion on the matter.

- (viii) We draw attention to Note no. 29 of the Consolidated Financial Results, the holding company has shown income from maintenance charges amounting to Rs. 2,399.90 Lakhs for the period ended 31st March, 2021. We have not been provided with the relevant agreement/ supporting documents to verify completeness and accuracy of said income.

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

UDIN – 22529619AKOFJG6485

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

Tanuj Chugh
Partner
Membership No: 529619



Place: Gurgaon
Date: 8th June, 2022

Annexure A to the Independent Auditor's Report

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

Subsidiaries

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



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



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



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



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

Associates

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

Joint Ventures

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



UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

Statement of Audited Consolidated Results for the Quarter And Year Ended March 31, 2021

(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2021	31.12.2020	31.03.2020	31.03.2021	31.03.2020
		Audited	Unaudited	Audited	Audited	Audited
1.	Revenue from Operations	18,670.92	36,152.68	13,771.67	54,823.60	1,71,627.22
2.	Other Income	389.81	902.20	1,043.84	1,292.01	4,866.68
3.	Total Income (1+2)	19,060.73	37,054.88	14,815.51	56,115.60	1,76,493.90
4.	Expenses					
	Joint and construction expenses	2,742.61	4,010.60	3,401.27	7,653.20	10,204.44
	Real Estate, Construction and Other Expenses	14,828.25	20,827.26	29,434.54	35,455.51	1,40,945.53
	Changes in Inventories of finished properties, land, land development right and work in progress	1,634.14	(1,701.04)	2,104.12	(127.60)	(714.07)
	Employee Benefits Expense	1,707.83	4,172.58	1,997.35	5,880.41	8,535.06
	Finance Costs	23,236.82	65,351.94	37,259.69	88,588.76	75,916.44
	Depreciation and Amortisation Expense	179.85	520.93	175.61	700.79	688.48
	Other expenses	2,250.43	13,537.75	38,430.65	15,788.18	59,797.23
	Total Expenses	46,579.93	1,07,359.42	1,12,953.23	1,53,939.35	2,95,377.21
5.	Profit/(Loss) from Operations before Exceptional items and Prior Period Adjustments (3-4)	(27,519.20)	(70,304.54)	(98,137.72)	(97,823.74)	(1,18,878.31)
6.	Exceptional items / Provision for Impairment	-	32,958.22	34,260.09	32,958.22	34,260.09
7.	Profit/(Loss) from Ordinary Activities before tax (5+6)	(27,519.20)	(1,03,262.76)	(1,32,397.81)	(1,30,781.97)	(1,53,138.40)
8.	Tax Expense					
	(a) Current Tax					
	Current Year	622.32	79.38	360.44	701.70	1,196.81
	Less : MAT credit entitlement	-	-	-	-	-
	Earlier year Tax Reversal	(0.08)	(22.10)	822.29	(22.18)	823.72
	(b) Deferred Tax	116.74	24,664.78	373.51	24,781.51	3,027.44
9.	Net Profit/(Loss) from Ordinary Activities after tax (7+8)	(28,258.18)	(1,27,984.82)	(1,33,954.05)	(1,56,243.00)	(1,58,186.37)
10.	Extraordinary items (Net of Tax Expense)	-	-	-	-	-
11.	Net Profit/(Loss) for the period (9+10)	(28,258.18)	(1,27,984.82)	(1,33,954.05)	(1,56,243.00)	(1,58,186.37)
12.	Share of Profit/ (Loss) of associates	(4,600.38)	-	(22.06)	(4,600.38)	(131.71)
13.	Minority interest	279.89	1,146.88	2,310.57	1,426.77	2,101.52
14.	Net Profit/(Loss) after Taxes, Minority Interest and share of Profit/(Loss) of Associates (11+12+13)	(32,578.67)	(1,26,837.94)	(1,31,665.54)	(1,59,416.62)	(1,56,216.56)
15.	Profit/(Loss) from continuing operation (before tax)	(32,102.15)	(1,02,321.47)	(1,30,229.79)	(1,34,423.62)	(1,52,016.61)
16.	Tax Expenses of continuing operations	645.07	24,700.19	1,546.58	25,345.26	4,943.54
17.	Profit/(Loss) from continuing operations after tax (15+16)	(32,747.22)	(1,27,021.68)	(1,31,776.37)	(1,59,768.88)	(1,56,960.15)
18.	Profit/(Loss) from discontinued operation (before tax)	262.45	205.59	120.48	468.04	848.01
19.	Tax Expenses of discontinued operations	87.80	71.97	0.66	116.77	191.12
20.	Profit/(Loss) from discontinued operations after tax (18+19)	168.55	183.72	110.83	352.27	743.59
21.	Profit / (Loss) for the period (17+20)	(32,578.67)	(1,26,837.94)	(1,31,665.54)	(1,59,416.62)	(1,56,216.56)
22.	Other Comprehensive Income (net of tax)					
	A (i) Items that will be reclassified to Profit or Loss	-	-	-	-	-
	(ii) Income Tax relating to Item that will be reclassified to Profit and Loss	-	-	-	-	-
	B (i) Items that will not be reclassified to Profit or Loss	668.74	179.10	228.56	847.83	282.80
	(ii) Income Tax relating to Item that will not be reclassified to Profit and Loss	(234.30)	(21.13)	(99.53)	(255.44)	(112.17)
	Total Other Comprehensive Income (net of tax)	434.44	157.96	129.02	592.40	170.63
23.	Total Comprehensive Income (21+22)	(32,144.24)	(1,26,679.98)	(1,31,536.52)	(1,58,824.22)	(1,56,045.93)
24.	Paid-up equity share capital (Face Value - Rs. 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
25.	Other Equity excluding Revaluation Reserves	-	-	-	2,51,246.16	4,08,880.13
26.	Earnings per Equity Share for continuing operations (of Rs. 2/- each) *(Not Annualised)					
	Basic and Diluted (Rs.)	(1.25)	(4.86)*	(5.04)	(6.11)	(6.00)
	Earnings per Equity Share for discontinued operations (of Rs. 2/- each) *(Not Annualised)					
	Basic and Diluted (Rs.)	0.01	0.01*	0.01	0.01	0.03
	Earnings per Equity Share for continuing & discontinued operations (of Rs. 2/- each) *(Not Annualised)					
	Basic and Diluted (Rs.)	(1.24)	(4.85)*	(5.03)	(6.10)	(5.97)



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

Unitech Limited

CIN: L74899DL1971PLC009720

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

CONSOLIDATED SEGMENT-WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2021

(Rs. In Lakhs)

Sl No.	Particulars	CONSOLIDATED				
		Quarter Ended			Year Ended	
		31.03.2021 (Audited)	31.12.2020 (Unaudited)	31.03.2020 (Audited)	31.03.2021 (Audited)	31.03.2020 (Audited)
1	Segment Revenue					
	(a) Real Estate & Related Activities	1,642.47	3,084.75	(3,964.45)	13,146.55	1,18,646.85
	(b) Property Management	2,210.59	892.13	6,587.47	8,951.84	19,778.09
	(c) Hospitality	352.48	333.31	649.53	903.13	2,537.61
	(d) Transmission Tower	14,845.39	8,148.66	11,002.16	33,113.31	34,489.75
	(e) Investment & Other Activities	0.77	-	-	0.77	8.01
	Total	19,051.70	12,458.84	14,274.71	56,115.60	1,75,460.32
	Less: Inter Segment Revenue	-	-	-	-	-
	Net External Revenue	19,051.70	12,458.84	14,274.71	56,115.60	1,75,460.32
2.	Segment Result					
	(Profit/(Loss) Before tax & Finance Cost)					
	(a) Real Estate & Related Activities	(5,512.39)	(626.98)	(57,808.30)	(12,761.04)	(44,149.17)
	(b) Property Management	820.63	(301.04)	(3,862.88)	2,667.51	(1,316.32)
	(c) Hospitality	(24.61)	0.44	16.60	(277.93)	(9.94)
	(d) Transmission Tower	434.64	347.91	366.33	1,082.16	1,608.53
	(e) Investment Activities	(0.65)	(0.11)	(130.57)	(0.75)	(128.56)
	(f) Others	-	-	-	-	-
	(g) Unallocable Income / (Expense)	-	44.00	540.80	55.06	1,033.58
	Total	(4,282.39)	(535.78)	(60,878.03)	(9,234.99)	(42,961.87)
	Less:					
	(i) Finance Cost	23,236.83	22,666.19	37,259.69	88,588.76	75,916.44
	(ii) Prior Period Adjustment	-	-	-	-	-
	(iii) Extraordinary Loss / Provision for Impairment	-	-	34,260.09	32,958.22	34,260.09
	Profit/(Loss) before Tax	(27,519.21)	(23,201.97)	(1,32,397.81)	(1,30,781.97)	(1,53,138.40)
3.	Segment Assets					
	(a) Real Estate & Related Activities	24,70,037.69	24,45,096.81	24,71,612.81	24,70,037.69	24,71,612.81
	(b) Property Management	34,645.29	34,594.99	34,186.82	34,645.29	34,186.82
	(c) Hospitality	16,345.39	16,393.38	16,207.60	16,345.39	16,207.60
	(d) Transmission Tower	31,146.94	30,656.98	29,884.86	31,146.94	29,884.86
	(e) Investment Activities	35,794.16	35,794.16	35,794.16	35,794.16	35,794.16
	(f) Unallocable	-	-	-	-	-
	Total	25,87,969.47	25,62,536.33	25,87,686.25	25,87,969.47	25,87,686.25
4.	Segment Liabilities					
	(a) Real Estate & Related Activities	21,91,302.53	21,34,292.18	20,35,946.43	21,91,302.53	20,35,946.43
	(b) Property Management	36,488.17	36,034.68	34,239.26	36,488.17	34,239.26
	(c) Hospitality	28,232.92	28,228.58	27,405.19	28,232.92	27,405.19
	(d) Transmission Tower	20,348.48	20,020.14	19,446.88	20,348.48	19,446.88
	(e) Investment Activities	3,577.08	3,576.43	3,576.33	3,577.08	3,576.33
	(f) Unallocable	-	-	-	-	-
	Total	22,79,949.18	22,22,152.00	21,20,614.09	22,79,949.18	21,20,614.09




