12th February, 2026

National Stock Exchange of India Limited Listing Compliance 'Exchange Plaza', C/1, Block G, Bandra-Kurla Complex, Bandra (East), Mumbai – 400 051	BSE Limited (Listing Compliance) 1st Floor, New Trading Ring, Rotunda Building, P. J. Towers, Dalal Street, Fort, Mumbai – 400 001
NSE Symbol: UNITECH	**Scrip Code: 507878**

Subject: Outcome of Board Meeting held on Thursday, 12th February, 2026
Meeting Commenced at 11:00 a.m. and concluded at 12.15 p.m.

Dear Sirs,

Pursuant to provisions contained under regulations 30 & 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Board of Directors of the Company, in its meeting held on 12th February, 2026, has approved the following:

1. Re-appointment of M/s Prem Arun Jain & Co. as Internal Auditor for M/s Unitech Limited for FY 2026-27.

   The details as required under regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 are provided herewith as **Annexure-A.**

2. Un-audited Financial Results (Standalone and Consolidated) for the quarter and nine months ended 31st December, 2025.

   In view of the above, copies of the following documents are enclosed herewith:

   (i) Limited Review Report of Statutory Auditors on Un-audited Standalone Financial Results along with Un-audited Financial Results (Standalone); and

   (ii) Limited Review Report of Statutory Auditors on Un-audited Consolidated Financial Results along with Un-audited Financial Results (Consolidated) including Segment Reporting.

This information is being sent in compliance of the applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for your record.

Thanking you,

Yours truly,
For Unitech Limited

Unitech Limited
Signature Tower South City-1
Gurugram

Anuradha Mishra
Company Secretary & Compliance Officer

Encl: As above

Annexure A

Sr. No.	Particulars	Details
1.	Reason for Change viz. Appointment, Resignation, Removal, death or otherwise	Re-appointment of M/s. Prem Arun Jain & Co., Chartered Accountants, as Internal Auditor of the Company.
2.	Date of Appointment /Cessation-& Term of Appointment	Date of Appointment – Re-appointment with effect from 01.04.2026 Term of Appointment- Financial Year 2026-27.
3.	Brief Profile (in case of appointment)	M/s Prem Arun Jain & Co. (PAJ Co.) a firm established in 1981 by late Mr. Arun Jain and is currently headed by Mr. Varun Jain with a strength of 25 professionals striving to deliver the best services to their clients both in India and overseas. The firm currently comprises of 3 partners and a dynamic team of professionals that are a healthy mixture of Chartered Accountants, Company Secretaries, M. Com's, MBA's and commerce graduates who are well versed with various auditing, financial procedures and methodologies relating to various industries. PAJ Co. is empaneled with a number of well recognized institutions such as Comptroller and Auditor General of India, Reserve Bank of India, Airport Authority of India, Delhi International Airport Ltd. etc.
4.	Disclosure of Relationship between Directors (in case of appointment as a Director)	Not applicable
5.	Enforcement of SEBI Orders regarding appointment of Directors by listed companies:- Required pursuant to BSE Master Circular No. 20230630-12 and the National Stock Exchange of India Limited Circular No. NSE / CML / 2023/ 22 dated 30th June, 2023 and 5th July, 2023 respectively.	Not applicable

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Unitech Limited
Signature Tower
South City-1
Gurugram

Independent Auditor's Review Report on Unaudited Standalone Financial Results of Unitech Limited Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for the Quarter and nine-month period ended 31st December 2025

To the Board of Directors of Unitech Limited

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. Subsequently, Resolution Framework (RF) for Unitech group has been prepared by the newly appointed Board of Directors which is approved in the meeting of the Board held on June 17, 2020 with (as amended) and the same has also been filed with the Hon'ble Supreme Court. The company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfil its obligations towards the construction of the projects and meet other liabilities. Resolution framework of Unitech group filed by New Management before the Hon'ble Supreme Court, has not yet been approved by the Hon'ble Supreme Court. Accordingly, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts.

