UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

Statement of Consolidated Results

for the Quarter & Half Year Ended September 30, 2016

(₹ in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Half Year Ended	
		30.09.2016 (Reviewed)	30.06.2016 (Reviewed)	30.09.2015 (Unaudited) (refer note no.8)	30.09.2016 (Reviewed)	30.09.2015 (Unaudited) (refer note no.8)
1.	**Income from Operations**					
	(a) Net sales / Income from Operations (Net of Excise Duty)	37,300.30	48,787.70	63,960.83	86,088.00	102,103.86
	Total Income from Operations (Net)	37,300.30	48,787.70	63,960.83	86,088.00	102,103.86
2.	**Expenses**					
	(a) Cost of Material Consumed	3,787.91	6,750.60	5,106.01	10,538.51	10,032.71
	(b) Real estate, Construction and Other Expenses	24,732.94	33,547.40	65,287.32	58,280.34	120,020.44
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	1,754.50	2,131.00	(14,963.88)	3,885.50	(14,289.83)
	(d) Employee Benefits Expense	3,189.01	3,164.84	3,488.13	6,353.85	7,279.87
	(e) Depreciation and Amortisation Expense	393.17	376.62	410.10	769.79	823.71
	(f) Other expenses	4,162.01	1,949.39	4,196.24	6,111.40	6,842.93
	Total Expenses	38,019.54	47,919.85	63,523.92	85,939.39	130,709.83
3.	**Profit/(Loss) from Operations before Other income, Finance costs, Exceptional items and Prior Period Adjustments(1-2)**	(719.24)	867.85	436.91	148.61	(28,605.97)
4.	Other income	1,294.14	805.70	2,896.92	2,099.84	3,820.20
5.	**Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)**	574.90	1,673.55	3,333.83	2,248.45	(24,785.77)
6.	Finance Costs	4,518.05	6,387.96	9,022.30	10,906.01	9,022.30
7.	**Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)**	(3,943.15)	(4,714.41)	(5,688.47)	(8,657.56)	(33,808.07)
8.	Exceptional items	-	-	-		-
9.	Prior Period Adjustments	16.53	(16.53)	0.14	-	-
10.	**Profit/(Loss) from Ordinary Activities before tax (7+8+9)**	(3,926.62)	(4,730.94)	(5,688.33)	(8,657.56)	(33,808.07)
11.	Tax Expense					
	(a) Current Tax					
	Current Year	544.68	703.22	462.27	1,247.90	1,409.04
	Earlier Years	-	0.00	(3.19)	0.00	0.67
	(b) Deferred Tax	(1,209.72)	5.19	664.37	(1,204.53)	669.52
12.	**Net Profit/(Loss) from Ordinary Activities after tax (10-11)**	(3,261.58)	(5,439.35)	(6,811.78)	(8,700.93)	(35,887.30)
13.	Less : Extraordinary items (Net of Tax Expense)	-	-	-	-	-
14.	**Net Profit/(Loss) for the Period (12-13)**	(3,261.58)	(5,439.35)	(6,811.78)	(8,700.93)	(35,887.30)
15.	Share of Profit/ (Loss) of Joint venture/ Associates	894.41	966.44	(360.78)	1,860.85	(187.92)
16.	Minority interest	1,066.50	(9.12)	602.34	1,057.38	1,541.24
17.	**Net Profit/(Loss) after tax, minority interest and share of Profit / (Loss) of associates and joint ventures (14+15+16)**	(1,300.67)	(4,482.03)	(6,570.22)	(5,782.70)	(34,533.98)
18.	Other Comprehensive Income (net of tax)	(27.17)	163.89	(94.57)	136.72	(76.32)
19.	**Total Comprehensive Income (17+18)**	(1,327.84)	(4,318.14)	(6,664.79)	(5,645.98)	(34,610.30)
20.	Paid-up equity share capital (Face Value - ₹ 2 per share)	52326.02	52326.02	52326.02	52326.02	52326.02
21.i	**Earning Per share (Before Extraordinary Items)** **(of ₹ 2 each) (Not Annualised)**					
	Basic and Diluted (₹)	(0.05)	(0.17)	(0.25)	(0.22)	(1.32)
21.ii	**Earning Per share (After Extraordinary Items)** **(of ₹ 2 each) (Not Annualised)**					
	Basic and Diluted (₹)	(0.05)	(0.17)	(0.25)	(0.22)	(1.32)