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

Unitech Limited
CIN: L74899DL1971PLC009720
Regd. Office: 6, Community Centre, Saket, New Delhi 110017
Consolidated Statement of Assets & Liabilities

(Rs. In Lakhs)

Sl.No.	Particulars	As At March 31, 2021	As At March 31, 2020
A	ASSETS		
1	Non Current assets		
	Property, Plant and Equipment	6,953.43	7,381.52
	Capital Work in Progress	18,041.40	19,342.97
	Investment Property	1,199.82	1,219.29
	Other Intangible Assets	14.84	12.67
	Intangible assets under development	8.62	-
	Goodwill	38,380.79	40,259.54
2	Financial Assets		
	(i) Investments	1,98,049.28	2,04,219.83
	(ii) Loans	2,496.21	2,805.45
	(iii) Other Financial Assets	2,109.25	2,109.25
	Deferred Tax Assets (Net)	8,573.39	33,996.01
	Other Non Current Assets	211.41	206.27
	Total Non Current Assets	2,76,038.43	3,11,552.79
3	Current Assets		
	Inventories	2,84,272.83	2,84,211.07
	Financial Assets		
	(i) Investments	107.08	104.71
	(ii) Trade Receivable	69,813.49	66,337.41
	(iii) Cash and Cash Equivalents	5,721.76	7,683.01
	(iv) Bank Balance other than (iii) above	11,132.81	1,364.62
	(v) Loans	17,387.35	8,524.25
	(vi) Others	48,542.14	79,178.50
	Current Tax Assets (Net)	-	3,004.64
	Other Current Assets	18,43,806.64	17,95,840.39
	Total Current Assets	22,80,784.10	22,46,248.60
	NON-CURRENT ASSETS CLASSIFIED AS HELD FOR SALE	31,146.94	29,884.86
	Total Assets	25,87,969.47	25,87,686.25
B	EQUITY AND LIABILITIES		
1	Equity		
	a) Equity Share Capital	52,326.02	52,326.02
	b) Other Equity	2,51,246.16	4,08,880.13
	c) Non Controlling Interest	4,448.11	5,866.01
	Total Equity	3,08,020.29	4,67,072.16
2	Liabilities		
	Non Current Liabilities		
	Financial Liabilities		
	(i) Borrowing	1,02,379.51	1,11,554.77
	(ii) Other Financial Liabilities	533.78	530.49
	Long Term Provisions	805.67	1,579.52
	Other Non Current Liabilities	8,167.94	7,535.79
	Total Non Current Liabilities	1,11,886.90	1,21,200.57
3	Current Liabilities		
	Financial Liabilities		
	(i) Borrowings	91,375.75	1,00,655.10
	(ii) Trade Payables	1,06,778.01	1,14,337.12
	(iii) Other Financial Liabilities	8,24,212.09	7,40,709.04
	Other Current Liabilities	11,20,723.88	10,14,483.76
	Current tax liabilities (Net)	4,433.94	9,543.69
	Short Term Provisions	190.14	237.93
	Total Current Liabilities	21,47,713.80	19,79,966.64
	LIABILITIES DIRECTLY ASSOCIATED WITH ASSETS IN DISPOSAL GROUP CLASSIFIED AS HELD FOR SALE	20,348.48	19,446.88
	Total Liabilities	25,87,969.47	25,87,686.25



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

UNITECH LIMITED
CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2021
(RS. IN LAKHS)

Particulars	As at 31 March 2021	As at 31 March 2020
Cash flow from operating activities		
Profit/(Loss) before tax	(130,781.97)	(153,138.41)
Adjustments for		
Interest income	(382.74)	(3,000.93)
Interest on income tax refund	0.00	(707.75)
Dividend income	(1.99)	(8.01)
Unrealised foreign exchange (gain)/loss	(75.46)	-
(Profit) / loss on disposal of tangible PPEs - net	(23.59)	(7.54)
Liabilities written back	(7.35)	(100.41)
Financial Costs	00,702.52	11,031.34
Depreciation and amortization expenses	700.79	688.48
Doubtful debts/advances written off	-	-
Provision against Doubtful Debts/Advances	-	15,000.00
Impairment of Intangible Assets	-	-
Impairment of Goodwill	32,958.22	34,260.09
Operating loss before working capital changes	(8,911.56)	(35,383.16)
Adjustments for:		
Trade Payables, Financial & Other Liabilities	47,152.91	(49,794.41)
Loans & Advances & Other Assets	(36,076.34)	53,744.76
Inventories	(61.77)	12,468.30
Trade and other receivables	(3,400.64)	41,293.92
Cash generated/(used) from/in operations	(697.41)	(24,169.59)
Income taxes (paid) / refund - (net)	(2,000.05)	11,299.83
Net cash flow from operating activities (A)	(3,366.26)	(12,909.76)
Cash flow from investing activities		
Purchase of PPEs including capital work in progress	(624.52)	877.43
Sale of PPEs	384.10	4.72
Purchase/Sale of investments (net)	6,168.17	4,265.07
Interest received	841.48	2,951.63
Dividend received	1.99	8.01
Net cash flow from investing activities (B)	6,771.21	(2,178.14)
Cash flow from financing activities		
Proceeds from long term borrowings	2.73	1,937.00
Repayment from long term borrowings	(1,041.83)	(1,882.80)
Proceeds from short term borrowings	-	-
Repayment from short term borrowings	(701.83)	(747.04)
Proceeds from reinstatement of borrowing	-	24,696.88
Repayment of Public deposits	(31.49)	(123.96)
Finance Costs paid	(3,593.79)	(6,163.40)
Net cash flow from financing activities (C)	(5,366.22)	16,713.58
Net change in cash and cash equivalents (A+B+C)	(1,961.26)	1,625.69
Cash and cash equivalent at the beginning of the year	7,683.02	6,057.33
Cash and cash equivalent at the end of the year	5,721.76	7,683.02
Components of cash and cash equivalents		
Cash on hand	20.62	34.73
Cheques, drafts on hand	-	-
Balances with banks		
- on current accounts	5,569.62	6,767.14
- In Current Account in Foreign Currency *	3.74	4.44
Term Deposits with Maturity for 3 months or less from the reporting date	127.78	876.71
Total cash and cash equivalents	5,721.76	7,683.02
* Including balance with Wahda Bank, Libya which is having repatriation restriction		
Notes:		
(i) The cash flow statement has been prepared under the Indirect Method as set out in IND AS-7 Cash Flow Statements.		
(ii) Amounts in brackets represent a cash outflow or a loss.		
(iii) Previous year figures have been re-grouped/re-arranged wherever considered necessary.		



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

**Notes to the Statement of Audited Consolidated Financial Results for the quarter
and the financial year ended 31st March, 2021**

1	The audited Consolidated Financial Results include audited Consolidated Financial Results of Unitech Limited (The Holding Company) and its Subidiarics (Collectively referred to as "The Group") and share of profit/ loss after tax and total comprehensive income/ loss of its Associates and Joint Ventures for the quarter and the financial year ended 31 st March, 2021.
2	The above Financial Results, prepared on consolidated basis, have been reviewed by the Audit Committee and approved by the Board of Directors of the Holding Company at their respective meetings held on 8 th June, 2022.
3	The figures for last quarter of current and previous years are the balancing figures between the audited figures in respect of full financial year and publishing figures for nine months ended for respective years.
4	The Group is primarily in the business of real estate development and related activities, including construction, consultancy and rentals etc. The Group also has an interest in the business of property management, hospitality, power transmission and investment activity. Accordingly, the business activities primarily represent a single business segment and the Group's operations in India represent a single geographical segment.
5	The above Financial Results have been prepared in accordance with Indian Accounting Standards ("Ind AS") as prescribed in section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules, 2016, subject to the matters mentioned in notes below.
6	The Group is in the process of considering the possible effects that may result from Covid-19 pandemic and other constraints on the carrying amount of Property, Plant & Equipment, Investments, Inventories, Receivables and other Current Assets.
7	<p>The audited Consolidated Financial Results include the Financial Results of 218 subsidiaries (including Foreign subsidiaries), whose unaudited Financial Results reflects total revenue of Rs. 47,791.36 Lakhs, net loss after tax of Rs. 5,696.97 Lakhs and total comprehensive loss of Rs. 8,862.37 lakh for the quarter and the financial year ended 31st March, 2021.</p> <p>Also included in details of Subsidiary companies above are 32 Foreign subsidiaries for which Holding Company is not having updated books of accounts available for these Foreign subsidiaries and for the purpose of preparation of the audited Consolidated Financial Results, last audited Balance Sheets, as available with the Holding Company, were used for the Foreign subsidiaries. These last available Audited Balance Sheets pertain to the financial</p>