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of Unitech Limited ("the Company") for the quarter and nine month period ended 31st December 2025 ("the statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended ("the Listing Regulations").

2. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, ("Ind AS 34") "Interim Financial Reporting" as prescribed under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the results based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial results are free of material misstatement. A review of interim financial information matters and making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standard(s) on Auditing and consequently does not enable us to obtain assurance that we would become aware of

all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion. We have not performed an audit and accordingly we do not express an audit opinion

4. ***Basis of disclaimer of conclusion***

Based on our review conducted as above, due to the matters stated at para 5 of this report, we believe that the accompanying Statement of Unaudited Standalone 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.

5. **We draw attention to the following matters:**

(i) We draw attention to Note no. 4 of the Unaudited Standalone Financial Results, which have made references to the Resolution Framework (RF) for Unitech group. The company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfil its obligations towards the construction of the projects and meet other liabilities. Resolution framework of Unitech group filed by New Management before the Hon'ble Supreme Court on 10th September 2020, Revised Version on 28th October, 2020 and Revised Version on 27th April, 2022 has not yet been approved by the Hon'ble Supreme Court. Accordingly, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts. Effect on the relief, concession will be considered on the after the pronouncement of the award of the Supreme Court approve.

(ii) Material uncertainty related to going concern

We draw attention to Note no. 5 of the Unaudited Standalone Financial Results wherein the management has represented that the Unaudited Standalone Financial Results have been prepared on a going concern basis, notwithstanding the fact that the Company has eroded its net worth and has incurred losses, both in the current and previous year, and has challenges in meeting its obligations, servicing its current liabilities including bank loans and public deposits. The Company also has various litigation matters which are pending before different forums. Further, the New Management has inherited various projects of the Company, which are pending for considerable construction and residual works to be completed.

In compliance of the directions of the Hon'ble Supreme Court, as contained in Court's order dated 20th January 2020, the Government appointed Board of Directors has requested the Hon'ble Supreme Court to grant certain concessions and reliefs so that the Company is able to fulfil its obligations towards the construction and completion of in-complete projects and meet other liabilities.

These conditions indicate the existence of material uncertainty that may cast significant doubt about Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the 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. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of new flats.

Considering the above, we are unable to express a conclusion on this matter.

(iii) The Management of the Company has not conducted any impairment assessment for the investments made by the erstwhile management in subsidiary companies of Rs. 4,28,64.75 lakhs, joint ventures of Rs. 5,40,58.92 lakhs and associates of Rs. 299.25 lakhs having aggregate carrying value of Rs. 9,72,22.92 lakhs, despite of strong indicators existing for impairment assessment, as required by Ind AS 36, 'Impairment of Assets'. In view of non-existence of any impairment study, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these investments and its consequential impact on the Unaudited Standalone Financial Results. (refer Note 6 (v) of the Unaudited Standalone Financial Results)

(iv) Due to legacy issues inherited from erstwhile management, the company is not having sufficient evidence about the recognition of fair value of the estimated loss allowance on loans and advances given by erstwhile management to subsidiary companies, joint ventures and associates amounting to Rs. 4515,97.52 lakhs and trade receivables from subsidiary companies, joint ventures and associates amounting to Rs. 45,55.06 lakhs as required by Ind AS 109, 'Financial Instruments'. Further, in case of loans and advances given by erstwhile management to unrelated companies / entities amounting to Rs. 373,52.53 lakhs, trade receivables amounting Rs. 345,61.45 lakhs, inter corporate deposit amounting to Rs. 138,53.66 lakhs and security deposits given amounting Rs. 529,31.85 lakhs is also exposed to estimated credit losses. (refer Note 6(vi) of the Unaudited Standalone Financial Results)

We are therefore unable to express a conclusion on the recoverability of the loans and trade receivables from subsidiary, joint ventures and associates, fair value of estimated loss allowance on loans and trade receivables given and the consequential impact on the Unaudited Standalone Financial Statements.