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Half Year Ended September 30, 2016

(₹ in Lacs)

Sl. No.	Particulars	Quarter Ended			Half Year Ended	
		30.09.2016 (Reviewed)	30.06.2016 (Reviewed)	30.09.2015 (Unaudited)	30.09.2016 (Reviewed)	30.09.2015 (Unaudited)
1.	**Segment Revenue**					
	(a) Real estate and related activities	**26,240.75**	32,725.33	47,121.55	**58,966.08**	71,806.50
	(b) Transmission Towers	**6,317.71**	11,916.32	6,719.97	**18,234.03**	15,188.34
	(c) Property Management	**3,642.47**	3,244.32	4,277.78	**6,886.79**	8,432.57
	(d) Hospitality	**1,115.59**	1,102.07	1,007.74	**2,217.66**	2,102.70
	(e) Investment activities	-	-	-	-	-
	(f) Others	-	-	5,114.42	-	5,114.42
	Total	**37,316.52**	48,988.04	64,241.46	**86,304.56**	102,644.53
	Less: Inter segment revenue	**16.22**	200.34	280.63	**216.56**	540.67
	Net sales / Income from operations	**37,300.30**	48,787.70	63,960.83	**86,088.00**	102,103.86
2.	**Segment Results**					
	(Profit before tax and Finance costs)					
	(a) Real estate and related activities	**349.16**	(312.28)	1,903.53	**36.89**	(29,778.17)
	(b) Transmission Towers	**331.12**	613.71	214.92	**944.83**	838.36
	(c) Property Management	**942.16**	875.65	(42.51)	**1,817.81**	2,410.41
	(d) Hospitality	**(2,053.75)**	(155.63)	(400.97)	**(2,209.38)**	(525.50)
	(e) Investment activities	**(0.11)**	(6.06)	(865.61)	**(6.17)**	(865.68)
	(f) Others	**(0.01)**	(0.13)	510.71	**(0.14)**	510.69
	(g) Unallocable Income/(Expense)	**1,006.33**	658.29	2,013.76	**1,664.62**	2,624.12
	Total	**574.90**	1,673.55	3,333.83	**2,248.45**	(24,785.77)
	Less:					
	(i) Finance Cost	**4,518.05**	6,387.96	9,022.30	**10,906.01**	9,022.30
	(ii) Prior Period Adjustment	**(16.53)**	16.53	(0.14)	-	-
	(iii) Extraordinary loss	-	-	-	-	-
	Net profit/(loss) before Tax	**(3,926.62)**	(4,730.94)	(5,688.33)	**(8,657.56)**	(33,808.07)
3.	**Segment Assets**					
	(a) Real estate and related activities	**2,603,042.37**	2,548,250.75	2,468,483.12	**2,603,042.37**	2,468,483.12
	(b) Transmission Towers	**27,554.10**	30,166.67	30,615.79	**27,554.10**	30,615.79
	(c) Property Management	**48,946.25**	46,535.55	45,975.14	**48,946.25**	45,975.14
	(d) Hospitality	**13,351.27**	25,793.69	26,179.85	**13,351.27**	26,179.85
	(e) Investment activities	**37,144.78**	36,947.20	40,967.35	**37,144.78**	40,967.35
	(f) Others	**35.26**	34.37	56,987.14	**35.26**	56,987.14
	(g) Unallocable	**21,030.73**	20,789.48	4,615.55	**21,030.73**	4,615.55
	Total	**2,751,104.76**	2,708,517.71	2,673,823.95	**2,751,104.76**	2,673,823.95
4.	**Segment Liabilities**					
	(a) Real estate and related activities	**1,743,494.84**	1,693,016.90	1,500,723.66	**1,743,494.84**	1,500,723.66
	(b) Transmission Towers	**19,654.77**	22,410.17	23,378.80	**19,654.77**	23,378.80
	(c) Property Management	**40,695.75**	39,394.05	40,952.14	**40,695.75**	40,952.14
	(d) Hospitality	**23,768.57**	35,372.28	33,234.69	**23,768.57**	33,234.69
	(e) Investment activities	**1,656.73**	1,656.70	4,288.55	**1,656.73**	4,288.55
	(f) Others	**1.42**	0.45	39,325.21	**1.42**	39,325.21
	(g) Unallocable	-	6,765.01	-	-	-
	Total	**1,829,272.09**	1,798,615.56	1,641,903.05	**1,829,272.09**	1,641,903.05