	<p>year ending 31st March, 2017 (for 26 companies), 31st March, 2016 (for 01 Company) and 31st March, 2010 (for 01 Company). In case of 04 companies, last available unaudited details are used for preparation of these Consolidated Financial Results.</p> <p>Further, no details are available with the Holding Company for 04 associates and 17 Joint Ventures for quarter and the financial year ended 31st March, 2021.</p> <p>The Management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 81 Indian subsidiary companies, auditors have been appointed and the appointed auditors have started their audit/ review exercise. For remaining subsidiaries, Management is in the process of appointing auditors. Also to mention here that 08 subsidiaries have less than the minimum number of Directors as required under the provisions of the Companies Act, 2013.</p> <p>Further, at the MCA21 portal of Ministry of Corporate Affairs (MCA), the status of 08 subsidiaries is reflected as struck off. The Management has already initiated the revival process of these companies.</p>
8	<p>The Holding Company failed to hold its Annual General Meeting (AGM) due on or before 30th September 2021 (extended till 30th November, 2021, vide Notification No. ROC-CHN/96-AGM/2021 dated 23rd September, 2021), as required under section 96 of the Companies Act, 2013, to transact the agenda including the approval of Accounts for the year ended 31st March 2021.</p> <p>The AGM for the Financial Year ended 31st March, 2018 and 31st March, 2019 were not convened by the erstwhile management of the Holding Company. In the meantime, the Hon'ble Supreme Court directed the Union Government to propose appointment of an Independent Management for Unitech Limited. In compliance thereto, the Central Government (Ministry of Corporate Affairs) proposed constitution of a new Board of Directors, which was approved by the Apex Court vide its order dated 20.01.2020, also superseding the erstwhile management. The AGM for the year ended 31st March, 2020 was due to be held latest by 30th September, 2020. Due to onset of COVID 19 pandemic and consequent nationwide lockdown, offices remained closed during the lock-down period. Moreover, the new management did not have access to complete records of various transactions of the Holding Company. It caused delay in finalization of accounts for the financial year 2019-20 and convening of Annual General Meetings. The Holding Company held their AGM for the year ended 31st March, 2018, 31st March, 2019 and 31st March, 2020 on 24th May, 2021 and now the Holding Company is committed to hold AGM for the financial year ended 31st March, 2021 as early as possible.</p> <p>The Management had taken up the issue of seeking exemptions and waiver of penalties from MCA as well as SEBI vide its letters dated 11.06.2020, 29.07.2020 and 27.08.2020 and had also sought the intervention of Secretary MCA to take up the matter with SEBI. The Secretary MCA also took up the matter with Chairman SEBI vide his letter dated 05.08.2020. SEBI responded vide its letter dated 09.09.2020 informing that the BSE and NSE had examined the issue in view of moratorium granted by the Hon'ble Supreme Court and the notice for suspension of trading of securities was withdrawn. Finding that there was no positive response on waiver of penalties, the management filed an IA No. 81660 of 2021 and 81663 of 2021 on 16.07.2021 in the Supreme Court seeking requisite reliefs, which is still pending.</p>



	The above defaults were also brought to the notice of the Hon'ble Supreme Court in the Action Taken Report –III filed on 28.03.2022.
9	The Hon'ble Supreme Court, vide its order dated 20 th January 2020, has, <i>inter alia</i> , given directions that the Board of Directors of Unitech Limited, as existing on that date, be superseded with immediate effect in order to facilitate the taking over of management by the new Board of Directors constituted in terms of the proposal submitted by Government of India. In these Financial Results, references have been made hereunder to the Resolution Framework (RF) for Unitech Group, which has been prepared and approved by the Board of Directors in their meeting held on 17.06.2020, followed by updation of the Resolution Framework approved by the Board of Directors in their subsequent meetings held on 10.09.2020 and 28.10.2020. The updated Resolution Framework was placed before the Hon'ble Supreme Court on 05.02.2021. It is stated that the Board of Directors has approved to further update the Resolution Framework vide resolution adopted in their meeting held on 27.04.2022, a revised version whereof is being brought out and would be placed before the Supreme Court in due course of time.
10	The Holding Company has incurred losses in the current and previous years. The Company has huge challenges in meeting its operational obligations, current liabilities, including bank loans and Public Deposits. The Management of the Company, as appointed by Hon'ble Supreme Court, is in the process of estimating the contractual liabilities and the final outcome of contingent liabilities from the realizable value of the available assets at the contracted value in the current form. The Company, in compliance of the Hon'ble Supreme Court's order dated 20 th January 2020, has submitted the Resolution Framework and has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the Company is able to fulfill its obligations towards the construction of the projects and meet other liabilities. Pending the final decision of the Hon'ble Supreme Court, the Financial Statements have accordingly been drawn.
11	<p>The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 Lakhs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Company, 25% of the total dues amounting to Rs. 13,893.42 Lakhs were to be forfeited out of the total amount paid till date. The Company has incurred an expenditure of Rs. 213,962.69 Lakhs [comprising of (i) the amounts paid for land dues and stamp duty Rs. 34,221.90 Lakhs, (ii) the balance portions of the total amounts payable, including contractual interest accrued till 31st March 2016, of Rs. 99,091.90 Lakhs; and (iii) other construction costs amounting to Rs. 80,648.89 Lakhs.</p> <p>The Holding Company had contractually entered into agreements with 352 homebuyers and has also received advances from such buyers amounting to Rs. 6,682.10 Lakhs (net of repayment). No contract revenue has been recognized on this project. The erstwhile management had written a letter to GNIDA dated 1st December 2015, wherein it had stated that the cancellation of the lease deed was wrong, unjust and arbitrary. Further, the erstwhile management had also described steps taken for implementation of the project and valid</p>



	<p>business reasons due to delays till date. Further, the erstwhile management had also proposed that in view of the fact that third party interests had been created by the Company in the allotted land, by allotting plots to different allottees, GNIDA should allow the Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres in the interest of such allottees and that the amount paid by the Company till date be adjusted against the price of land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. The Company had paid a sum of Rs. 34,221.90 Lakhs, including Rs. 4,934.95 Lakhs of stamp duty on the land for the said land.</p> <p>GNIDA has, in the meanwhile, in terms of the Order of the Hon'ble Supreme Court dated 18.09.2018, deposited on behalf of the Company, an amount of Rs. 7,436.35 Lakhs (Rs. 6,682.10 Lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 Lakhs), out of the monies paid by the Company, with the registry of the Hon'ble Supreme Court.</p> <p>The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad for final disposal, the Company has, subsequently, shown the amount of Rs. 18,339.80 Lakhs as recoverable from GNIDA in its books of account. Further, the Company is also carrying other construction costs amounting to Rs. 80,650.70 Lakhs in respect of the projects to come up on the said land, which also includes interest capitalized of Rs. 69,684.68 Lakhs.</p> <p>Further, the Management is also in the process of filing a comprehensive IA before the Hon'ble Supreme Court qua GNIDA demands from Unitech, including seeking appropriate directions on the instant issue.</p>
12	The Holding Company is in the process of reconciling the balance appearing in its books of accounts with balance deposited with Registry of the Hon'ble Supreme Court.
13	The Group is in the process of conducting impairment assessment of its investment in equity instrument, debentures, bonds, various funds, financial guarantees and other commitments, loans given and advances given to associates and Joint Ventures.
14	The Group is in the process of preparation of expected credit loss policy in relation to trade receivable, securities deposits, loans and advances given to others.
15	The Group is in the process of conducting Net Realizable Value (NRV) assessment of its inventories and project in progress.
16	The Group has not floated confirmations related to trade receivables, trade payables, loans and advances, borrowings, securities deposit, etc. The Group is in the process of ascertaining the balances appearing in the books of accounts which are outstanding for a long period of time. Further, the Group is also in the process of compiling banks statement/ bank balance confirmations from all the concerned banks of the Company.



17	The Group is in the process of estimating the impact of contingent liabilities in line with Resolution Framework submitted to the Hon'ble Supreme Court.
18	The Group is currently re-evaluating the impact of Ind AS 115 and to conclude, regarding effectiveness off existing accounting policy in line with Ind AS 115.
19	The Group has various statutory liabilities outstanding since long and same are unpaid due to matters being pending, before various Adjudicating Authorities.
20	<p>Pursuant to section 74 (2) of the Companies Act, 2013, the Holding Company had filed an application before the Hon'ble CLB [Now National Company Law Tribunal (NCLT)] for seeking, inter-alia, re-scheduling of repayment of the outstanding Public Deposits, including interest thereon as is considered reasonable, in March 2015. The Hon'ble NCLT dismissed the said application. The appeal against the said order was also dismissed by the Hon'ble NCLAT vide its order dated 31st January, 2017.</p> <p>Subsequent to the new Board of Directors taking over the management, a Resolution Framework has been submitted to the Hon'ble Supreme Court by the Company for addressing the matters of home-buyers, fixed deposit holders and others. This issue has been duly recognized in Chapter 8 of the Resolution Framework and the Company shall take action as per the directions of the Hon'ble Court in this behalf.</p> <p>Some Depositors filed intervention applications (IAs) before the Hon'ble Supreme Court in the matter of homebuyers of the Company. Considering their applications, the Hon'ble Supreme Court directed the <i>Amicus Curiae</i> to create a web-portal where the Depositors could provide their requisite information. Accordingly, in compliance of the ibid direction, the <i>Ld. Amicus Curiae</i> created a web-portal for the purpose.</p> <p>Hon'ble Supreme Court vide its order dated 12th December, 2019, allowed refunds to FD holders who were senior citizens, aged 60 years and above. Ten per cent of the amount deposited with the Registry at that time i.e. Rs. 17.4 crore was allocated for the purpose. Having regard to the huge number of FD holders, who had registered themselves on the web-portal, the Hon'ble Court allocated a further sum of Rs. 30 crore for distribution amongst them. The additional amount of Rs. 30 crore was also to be disbursed to FD holders of the age group of 60 years and above, in terms of the earlier direction/s. Out of the allocated sum of Rs. 47.40 Crore allocated, an amount of Rs. 28.16 Crore has been disbursed till 30.06.2021 as per the report of the <i>Ld. Amicus Curiae</i>. The same is under reconciliation. The new Management neither processes any case nor is it authorized to do so till the Hon'ble Supreme Court takes a decision in this matter.</p> <p>The matter being <i>sub-judice</i> the Company has not provided for interest since April 1st, 2017 payable on Public Deposits, which works out to Rs. 7,076.53 Lakhs for the financial year ended 31st March, 2021.</p>