(v) We draw attention to note 18(k) of Unaudited Standalone Financial results which contains details of corporate guarantees issued by the erstwhile management for its subsidiaries and joint ventures. Due to legacy issues inherited from erstwhile management, the company is not having sufficient evidence regarding recognition of fair value of the estimated loss allowance on corporate and bank guarantee given by erstwhile management on behalf of its subsidiary, joint ventures and associates amounting Rs. 1,56,864.19 lakhs as required by Ind AS 109, 'Financial Instruments'. We are therefore unable to express a conclusion on the fair value of estimated loss allowance on corporate and bank guarantee.

(vi) The Management of the Company has not conducted any impairment assessment for the investments made by the erstwhile management in unrelated companies / entities having aggregate carrying value of Rs. 612,47.18 lakhs, despite of strong indicators existing for impairment assessment, as required by Ind AS 36, 'Impairment of Assets'. In view of non-existence of any impairment study, we are unable to express a conclusion upon the adjustments, if any, that may be required to the carrying value of these investments and its consequential impact on the Unaudited Standalone Financial Statements. (refer Note 6(v) of the Unaudited Standalone Financial Results)

(vii) Amount recoverable from GNIDA amounting Rs. 183,39.80 lakhs is subject to confirmation/ reconciliation. In view of absence of the reconciliation, we are unable to conclude on the consequential impact of same on unaudited standalone financial results. (refer Note 11(iv) of the Unaudited Standalone Financial Results)

(viii) Variation of Rs. 9,34.15 lakhs has been observed between balance lying with Supreme Court registry and books of accounts and the same is under reconciliation. In view of absence of the reconciliation, we are unable to express a conclusion on the consequential impact of same on unaudited standalone financial statements. (refer Note 6 (i) of the Unaudited Standalone Financial Results)

(ix) Balance of amounts due to / from trade receivables, trade payables (including MSME Vendors), bank balances, borrowings, advance received from customers, advance to suppliers, security deposits, other loans and advances, expense payable, advance for purchase of land, inter corporate deposits and other assets are pending for reconciliation / confirmation. The overall impact of the above and the consequential impact of same on Unaudited Standalone Financial Results are not ascertainable and hence, we are unable to express a conclusion on the same. (refer Note 7 of the Unaudited Standalone Financial Results)

(x) **Refer note 7 & 9 of unaudited standalone financial results for matters related to the period of erstwhile Management**

A) Statutory dues related to Income-tax Act, 1962 amounting Rs. 79,29.00 lakhs, Professional Tax amounting Rs. 0.59 Lakhs, Employees Provident Funds and Miscellaneous Provisions Act, 1952 amounting to Rs. 24,42.87 Lakhs pertaining to the **period of erstwhile management**, are unpaid since long. In view of non-payment of statutory dues, possibility of levies, some penalties by the respective departments cannot be ruled out. On account of the above, we are unable to express a conclusion on the consequential impact of same on unaudited standalone financial statements. (refer Note 7 of the Unaudited Standalone Financial Results)

B) We draw attention to Note no. 9 of the Unaudited Financial Results in respect of default in repayment of public deposits accepted by **erstwhile management.** As per the financial books, principal amount of deposit accepted for Rs. 529,12.98 lakhs is overdue for repayment. The Company has not created any provision for interest payable during the 9 month period ended 31st December 2025 amounting Rs. 48,55.56 lakhs (accumulated unaccounted interest is Rs. 59,642.94 lakhs) taking a clue from the directions of the Hon'ble Supreme

Court from time to time issued for payment of the Principal Amount to the FD holders, as explained by the management. In our opinion, losses of the Company and value of public deposits are understated to extent of Rs. 59,642.94 lakhs subject to a final decision of the Hon'ble supreme Court in the matter.