Notes:

I	The above Unaudited Financial Results (prepared on consolidated basis) have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meetings held on December 14, 2016 and the statutory auditors have carried out the Limited Review of the said Consolidated Financial Results.
II	Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, the Company has opted to publish only the consolidated financial results. The said consolidated financial results present the results of the business operations of the Company, its subsidiaries, joint ventures and associates. Investors can view the standalone results alongwith Consolidated Financial results of the Company on its website (www.unitechgroup.com) or on the websites of BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com).
III	The company has reported segment information as per Indian Accounting Standard 108 "Operating Segment" (Ind AS 108) read with SEBI's circular dated July 5, 2016.
IV	The company has adopted Indian Accounting Standards ("Ind AS") from April 01, 2016 and accordingly these financial results have been prepared in accordance with the recognition and measurement principles laid down in the Ind AS 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India. Financial results for all the periods presented have been prepared in accordance with the recognition and measurement principles of Ind AS 34
V	The Ind AS Compliant financial results for corresponding previous quarter and half year ended September 30, 2015 have not been audited or reviewed by Statutory Auditors and has been presented based on the information compiled by management after exercising due diligence and making necessary Ind AS adjustment to ensure a true and fair view of the results in accordance with Ind AS and as per exemption given in para 2.6.1 (ii) of the SEBI circular no. CIR/CFD/FAC/62/2016 dated July 05, 2016
VI	The Ind AS compliant financial results for previous year ended March 31, 2016 and statement of assets and liabilities for the year ended March 31, 2016 have not been provided, as per the exemption given in para 2.6.1 (iii) of the SEBI circular no. CIR/CFD/FAC/62/2016 dated July 05, 2016
VII	The date of transition to Ind AS is April 1, 2015. The impact of transition has been accounted for in opening reserves and the comparative period results disclosed here are restated accordingly. However, the opening balance sheet as at April 1, 2015 and the results of the subsequent periods would get finalised along with the annual financial statements for the year ended March 31, 2017.
VIII	Statement of reconciliation of net PAT reported under previous Indian GAAP (IGAAP) and net PAT under Ind AS for the quarters ended and half year ended September 30, 2016.

(₹ in Lacs)

Particulars	Quarter ended 30.09.2016	Quarter ended 30.09.2015	Half year ended 30.09.2016	Half year ended 30.09.2015
Net Profit after Tax as per previous IGAAP	**(1334.29)**	**(6,582.93)**	**(5801.65)**	**(34712.07)**
Financial liabilities recognised at amortised cost using effective rate of interest (Net)	(137.34)	(89.52)	(176.93)	108.94
Financial assets recognised at amortised cost using effective rate of interest (net)	98.58	94.20	196.83	181.48

	Actuarial gains or losses on employee benefits transferred to Other Comprehensive Income	48.29	29.45	(52.74)	(63.52)
	Reversal of Lease hold amortization	22.63	12.50	45.30	44.24
	Other adjustment	16.52	1.18	16.52	1.18
	Tax Impact	(15.07)	(35.09)	(10.03)	(94.22)
	Net Profit before other comprehensive Income as per IND AS	**(1300.66)**	**(6570.21)**	**(5782.69)**	**(34533.97)**

IX During the current quarter a hotel property in a subsidiary has been sold off resulting in one time loss of ₹ 1839.16 lacs which would also have impact on further revenue from hospitality business.