21	There have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/or other charges as the case may be) to the lenders of the Company and the total of such outstanding amount to Rs. 5,30,423.63 Lakhs as on 31 st March, 2021. The lenders have initiated action against the Company under various statutes. The Company has challenged the action of the lenders before the Debt Recovery Tribunals (DRT).
22	The Holding Company as on 31 st March, 2021 contains the details of Intervention Application (IA) before Hon'ble Supreme Court wherein, the Company has stated that erstwhile management had invested in Telengana State through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 48,131.00 Lakhs (out of which an amount of Rs. 600.00 Lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Company has also obtained bank loans to the tune of Rs. 33,500.00 Lakhs against security of these lands, legal titles of which were never transferred in the name of the Company. However, the Company had already settled the said loan account and nothing remains outstanding against the same. Now the new management is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% p.a. and has not created any provision against said deposit in the books of accounts on account of matter being <i>sub-judice</i> . The Company has already filed an IA before Hon'ble Supreme Court for recovery of the amount
23	The Holding Company is in the process of evaluating impairment assessment for Goodwill amounting to Rs. 38,380.79 Lakhs as on 31 st March, 2021.
24	<p>With respect to opening balances appearing in the books of accounts of the Holding Company as on 1st April, 2020, the Company is in the process of collecting the supporting documents justifying the balances related to following accounts:</p> <ul style="list-style-type: none"> ❖ Other comprehensive income/ (loss) amounting Rs. (52,331.93) Lakhs. ❖ Provision for bad and doubtful debts/ trade receivables amounting Rs. 32,373.95 Lakhs. ❖ Allowances for bad and doubtful loans and advances to related parties amounting Rs. 1,589.04 Lakhs. ❖ Other loans and advance amounting Rs. 520.00 Lakhs. ❖ Trade receivables and advance received from customers amounting Rs. 1193,075.62 Lakhs. ❖ Loans/ advance given to subsidiaries, joint ventures and associates amounting Rs. 4,68,932.90 Lakhs. ❖ Loans taken from subsidiaries, joint ventures and associates amounting Rs. 74,192.20 Lakhs. ❖ Advance for purchase of shares amounting Rs. 31,079.48 Lakhs. ❖ Expenses payable amounting Rs. 51,612.66 Lakhs. ❖ Current Tax Assets amounting to Rs. 3,004.64 Lakhs.



	<ul style="list-style-type: none"> ❖ Deferred Liability amounting Rs. 2,36,049.12 Lakhs. ❖ Advance given for purchase of land amounting Rs. 61,287.37 Lakhs. ❖ Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs. ❖ Investment in Subsidiary - Corporate Guarantee amounting to Rs. 8.70 Lakhs. ❖ Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 960.83 Lakhs. ❖ Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs. ❖ Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs. ❖ Loans to Subsidiaries (Ind AS Adjustments) amounting to Rs. 50,730.57 Lakhs. ❖ Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs. ❖ Security Deposit payable (Ind AS Adjustments) amounting to Rs. 13.87 Lakhs. ❖ Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs. ❖ Other Payables (Ind AS Adjustments) amounting to Rs. 12,185.67 Lakhs. ❖ Advance from Customers (Ind AS Adjustments) amounting to Rs. 12,170.42 Lakhs.
25	<p>The Holding Company received an arbitral award dated 6th July 2012 passed by the London Court of International Arbitration (LCIA) wherein the arbitration tribunal has directed the Company to purchase the investment of Cruz City 1 (a Company owned by Lehman Bros.) in Kerrush Investment Ltd. (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31st March 2019 – USD 298,382,949.34) equivalent to Rs. 224,085.59 Lakhs (Previous year ended 31st March 2019 – Rs. 206,839.06 Lakhs). The High Court of Justice, Queen's Bench Division, Commercial Court London had confirmed the said award.</p> <p>Further, consequent to the order passed by the Hon'ble High Court of Delhi in the case instant, the Company is required to make the aforesaid investment into Kerrush Investments Ltd. (Mauritius). The decree of the aforesaid amount against the Company is pending for execution. However, the management is exploring the possibilities of filing an IA in the Supreme Court on this subject.</p>
26	<p>A forensic audit of the Holding Company was conducted as per directions of the Hon'ble Supreme Court, and the report on the forensic audit was submitted in a sealed envelope to the Hon'ble Supreme Court. The report on the forensic audit is not available with the Company or its Board of Directors, hence, the impact of observations of the forensic audit report can only be ascertained only after the same is available.</p>
27	<p>The Holding Company has a branch office in Libya, whose financial statements/ information reflect total assets of Rs. 1,328.47 Lakhs (Previous year 2019-20 - Rs. 4,417.45 Lakhs) as on 31st March, 2021 and total revenues of Rs. NIL (Previous year 2019-20 - Rs. NIL) for the year ended on that date, as considered in the Consolidated Financial Statements as described above. The Company has also made provision against all assets of Rs. 1,328.47 Lakhs (Previous year 2019-20 Rs. 4,417.45 Lakhs). The financial statements/ information of this</p>



	branch have not been audited by the branch auditor due to the adverse political situation prevailing in Libya.
28	<p>The Holding Company has accounted for following provisions / impairment in the audited Consolidated Financial Results for the financial year ended 31st March, 2021:</p> <ul style="list-style-type: none"> ❖ Provision created against advance given for purchase of shares of Rs. 31,079.48 Lakhs. These advances were given in the years 2007 to 2013 and the Holding Company has no evidence regarding recoverability of these advances; ❖ Reversal of deferred tax assets of Rs. 24,672.66 Lakhs created earlier on account of carry forward business losses. Same was reversed as there was no reasonable certainty of having taxable profits in foreseeable future against which this tax asset can be adjusted as required under provisions of Indian Accounting Standard 12 “income taxes”; ❖ Writing off of prepaid expenses of Rs. 3,736.26 Lakhs pertaining to brokerage paid in earlier years and interest receivable of Rs. 475.21 Lakhs. The Company has no evidence regarding recoverability of these advances. ❖ An impairment loss of Rs. 1,878.75 Lakhs is booked, resultant to Goodwill impairment test conducted during the financial year. <p>All of the above-mentioned adjustments carried in the financial year ended 31st March, 2021 pertains to the earlier period presented by the Management for which AGM was already held and the accounts were already adopted therein. The Group is in the process of evaluating the possibility of applicability of section 131 of the Companies Act, 2013 with respect to voluntary revision of Financial Statements or Board’s Report.</p>
30	The Group is in the process of collecting the project-wise service maintenance agreements and also checking and evaluating the maintenance charges basis cost sheets.
31	The figures of previous year have been re-grouped/ re-arranged wherever considered necessary for the purpose of comparison.



Place: Gurugram

Dated: 08/06/2022

For Unitech Limited

Yudhvir Singh Malik, IAS (Retd.)
Chairman & Managing Director

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
1	<p>(i) We did not review the financial results of 218 subsidiaries (including foreign subsidiaries) included in the Consolidated Financial Results, whose unaudited financial results reflect total assets of Rs. 9,07,300.92 Lakhs, total revenue of Rs. 46,791.36 Lakhs, net loss after tax of Rs. (5,696.97) Lakhs and total comprehensive loss of Rs. 8,862.37 Lakhs for the quarter ended 31st March, 2021 and year to date from 1st April, 2020 to 31st March, 2021.</p> <p>(ii) Also included in details of subsidiaries companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Unaudited Consolidated Financial Results, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31st March, 2017 (for 26 companies), 31st March, 2016 (for 01 Company) and 31st March, 2010 (for 01 Company). In case of 04 companies, last available unaudited details are used for preparation of these Unaudited Consolidated Financial Results.</p> <p>(iii) Further, no details are available with the Holding Company for 4 associates and 17 joint ventures for quarter ending 31st March, 2021 and year to date from 1st April, 2020 to 31st March, 2021.</p> <p>(iv) The Management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 50 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are yet to start their audit/ review exercise. For remaining subsidiaries, Management is in the process of appointing auditors. Also</p>	<p>The Audit observations are a statement of facts and need no further comments.</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>to mention here that 8 subsidiaries have less than the minimum number of directors as required under the provisions of the Companies Act, 2013.</p> <p>(v) Further, at the MCA21 portal of Ministry of Corporate Affairs "MCA", the status of 8 subsidiaries is reflected as struck off. Based on the explanation provided by Management, they are in the process of initiating action to activate these companies.</p> <p>(vi) In view of the above, we have not applied any review procedures on any of the subsidiaries, associates or joint venture and hence cannot express an opinion on the same.</p>	
2	<p>(i) Unitech Limited ("the Holding Company") failed to hold its Annual General Meeting (AGM) due on or before 30th September 2021 (extended till 30th November, 2021 vide notification number ROC-CHN/96-AGM/2021 dated 23rd September, 2021), as required under section 96 of the Companies Act, 2013; to transact the agenda including the approval of Accounts for the year ended 31st March 2021. The Holding Company has not applied for any extension for the same to the Registrar of Companies, NCT of Delhi & Haryana. The Holding Company is in process of estimation of penalty and other implications due to non-holding of annual general meeting.</p> <p>(ii) Further, the Holding Company has not made any request letter to Security and Exchange Board of India "SEBI" for extension of time for submission of quarterly reviewed results for the quarter ended 30th June, 2020, 30th September, 2020 and 31st December, 2020 and year to date reviewed results for period ended 30th September, 2020 and 31st December, 2020 and year to date audited results for year ended 31st March, 2021. The Holding Company is getting emails from National Stock Exchange "NSE" and Bombay Stock Exchange "BSE" for imposing</p>	<p>(i) The Annual General Meeting for the Financial Year ended 31st March, 2018 and 31st March, 2019 were not convened by the erstwhile management of the Company. In the meantime, the Hon'ble Supreme Court directed the Union Government to propose appointment of an Independent Management for Unitech Limited. In compliance thereto, the Central Government (Ministry of Corporate Affairs) proposed constitution of a new Board of Directors, which was approved by the Apex Court vide its order dated 20.01.2020, also superseding the erstwhile management. The Annual General Meeting (AGM) for the year ended 31st March, 2020 was due to be held latest by 30th September, 2020. Due to onset of COVID-19 pandemic and consequent nationwide lockdown, offices remained closed during the lock-down period. Moreover, the new management did not have access to complete</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>penalties due to non-filling of the results to the tune of Rs. 5,000 per day during the period of default. The Holding Company has not taken any provision of such penalty in the books of accounts and Holding Company is planning to seek relief against such penalty from SEBI.</p>	<p>records of various transactions of the Company. It caused delay in finalization of accounts for the financial year 2019-20 and convening of Annual General Meetings. The Company held their Annual General Meeting for the year ended 31st March, 2018, 31st March, 2019 and 31st March, 2020 on 24th May, 2021 and now the Company is committed to hold Annual General Meeting for the financial year ended 31st March, 2021 as early as possible.</p> <p>(ii) The Management had taken up the issue of seeking exemptions and waiver of penalties from MCA as well as SEBI vide its letters dated 11.06.2020, 29.07.2020 and 27.08.2020 and had also sought the intervention of Secretary MCA to take up the matter with SEBI. The Secretary MCA also took up the matter with Chairman SEBI vide his letter dated 05.08.2020. SEBI responded vide its letter dated 09.09.2020 informing that the BSE and NSE had examined the issue in view of moratorium granted by the Hon'ble Supreme Court and the notice for suspension of trading of securities was withdrawn. Finding that there was no positive response on waiver of penalties, the management filed an IA No. 81660 of 2021 and 81663 of 2021 on 16.07.2021 in the Supreme Court seeking requisite reliefs, which is still pending. The above defaults were also brought to the notice of the Hon'ble Supreme Court in the Action Taken Report -III filed on</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
3	<p>We have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020, and which has been filed with the Hon'ble Supreme Court. Subsequent corrections/ modifications have been done in the RF and approved by the Holding Company's Board in their meeting held on September 10, 2020. The RF contains various proposals like determining admitted liabilities & claims, proposing non-payment of penalty, interest, default interest or damages to creditors, stakeholders, homebuyers, landowners, leaseholders or any Authority, detailing the Resolution Framework for Holding Company's projects, detailing the Resolution Framework for non-project assets etc. The RF seeks various reliefs and concessions like (a) Homebuyers' Credit Lines, (b) Immunity for the Board, their appointed key Management personnel, employees, advisors and consultants for any action taken by them in good faith, (c) Grant of benefits to the Holding Company, its subsidiaries and joint ventures and Project Entities of protections similar to section 32A of the Insolvency and Bankruptcy Code, 2016, (d) Priority Finance and other borrowings for implementation of the Framework, and (e) Tax related reliefs and concessions. Besides the RF also seeks some specific directions like imposition of moratorium, consolidation of Unitech Group, temporary exemption from compliances under RERA, amongst others. As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts.</p>	<p>28.03.2022.</p> <p>The points mentioned herein are informative in nature and the management has no further comments on the same.</p>
4	<p>Material uncertainty related to going concern</p>	<p>The newly appointed Board of Directors has already</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>(i) The Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that the Holding Company has incurred losses and has challenges in meeting its operational obligations servicing its current liabilities including bank loans and public deposits. The Holding Company also has various litigation matters, which are pending before different forums, and various projects of the Holding Company have stalled/ slowed down.</p> <p>(ii) As mentioned earlier, subsequent to the new Board of Directors taking over the Management, a Resolution Framework (RF) has been submitted to the Hon'ble Supreme Court by the Holding Company, as mentioned in the opening paragraphs of this report, wherein the Holding Company has requested the Hon'ble Supreme Court to grant numerous reliefs so that the Holding Company is able to meet its operational obligations and settle its liabilities. The Board has also submitted in the RF that on the basis of review of records and finances of Unitech group as currently available, it appears that Unitech Group has significant negative net worth but also considering the fact that there are more than 15,000 homebuyers who have invested in various projects of the Holding Company, the resolution/ settlement provisions under the Insolvency and Bankruptcy Code (IBC) should not be applied on the Holding Company. At present the Resolution Framework is under the consideration of the Hon'ble Supreme Court.</p> <p>(iii) These conditions indicate the existence of material uncertainty that may cast significant doubt about Holding Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Holding Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution</p>	<p>stated its position in the Resolution Framework submitted in the Hon'ble Supreme Court on 15.07.2020, followed by an updated version thereof submitted before the Hon'ble Supreme Court on 05.02.2021. The reasons for opting against the winding up of the Company or its reference under IBC were also explained in the application filed for submission of the Resolution Framework.</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>Framework.</p> <p>(iv) Considering the above, we are unable to express an opinion on this matter.</p> <p>(v) Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.</p>	
5	<p>(i) The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority (GNIDA) dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/ Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 lakhs. As per the notice, and as per the relevant clause of the bye-laws/ contractual arrangement with the Holding Company, 25% of the total dues amounting to Rs. 13,893.42 lakhs were to be forfeited out of the total amount paid till date. The Holding Company has incurred (a) the amounts paid for land dues and stamp duty Rs. 34,221.90 lakhs, (b) the balance portions of the total amounts payable, including contractual interest accrued till 31st March 2016, of Rs. 99,091.90 lakhs; and (c) other construction costs amounting to Rs. 80,575.05 lakhs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The Holding Company had contractually entered into agreements to sell with 352 buyers and has</p>	<p>(i) The matter is still pending in the Hon'ble High Court of Allahabad for final disposal.</p> <p>(ii) As regards the amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), out of the monies paid by the Company, with the registry of the Hon'ble Supreme Court, the said amount has already been paid to the 352 Homebuyers on the directions of the Hon'ble Supreme Court, which is a bit more than the principal amount deposited by the said homebuyers.</p> <p>(iii) Further, the Management is also in the process of filing a comprehensive IA before the Hon'ble Supreme Court qua GNIDA demands from Unitech, including seeking appropriate directions on the instant issue.</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>also received advances from such buyers amounting to Rs. 6,682.10 lakhs (net of repayment). No contract revenue has been recognized on this project. The erstwhile Management had written a letter to GNIDA dated 1st December 2015, wherein it had stated that the cancellation of the lease deed was wrong, unjust and arbitrary. Further, the said erstwhile Management had also described steps taken for implementation of the project and valid business reasons due to delays till date. Further, the said erstwhile Management had also proposed that in view of the fact that third party interests have been created by the Holding Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA should allow the Holding Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Holding Company till date be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Holding Company under GNIDA.</p> <p>(ii) GNIDA has, in the meanwhile, in terms of the Order of the Hon'ble Supreme Court dated 18.09.2018, deposited on behalf of the Holding Company, an amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), out of the monies paid by the Holding Company, with the registry of the Hon'ble Supreme Court.</p> <p>(iii) During the year, GNIDA has adjusted Rs. 9,200.00 lakhs of Unitech group's liabilities towards the Holding Company's other projects with GNIDA and forfeited Rs. 13,893.42 lakhs.</p> <p>(iv) The Holding Company had paid a sum of Rs. 34,221.90 lakhs, including Rs. 4,934.95 lakhs of stamp duty on the land for the said land.</p> <p>(v) The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the Holding</p>	