X The limited review report of statutory auditor on the financial statements of Unitech Limited, its subsidiaries, associates and joint ventures (collectively referred to as the "Group") for the period ended September 30, 2016, contains qualification which are being summarised below:-

a) "*Advances amounting to Rs.* 80524.38 *lacs (previous year ended on March 31, 2016 Rs. 80539.42 lacs) are outstanding in respect of advances for purchase of land, projects pending commencement, joint ventures and collaborators which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.* 15.04 lacs (net) *had been recovered / adjusted during the current period. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/ adjustable and that no accrual for diminution of advances is necessary as at September 30, 2016. The management has further represented that as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, they are confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable adjustable since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous year & current period, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at September 30, 2016 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. This matter was also qualified by the previous Auditors in their report on the consolidated financial statements for the year ended March 31, 2016."*

The management, in response of the above qualification, states the following:-

Advances for the purchase of land, projects pending commencement and to joint ventures and collaborators have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision is necessary at this stage. The management is confident of recovering/ appropriately adjusting the balance in due course.

b) *"The Consolidated financial statements shows goodwill accounted for on acquisition amounting to Rs.* 243663.84 *lacs (net of FCTR Rs. 204417.12 lacs), (Previous Year Rs. 266872.74 lacs (net of FCTR Rs. 231908.84 lacs) on subsidiaries. In respect of a number of subsidiaries, the net worth of the*

	investee entity has diminished and indicators of the diminution of the investment appears to be 'other than temporary' and has been qualified in our Limited Review Report on the unaudited standalone financial results. Owing to the significant reduction in the carrying value of the step down underlying assets/ investments, resulting in other than temporary diminution of carrying value of investments in the unaudited standalone financials, in our opinion and according to information provided and explanations given to us, the carrying value of Goodwill is impaired to the extent of Rs. 158519.50 lacs (net of FCTR Rs. 122468.51 lacs). Had the Company accounted for impairment of Goodwill, the loss for the period ended September 30, 2016 would have been higher by and the Goodwill would have been lower Rs. 158519.50 lacs. The opinion of the previous Auditors on the consolidated financial statements for the year ended March 31, 2016 was also qualified in respect of this matter. " The management, in response of the above qualification, states the following:- Management has evaluated this matter and is of the firm view that the diminution, if any, even if it exists is only temporary and that sufficient efforts are being undertaken to revive the said subsidiaries in the foreseeable future so as to recover carrying value of the investment. Further, management believes that the loans and advances given to these companies are considered good and recoverable based on the future projects in these subsidiaries and accordingly no provision other than those already accounted for, has been considered necessary.
c)	*"An amount of Rs. 157037.92 lacs is outstanding as at September 30, 2016 (Previous year ended 31st March 2016 – Rs. 155258.73 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs. 22793.46 lacs (Previous year ended March 31, 2016 – Rs. 22578.11 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customers who have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at September 30, 2016. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at September 30, 2016 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs. 22793.46 lacs are doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs. 22793.46 lacs and the loss for the quarter ended September 30, 2016 would have been higher by Rs. 22793.46 lacs. The opinion of the previous Auditors on the consolidated financial statements for the year ended March 31, 2016 was also qualified in respect of this matter. "* The management, in response of the above qualification, states the following:- Management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables balance outstanding are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at September 30, 2016. They are confident of appropriately adjusting / recovering