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>Company has, subsequently, shown the amount of Rs. 18,339.80 lakhs as recoverable from GNIDA in its books of accounts including stamp duty of Rs. 4,934.95 lakhs and lease rent paid of Rs. 61.13.11 lakhs. Further, the Holding Company is also carrying other construction costs amounting to Rs. 80,650.70 lakhs in respect of the projects to come upon the said land which also includes interest capitalized of Rs. 69,684.68 lakhs.</p> <p>(vi) The impact on the accounts viz. inventory, projects in progress, customer advances, amount payable to or receivable from GNIDA, cannot be ascertained, since the matter is still <i>sub-judice</i>, as mentioned hereinabove, vis-à-vis dues of the Holding Company, and hence we are unable to express an opinion on this matter.</p> <p>(vii) The Holding Company has deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31st March, 2021 amounting to Rs. 2,75,193.97 Lakhs (including Rs. 39,409.55 Lakhs booked on account of interest during the year ended 31st March, 2021).</p> <p>(viii) Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.</p>	
6	<p>Confirmations/ reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of account an amount of Rs. 480,66.95 lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 31st March, 2021. Management has received certain details of payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. The Management has also requested the learned amicus curiae to provide the other relevant details like</p>	<p>The observation is a statement of fact and needs no further comments, except that the Company is trying to obtain the updated requisite information from the Registry through the Ld. Amicus Curiae.</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response																				
	<p>bank statement and balance confirmations. In view of the reconciliation exercise still in process and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Consolidated Financial Results of the Holding Company, and hence we are unable to express an opinion on this matter.</p> <p>Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.</p>																					
7	<p><u>Non-current investment and loans</u></p> <p>Holding Company has made investments and given loans to its subsidiaries, joint ventures, associates and other. Details as on 31st March, 2021 are as follows: -</p> <table><tr><th>Particulars</th><th>Amount invested</th><th>Impairment accounted for till 31.3.2021</th><th>Carrying amount</th></tr><tr><td>Equity investment - joint ventures</td><td>540,39.07</td><td>-</td><td>540,39.07</td></tr><tr><td>Equity investment - associates</td><td>2,99.25</td><td>-</td><td>2,99.25</td></tr><tr><td>Equity investment - others</td><td>310,40.70</td><td>-</td><td>310,40.70</td></tr><tr><td>Debt investment</td><td>15,12.18</td><td>-</td><td>15,12.18</td></tr></table>	Particulars	Amount invested	Impairment accounted for till 31.3.2021	Carrying amount	Equity investment - joint ventures	540,39.07	-	540,39.07	Equity investment - associates	2,99.25	-	2,99.25	Equity investment - others	310,40.70	-	310,40.70	Debt investment	15,12.18	-	15,12.18	<p>(i) The books of accounts of Indian subsidiaries are maintained on tally accounting system and the data is available. The accounts of these Indian subsidiaries could not be audited because of non-availability of Directors and non-appointment of Auditors. Now, Directors and statutory auditors in respect of the Indian subsidiaries have been appointed.</p> <p>(ii) As regards 32 Foreign subsidiaries along with Libya Division and 03 foreign JVs, the Management has listed down their available details. The audited Balance Sheets of 04 foreign subsidiaries, 02 foreign JVs and that of Libya Division are not available. For rest of the companies, the last audited available Balance Sheets are till of 31.03.2017 except for two companies for which the available Balance</p>
Particulars	Amount invested	Impairment accounted for till 31.3.2021	Carrying amount																			
Equity investment - joint ventures	540,39.07	-	540,39.07																			
Equity investment - associates	2,99.25	-	2,99.25																			
Equity investment - others	310,40.70	-	310,40.70																			
Debt investment	15,12.18	-	15,12.18																			



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations				Management's Response
	Investment – CIG	254,53.19	-	254,53.19	<p>Sheets are that of 31.03.2010 and 31.03.2016. Moreover, it is pertinent to mention here that the Investigating Agencies are reportedly looking into the affairs of these foreign entities.</p> <p>(iii)The matter regarding investment in Carnoustie and CIG is already under scrutiny by the Investigating Agencies. The Management has already stated its position in the Resolution Framework of the Company. It is pertinent to mention here that Unitech Limited has also filed an IA in the Hon'ble Supreme Court for recovery of the amount invested. The matter has since been heard but the order is awaited.</p> <p>(iv) However, keeping in view the investigations carried out by the ED, and the ED having filed a charge-sheet before the Adjudicating Authority under FMLA, the Company seems to have no option but to await the final orders of the Adjudicating Authority in the Carnoustie matter.</p>
	Corporate guarantees	8.70	-	8.70	
	Loans to Joint Ventures and Associates	83,81.00	-	83,81.00	
	Share Application Money	46.50	-	46.50	
	<p>Consolidated Financial Results, considering the fact that the accounts of these above mentioned foreign entities are not available with the Management and for Indian entities, they are not since last 3-4 years plus also taking into accounts the factors such as accumulated losses in above said entities, substantial/ full erosion of net worth, significant uncertainty on the future of these entities and significant uncertainty on recovery of investments and loans, there are strong indicators of conducting impairment/ expected credit loss assessment for above mentioned investments and loans in accordance with the principles of Indian Accounting Standards 36, "impairment of assets" and Indian Accounting Standards 109 "financial instruments".</p> <p>Further: -</p> <p>❖ Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnoustie) of Rs. 31,005.45 lakhs as on 31st March, 2021. Regarding this investment, the Holding Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile Management has invested in equity shares of Carnoustie @ Rs. 1,000 – Rs. 1,500 per share including a premium of Rs. 990 – Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile Management for such share valuation. Also, there were certain plots allotted to Carnoustie at a price lower than the market rate as on allotment date. Considering the nature of this investment, same is to be valued at fair value through other</p>				



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Auditee Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in Carnoustie at cost as the matter is <i>sub-judice</i>.</p> <p>❖ Investment – CIG – The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by Management, the Holding Company is planning to file a separate Intervention Application "IA" before Hon'ble Supreme Court of India requesting Hon'ble Court to take up this matter. Management also explained that CIG funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities.</p> <p>In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Holding Company and accounting of investment at cost which were otherwise to be carried at FVTOCI, we are unable to express an opinion upon the adjustments, if any, that may be required to the carrying value of these non-current investments and non-current loan and its consequential impact on the Consolidated Financial Results.</p>	
8	<p><u>Trade receivables and other financial assets</u></p> <p>The Holding Company has trade receivable and other financial assets as on 31st March, 2021 are as follows: -</p>	<p>It is submitted that the new Management is in the process of developing expected credit loss policy for the Company. The Management is in the</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response																																				
	<table><thead><tr><th colspan="4">Amounts in Lakhs of Rs.</th></tr><tr><th>Particulars</th><th>Amount</th><th>Provision accounted for till 31.3.2021</th><th>Carrying amount</th></tr></thead><tbody><tr><td>Trade Receivable</td><td>79,480.95</td><td>31,521.87</td><td>47,959.09</td></tr><tr><td>Security Deposits</td><td>51,041.43</td><td>934.04</td><td>50,107.39</td></tr><tr><td>Non-Current Loans and Advances</td><td>100.00</td><td>-</td><td>100.00</td></tr><tr><td>Current Loans and Advances</td><td>576.24</td><td>520.00</td><td>56.24</td></tr><tr><td>Advances for purchase of Shares</td><td>31,079.48</td><td>31,079.48</td><td>-</td></tr><tr><td>Staff Imprest & Advances</td><td>47.89</td><td>-</td><td>47.89</td></tr><tr><td>Advances to others</td><td>13.08</td><td>-</td><td>13.08</td></tr></tbody></table> <p>Consolidated Financial Results, The Holding Company has not assessed loss allowance for expected credit losses on financial assets in accordance with the principles of Indian Accounting Standards AS 109 - "Financial Instruments".</p> <p>In view of non-existence of any expected credit loss policy in the Holding Company, we are unable to express an opinion upon the adjustments, if any, that may be required to the carrying value of these financial assets and its consequential impact on the Consolidated Financial Results.</p> <p>Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.</p>	Amounts in Lakhs of Rs.				Particulars	Amount	Provision accounted for till 31.3.2021	Carrying amount	Trade Receivable	79,480.95	31,521.87	47,959.09	Security Deposits	51,041.43	934.04	50,107.39	Non-Current Loans and Advances	100.00	-	100.00	Current Loans and Advances	576.24	520.00	56.24	Advances for purchase of Shares	31,079.48	31,079.48	-	Staff Imprest & Advances	47.89	-	47.89	Advances to others	13.08	-	13.08	remediation process, which is likely to take some time to finalize.
Amounts in Lakhs of Rs.																																						
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9	<p><u>Impairment Assessment of Bank Guarantees</u></p> <p>The Holding Company is having outstanding bank guarantee of Rs. 2,73,622.31 as per audited financials for year ending 31st March, 2020. The</p>	The Company is in the process of conducting impairment assessment of its investment in equity instrument, debentures, bonds, various funds,																																				



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	Holding Company has not conducted any impairment assessment on the same in accordance with the principles of Indian Accounting Standards 109 "financial instruments". In view of the same, we are unable to comment on the same.	financial guarantees and other commitments, loans given and advances given to subsidiaries, associates and Joint Ventures.
10	<p><u>Inventory and project in progress</u></p> <p>The Holding Company, as on 31st March, 2021, has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs. 1,721,844.57 Lakhs. Holding Company is currently carrying these inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers". In view of the fact that in majority of the projects of the Holding Company, construction and other operational activities are on hold since last 18-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realised value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories".</p> <p>Further, Management is in the process of verification of title documents for land and other immovable assets.</p> <p>As per the explanation provided by the Management, pursuant to the approval of Hon'ble Supreme Court of India, Project Management Consultants (PMCs) have been appointed for the projects for estimation of work done till date, cost to be incurred further to complete the projects and to provide applicable completion timelines. These PMCs have also conducted actual physical assessment of the projects and are now in process of submitting their reports. Management is of the view that NRV assessment of inventory and PIP can be made only after the appointed PMCs complete their</p>	<p>(i) The observations made by the Auditors are a statement of fact and legacy from the erstwhile management. It is for this reason that the Hon'ble Supreme Court deemed it appropriate to supersede the erstwhile management and constitute an independent Board of Directors;</p> <p>(ii) Pursuant to take over, the new management took stock of the sold residential and commercial units and the unsold inventories, which have been duly captured in Annexure "A" to the Resolution Framework. The balance receivables from the home-buyers have also been mentioned in the same annexure. The inventories captured in the Resolution Framework are being further reconciled as an ongoing exercise. This is a work-in-progress item and it is expected to be fully reconciled in due course of time.</p> <p>(iii) While the management has been able to locate the title documents in respect of a substantial number of land assets/ properties, there are still some cases where these are not readily available. Efforts are being made to do the needful as an ongoing</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response																																				
	<p>assessment of respective projects and submit their final reports.</p> <p>In view of the absence of any NRV assessment by the Management and absence of any physical verification report, we are unable to express an opinion upon the existence and adjustments, if any, that may be required to the carrying value of these inventories and PIP and its consequential impact on the Consolidated Financial Results.</p>	<p>exercise</p> <p>(iv) Five Project Management Consulting agencies (PMCs) have been appointed in November 2021 for various pan-India projects with the approval of the Hon'ble Supreme Court. They have been tasked to submit the BoQs and cost estimates for completion of respective projects.</p>																																				
11	<p><u>External Confirmation</u></p> <p>The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 31st March, 2021 are as follow:</p> <table><tr><th>Particulars</th><th>Amount</th><th>Provision accounted for till 31.3.2021</th><th>Carrying amount</th></tr><tr><td>Trade Receivable</td><td>79,480.95</td><td>31,521.87</td><td>47,959.09</td></tr><tr><td>Trade Payable</td><td>81,080.29</td><td>386.34</td><td>80,693.95</td></tr><tr><td>Advances received from Customers</td><td>1,120,413.15</td><td>-</td><td>1,120,413.15</td></tr><tr><td>Advances to Suppliers</td><td>7,008.08</td><td>-</td><td>7,008.08</td></tr><tr><td>Security Deposits</td><td>51,041.43</td><td>934.04</td><td>50,107.39</td></tr><tr><td>Loans to Joint Venture and Associates</td><td>8,381.00</td><td>-</td><td>8,381.00</td></tr><tr><td>Other Loans and advances</td><td>676.24</td><td>520.00</td><td>156.24</td></tr><tr><td>Advances for purchase of land and project pending</td><td>612,87.37</td><td>300,00.00</td><td>312,87.37</td></tr></table>	Particulars	Amount	Provision accounted for till 31.3.2021	Carrying amount	Trade Receivable	79,480.95	31,521.87	47,959.09	Trade Payable	81,080.29	386.34	80,693.95	Advances received from Customers	1,120,413.15	-	1,120,413.15	Advances to Suppliers	7,008.08	-	7,008.08	Security Deposits	51,041.43	934.04	50,107.39	Loans to Joint Venture and Associates	8,381.00	-	8,381.00	Other Loans and advances	676.24	520.00	156.24	Advances for purchase of land and project pending	612,87.37	300,00.00	312,87.37	<p>(i) The Company is expected to initiate the claim verification for all the monies extended to and by the Company. As provided in the Resolution Framework, the Company shall be inviting claims including that from the borrowers. All such claims shall be verified and a view taken on the same at that point of time</p> <p>(ii) The erstwhile Management was superseded and the employees who were authorized signatories in the banks left the Company due to which the Company was not able to get the bank statements in a large number of cases. Now, the Management has started a detailed exercise on bank accounts maintained under various Divisions of Unitech Limited, including those of JVs and Associates and also for various subsidiary companies.</p> <p>(iii) Simultaneous process for change of authorized signatories/ revalidation of accounts/ KYC updation and foreclosure of replica bank accounts is an ongoing effort as also noted by the Auditors.</p>
Particulars	Amount	Provision accounted for till 31.3.2021	Carrying amount																																			
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Sr. No.	Auditor's Observations				Management's Response
	commencement	Loans from Joint Venture and Associates	154,55.39	-	154,55.39
	Security and other deposits payable		22,015.71	-	22,015.71
	Staff Imprest		47.89	-	47.89
	Inter Corporate Deposits		13,853.66	-	13,853.66
	Other Assets		14,642.42	-	14,642.42
	<p>The Holding Company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to express an opinion upon completeness of the balances appearing in books of accounts of the Holding Company.</p>				
	<p>Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.</p>				
	<p><u>Bank confirmations</u></p>				
	<p>In respect to confirmation of bank balances, the Holding Company has sent confirmation requests to all the banks. Out of 551 bank accounts, we have received direct balance confirmation from banks for 21 bank accounts amounting to Rs. 453.64 Lakhs as on 31st March, 2021. We have been provided with bank statements, as provided by Holding Company, for 131 bank accounts amounting to Rs. 1022.91 Lakhs as on 31st March, 2021. For remaining 143 bank accounts amounting to Rs. 558.76 Lakhs as on 31st March, 2021, Holding Company is in the process to follow with the banks for</p>				



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>providing statements / balance confirmations. In view of non-existence of supporting evidence related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Consolidated Financial Results.</p> <p>With respect to the margin money with the banks and term deposits with the banks, no confirmations for the balance outstanding and interest certificates for the quarter ended 31st March, 2021 have been received. In view of non-existence of supporting evidence, we are unable to comment upon completeness of the balance appearing in the books of accounts of the Holding Company and adjustment, if any.</p> <p>With respect to the loans and borrowings taken by the Holding Company amounting to Rs. 2755,38.27 Lakhs as on 31st March, 2021, no confirmation has been received till date of this report. Also, out of 35 borrowings, sanction letters/agreements is provided for only 9 cases and for the rest the relevant information is not available with the Management. Interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks/ financial institutions and the same are 4-5 years old. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Consolidated Financial Results.</p> <p>Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.</p>	



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
12	Holding Company is in the process of estimating impact of its contingent liabilities which is subject to the decision of Hon'ble Supreme Court of India on proposed Resolution Framework submitted by the Holding Company. In absence of the same, we are unable to express an opinion on the impact of such contingent liabilities on the Holding Company.	<p>(i) The management has already submitted the Resolution Framework before the Hon'ble Supreme Court wherein the Company has sought various reliefs on account of penalties, interest liabilities etc. due to be paid to Statutory Authorities, banks, financial institutions etc.</p> <p>(ii) Since a view on various reliefs claimed in the Resolution Framework is yet to be taken by the Hon'ble Supreme Court, it is not feasible at this stage to assess the overall impact of its contingent liabilities.</p>
13	The Holding Company has made many adjustments in accordance with Indian Accounting Standards applicable to the Company as on 31 st March, 2020. The Holding Company is in the process of identifying the impact already incorporated in the books of accounts in previous years. In view of the same, we are unable to express an opinion on completeness of the impact of Indian Accounting Standard appearing in the books of account of the Holding Company.	The observations are a statement of fact and need no further comments.
14	<p><u>Revenue from real estate projects</u></p> <p>The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can recognise revenue over time if it satisfies any one of the following criteria: -</p>	The Audit observation is a statement of fact and a legacy from the erstwhile Management. It is because of the situation created that the Hon'ble Supreme Court directed appointment of an independent Management. There are about 15,000 home-buyers across about 80 residential and 12 Commercial projects where construction and completion of projects have been lying stalled and are at various stages of construction, which



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response						
	<ul style="list-style-type: none"> The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs The entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced The entity's performance does not create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date. <p>On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not satisfy any of the conditions specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers".</p> <p>Based on the explanation provided by the Management, they are in agreement with our understanding and are in the process of evaluation its impact on the present and earlier presented periods.</p> <p>In view of the same, we are unable to express an opinion on the matter.</p>	<p>have to be completed and handed over to the home-buyers. The entire exercise is being carried out under the overall guidance and supervision of the Hon'ble Supreme Court. As such, the Management will be in a position to assess the impact thereof in due course of time.</p>						
15	<p>The Holding Company has long outstanding statutory liabilities as on 31st March, 2021, details of which are as follows: -</p> <table border="1" data-bbox="1027 907 1276 1823"> <thead> <tr> <th data-bbox="1027 1444 1199 1823">Nature of dues</th><th data-bbox="1027 1243 1199 1444">Principal amount outstanding (Rs. in lakhs)</th><th data-bbox="1027 907 1199 1243">Outstanding since</th></tr> </thead> <tbody> <tr> <td data-bbox="1199 1444 1276 1823">Income tax deducted at source</td><td data-bbox="1199 1243 1276 1444">102,46.88</td><td data-bbox="1199 907 1276 1243">Financial Year 2014 - 2015</td></tr> </tbody> </table>	Nature of dues	Principal amount outstanding (Rs. in lakhs)	Outstanding since	Income tax deducted at source	102,46.88	Financial Year 2014 - 2015	<p>(i) This observation is informative in nature. The statutory liabilities mentioned herein pertain to the period of the erstwhile management against which various cases are pending before different Adjudicating Authorities. These liabilities have been duly recognized in the Resolution Framework.</p> <p>(ii) The new Management is committed to take requisite measures as it moves forward under the overall directions of the Hon'ble Supreme Court.</p>
Nature of dues	Principal amount outstanding (Rs. in lakhs)	Outstanding since						
Income tax deducted at source	102,46.88	Financial Year 2014 - 2015						



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations			Management's Response								
	Professional Tax	0.59	Financial Year 2018 - 2019									
	Provident Fund	24,42.87	Financial Year 2015 - 2016									
	With respect to goods and services tax, the Holding Company has revoked the cancellation of its GST Registration in the state of Haryana during the year. The Holding Company is in discussion with the authorities to release cancellation on its registration numbers in other states and is in process of filing returns with the authorities. In view of the same, we are unable to express an opinion on the matter.:											
16	The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits: <table><tr><th>Particulars</th><th>Unpaid matured deposits (Principal amount) as at 31st March 2020</th><th>Principal paid during the Year (Rs. Lakhs)</th><th>Unpaid matured deposits (Principal amount) as at 31st March 2021 (Rs. Lakhs)</th></tr><tr><td>Deposits that have matured on or before 31st March, 2017</td><td>579,92.40</td><td>31.49</td><td>579,60.91</td></tr></table> The total unpaid interest as on 31 st March, 2021 (including interest not provided in the books) amount to Rs. 462,67.47 lakhs. Further, the Holding Company has not provided for interest payable on public			Particulars	Unpaid matured deposits (Principal amount) as at 31 st March 2020	Principal paid during the Year (Rs. Lakhs)	Unpaid matured deposits (Principal amount) as at 31 st March 2021 (Rs. Lakhs)	Deposits that have matured on or before 31 st March, 2017	579,92.40	31.49	579,60.91	(i) This issue has been duly recognized in Chapter 8 of the Resolution Framework and the Company shall take action as per the directions of the Hon'ble Court in this behalf. (ii) It is, however, clarified that disbursement of some amount been done to the fixed deposit holders (Sr. Citizens on a pro-rata basis) and continues to be done by the Ld. Amicus Curiae on the directions of the Hon'ble Supreme Court. The details of amounts disbursed to the FD holders are being captured in the books of accounts (iii) The new Management neither processes any case nor is it authorized to do so till the Hon'ble Supreme Court takes a decision in this matter.
Particulars	Unpaid matured deposits (Principal amount) as at 31 st March 2020	Principal paid during the Year (Rs. Lakhs)	Unpaid matured deposits (Principal amount) as at 31 st March 2021 (Rs. Lakhs)									
Deposits that have matured on or before 31 st March, 2017	579,92.40	31.49	579,60.91									