	significant portions of the remaining outstanding balance of such amounts in the foreseeable future.
d)	*"The Holding Company has received a 'cancellation of lease deed notice from Greater Noida Industrial Development Authority (or GNIDA) dated November 18, 2015. As per the Notice, GNIDA has 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. 105483.26 lacs. 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. 13893.42 lacs has been forfeited out of the total amount paid till date. The Holding Company has incurred total expenditure of Rs. 213902.40 lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34221.90 lacs, (ii) the balance portions of the total amounts payable, being contractual interest accrued till March 31, 2016 of Rs. 99091.90 lacs; and (iii) other construction costs amounting to Rs. 80588.60 lacs]. The Holding Company is also carrying a corresponding liability of Rs. 99091.91 lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs. 66692.05 lacs. 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 SARFEASI Act and have also taken notional possession of this land. Further, the Holding Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs. 9258.13 lacs. No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated December 1, 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, 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 may 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 may 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. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, inter alia, on carrying value of the project under 'projects in progress' and on the Statement of unaudited consolidated financial results of the group. The opinion of the previous Auditors on the consolidated financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter.* *In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, inter alia, on carrying value of the project under 'projects in progress' and on the Statement of unaudited consolidated financial results of the group. This matter was also qualified by the previous Auditors in their report on the consolidated financial statements for the year ended March 31, 2016."* The management, in response of the above qualification, states the following:- Management has written a letter to GNIDA dated December 01, 2015, wherein management has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Management has also described steps taken for implementation of the project,

	valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approx. 100 acres and that the amount paid by the Company till date may 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 Company under GNIDA. The discussions/ negotiations and the legal recourse process are currently underway.
XI	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place: Gurgaon
Dated: December 14, 2016

For Unitech Limited

Sd/-
Ramesh Chandra
Chairman

Unitech Limited

CIN: L74899DL1971PLC009720

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

Consolidated Statement of Assets & Liabilities

(₹ in Lacs)

Sr.No.	Particulars	As at September 30, 2016 (Reviewed)
A	**ASSETS**	
1	**Non Current Assets**	
	(i) Property ,Plant and Equipment	23,492.17
	(ii) Capital Work in Progress	17,372.48
	(iii) Goodwill	243,663.84
	(iv) Other Intangible Assets	576.42
2	**Financial Assets**	
	(i)Investments	141,382.63
	(ii)Loans	8,483.52
	(iii) Others	882.10
3	**Deffered Tax Assets (Net)**	20,614.43
4	**Other non current Assets**	2,089.72
	Total Non Current Assets	**458,557.31**
5	**Current Assets**	
	Inventories	367,769.00
6	**Financial Assets**	
	(i) Investments	33.42
	(ii) Trade Receivable	157,037.92
	(iii)Cash and Cash equivalents	7,646.51
	(iv) Bank balance other than (iii) above	6,748.11
	(v) Loans	9,974.69
	(vi) others	40,791.11
7	**Current Tax assets (Net)**	-
8	**Other Current Assets**	1,702,546.69
	Total Current Assets	**2,292,547.45**
	TOTAL ASSETS	**2,751,104.76**

Sr.No.	Particulars	As at September 30, 2016 (Reviewed)
B	**EQUITY AND LIABILITIES**	
	Equity	
1	Equity Share Capital	52,326.02
2	Other Equity	864,821.59
3	Non Controlling Interest	4,685.06
	Total Equity	**921,832.67**
	Non Current Liabilities	
3	**Financial Liabilities**	
	(i) Borrowing	224,734.52
	(ii) other Financial Liabilities	12,052.35
4	**Provisions**	7,595.11
	Total Non Current Liabilities	**244,381.98**
	Current Liabilities	
5	**Financial Liabilities**	
	(i)Borrowings	95,463.39
	(iii) Trade payables	108,467.11
	(iii) Other Financial Liabilities*	1,162,888.80
6	**Other Current Liabilities**	217,016.22
7	**Current tax liabilities**	617.28
8	**Provisions**	437.31
	Total Current Liabilities	**1,584,890.11**
	TOTAL EQUITY & LIABILITIES	**2,751,104.76**

* Includes Current Portion of Deferred Land Liabilities of Rs.546,626.47 Lacs.