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Sr. No.	Auditor's Observations	Management's Response
	<p>deposits which works out to Rs. 70,76.53 lakhs for the year ended 31st March 2021 (Cumulative upto 31st March 2021 - Rs. 283,85.76 lakhs).</p> <p>Besides, the impact of non-provision of interest payable on public deposits of Rs. 70,76.53 lakhs for the year ended 31st March, 2021 on the profit and loss, we are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Holding Company. Accordingly, impact, if any, of the indeterminate liabilities on these Consolidated Financial Results is currently not ascertainable, and hence we are unable to express an opinion on this matter.</p> <p>Previous auditor had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2020 in respect of this matter.</p>	
17	<p>There have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/ or other charges as the case may be) to the lenders of the Holding Company and the total of such outstanding amount to Rs. 530,423.63 Lakhs as on 31st March, 2021. The lenders have initiated the action against the Holding Company under various act(s). On account of the said proceedings and hence we are unable to express an opinion on this matter.</p>	<p>(i) The Company has challenged the action of the lenders before the Debt Recovery Tribunals (DRT).</p> <p>(ii) The matter has already been covered in the Resolution Framework and the final payment for principal and/ or interest thereon shall be made only in accordance with the decision of the Hon'ble Supreme Court in this behalf.</p>
18	<p>Holding Company as on 31st March, 2021 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile Management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kurrier and deposited an amount of Rs. 481.31.00 lakhs (out of which an amount of Rs. 6,00.00 lakhs got adjusted on</p>	<p>(i) As regards the Bank Loans amounting to Rs. 335,00.00 lakh raised against the said lands, the Company had already settled the said loan account and nothing remains outstanding against the same;</p> <p>(ii) The matter is sub-judice. The Company has</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>account of some dues of M/s Dandamundi Estate). Holding Company has also obtained bank loans to the tune of Rs. 335,00.00 lakhs against security of these lands, legal titles of which were never transferred in the name of the Holding Company. Now the new Management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being <i>sub-judice</i>. In view of the same, we are unable to express an opinion on this matter.</p>	<p>already filed an LA before Hon'ble Supreme Court for recovery of the amount.</p>
19	<p>(i) The group has goodwill amounting to Rs. 38,380.79 Lakhs appearing in the financial results as on 31st March, 2021 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/ full erosion of net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 – "Impairment of Assets".</p> <p>(ii) In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Unaudited Consolidated Financial Results.</p>	<p>(i) The Company is in the process of conducting impairment study of this "Goodwill" which emerged over the years on account of acquisition of companies or purchase of land. The management has initiated the impairment process and, accordingly, impaired "Goodwill" to the tune of Rs. 1878.75 lakhs during FY 2020-21.</p> <p>(ii) This impairment assessment for the balance investments will also be conducted in the coming years.</p>
20	<p>With respect to opening balances appearing in the books of accounts of the Holding Company as on 1st April, 2020, there is no information/ supporting documents available with the Holding Company related to following accounts:</p>	<p>The balances are outstanding for a long period of time. The Company is in the process of collecting the supporting documents to take an appropriate decision in the matter.</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
❖	❖ Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs	
❖	❖ Provision for bad and doubtful debts/ trade receivables amounting Rs. 323,73.95 lakhs	
❖	❖ Allowances for bad and doubtful loans and advances to related parties amounting to Rs. 15,89.04 lakhs	
❖	❖ Other loans and advance amounting to Rs. 520.00 lakhs	
❖	❖ Trade receivables and advances received from customers amounting Rs. 11930,75.62 Lakhs	
❖	❖ Loans/ advances given to subsidiaries, joint ventures and associates amounting to Rs. 4689,32.90 Lakhs	
❖	❖ Loans taken from subsidiaries, joint ventures and associates amounting to Rs. 74,192.20 Lakhs	
❖	❖ Advance for purchase of shares amounting to Rs. 310,79.48 Lakhs	
❖	❖ Expenses payable amounting to Rs. 51,612.66 Lakhs	
❖	❖ Current Tax Assets amounting to Rs. 3004.64 Lakhs	
❖	❖ Deferred Liability amounting to Rs. 2,36,049.12 Lakhs	
❖	❖ Advance given for purchase of land amounting to Rs. 61,287.37 Lakhs and its Ind AS Adjustments amounting to Rs. 43,65.00 Lakhs.	
❖	❖ Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs	
❖	❖ Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.	
❖	❖ Security Deposits receivables (Ind AS Adjustments) amounting to Rs.	



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>2,867.51 Lakhs</p> <ul style="list-style-type: none"> ❖ Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs. ❖ Loans to Subsidiaries (Ind AS Adjustments) amounting to Rs. 50,750.57 Lakhs. ❖ Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs. ❖ Security Deposit payable (Ind AS Adjustments) amounting to Rs. 13.87 Lakhs. ❖ Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs. ❖ Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs ❖ Advance from Customers (Ind AS Adjustments) amounting to Rs. 121,70.42 Lakhs <p>Considering the significance of amounts involved in above mentioned areas, we are not in a position to express an opinion on the Consolidated Financial Results as on 31st March, 2021.</p>	
21	<p>Holding Company has accounted for following provisions/ impairment in the Consolidated Financial Results for the quarter and year ended 31st March, 2021:</p> <ul style="list-style-type: none"> ❖ Provision created against advance given for purchase of shares of Rs. 31,079.48 lakhs. These advances were given in the years 2007 – 2013 and the Holding Company has no evidence regarding recoverability of these advances. ❖ Reversal of deferred tax assets of Rs. 24,672.66 created earlier on account of carry forward business losses. The same was reversed as there 	<p>(i) It is informed that it was at the instance of the Hon'ble Supreme Court that the Union of India proposed the appointment of a new Board of Directors, in supersession of the erstwhile Management, in view of the grievances of thousands of homebuyers and other stakeholders.</p> <p>(ii) The new Management has already submitted a holistic Resolution Framework in the Hon'ble Supreme Court on 15.07.2020, followed by an</p>



Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and Year-to-Date for the year ended 31st March, 2021

Sr. No.	Auditor's Observations	Management's Response
	<p>was no reasonable certainty of having taxable profits in foreseeable future against which this tax asset can be adjusted as required under provisions of Indian Accounting Standard 12 "income taxes".</p> <p>❖ Writing off of prepaid expenses of Rs. 3,736.26 lakhs pertaining to brokerage paid in earlier years and interest receivable of Rs. 4,75.21 lakhs. The Holding Company has no evidence regarding recoverability of these advances.</p> <p>❖ Impairment in Goodwill of Rs. 18,78.75 Lakhs.</p> <p>All of the above-mentioned adjustments carried in quarter and Year ending 31st March, 2021 pertain to the earlier period presented by the management for which annual general meeting was already held and the accounts were already adopted therein. This gives an indication that there were errors in the financials of earlier period, which need restatement as required under provisions of Indian Accounting Standard 8 "accounting policies, changes in accounting estimates and errors". The Holding Company is in the process of evaluating possibility of applicability of section 131 of the Companies Act, 2013 with respect to the earlier period financial statements and subsequent requirement of seeking approval from concerned authorities as required in the said section.</p>	<p>updated version dated 05.02.2021.</p> <p>(iii) Various investigating agencies are carrying out investigations into the alleged diversion of funds of the homebuyers, among others. These investigations are being monitored by the Hon'ble Supreme Court directly.</p> <p>(iv) In addition to the above, there are thousands of Court cases pending pan-India, though at the moment they are lying dormant because of the moratorium granted by the Hon'ble Supreme Court vide its order dated 20.01.2020.</p> <p>(v) In view of the above, it would neither be possible nor would it be desirable to re-open the balance-sheets of the previous years for the present till the investigations are completed and court cases are settled in accordance with law.</p>



For Unitech Limited

Yudhvir Singh Malik, IAS (Retd.)
Chairman & Managing Director

Place: Gurugram

Dated: 08/06/2022

Statement on Impact of Audit Qualifications (for audit report with modified opinion)
Submitted along-with Annual Audited Consolidated Financial Results
Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2021
[See Regulation 33 of the SEBI (LODR) Regulations, 2015]

In view to the inherent complexities and peculiar circumstances, as explained in detail in the Management's response to audit qualifications, it is neither possible nor is it plausible, for the present, to estimate and quantify the financial impact of the qualifications as contained in the Audit Report for the FY 2020-21.

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


CA Tanuj Chugh
Partner
Membership No. 529619



For and on behalf of the **Board of Directors**


Dr. Girish Kumar Ahuja
Chairman, Audit Committee
DIN: 00446339


A.K. Yadav
Chief Executive Officer


Amit Gaur
General Manager (F&A)

Place : Gurugram

Date : 08/06/2022