C) Old Input credit receivable (GST) as appearing in the financial books during the erstwhile period is subject to reconciliation with the balance of input credit claimable from GST department (in GST portal). In view of absence of the reconciliation, we are unable to express a conclusion on the consequential impact of same on Unaudited Standalone Financial Result- amount uncertain.

(xi) Pursuant to the instances of non-compliance with certain debt covenants, including defaults in interest and principal repayments, we are unable to express a conclusion on the correctness of such amounts reflected in the Unaudited Standalone Financial Results and on their consequential impact, including potential tax liabilities.

Further, as at 31st December 2025, the Company has obtained loan statements from the banks and financial institutions to the tune of Rs. 9019,33.34 lakhs (including accrued interest of Rs. 6146,47.81 lakhs) out of total loan outstanding Rs.10768,65.61 lakhs (including non-convertible debenture Rs. 476,53.64 lakhs and accrued interest of Rs. 7694,65.81 lakhs). (refer Note 8 of the Unaudited Standalone Financial Results).

(xii) Non-compliance of provisions of Indian Accounting Standards "IND AS" as prescribed under Section 133 of the Companies Act, 2013: -

Revenue from real estate projects (IND AS 115)

We draw attention to Note no. 6(vii) of the Unaudited Standalone Financial Results, stating that the 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 whereas, the terms of the agreements entered by the Company with buyers of the property does not satisfy the conditions specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" in all the cases.

(xiii) Further, we report that

(a) Inventory and project in progress.

1) Reconciliation of sub-ledger records for advance received from homebuyers and trade receivables is in progress. In view of absence of the reconciliation, we are unable to express a conclusion on the consequential impact of same on Unaudited Standalone Financial Statements.

2) Other Current Assets includes "Amount incurred in Project in Progress (on which revenue is not recognised)" amounting Rs. 92,76,64.69 lakhs. No provision has been made for onerous project, if any. As explained to us the Company is in the process of identifying onerous project and provision shall be created after identification of such contracts. Due to legacy issues, as

inherited from erstwhile management, the company is not having details with regard to project wise cost incurred during the tenure of erstwhile management.

3) There are certain projects wherein physical possession of the units has already been handed over to the homebuyers, but the projects are still appearing under Project in Progress. Due to aforesaid, Project in Progress and Advance received from customers is overstated. The management is in the process of estimating the impact of the same. Due to the absence of the details, we are unable to express a conclusion on the accuracy of Project in Progress and Advance received from customers and its consequential impact on unaudited standalone financial results.

Due to the above mentioned reasons, we are unable to express a conclusion on its consequential impact on the Unaudited Standalone Financial Results.

(xiv) We draw attention to note no 6(iii) of the Unaudited Standalone Financial Results, the physical verification of property plant and equipment & unsold flats is pending therefore discrepancy between book records and physical counts, if any and its consequential impact of the unaudited financial results.

(xv) We draw attention to note 18(m) of the Unaudited Standalone Financial Results which states that the Company has 2,436 litigations pending in Hon'ble Supreme Court of India. Based on the explanation provided by the Company, considering the number of litigations pending, it is not possible for the Company to compute the possible impact of the same. In view of above, we are unable to express a conclusion on the accounting of potential liability on account of pending case and completeness of disclosure of contingent liability made by the company in the unaudited standalone financial statements.

Majority of the items mentioned in this para, we had given a disclaimer of opinion on the Standalone Financial Results for the year ended 31st March 2025, 2024, 2023, 2022 and 2021 in respect of these matters.

6. Disclaimer of conclusion

Our review indicates that, because of the substantive nature and significance of the matter described in paragraph 4 and 5, we have not been able to obtain sufficient appropriate evidence, due to the legacy inherited by the new management, to provide a basis for expressing a conclusion on the statement as to whether these Unaudited Standalone 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.

Other Matter:

i. We draw attention to Note no. 14 of the Unaudited Standalone Financial Results, A forensic audit of the Company was conducted as per directions of the Hon'ble Supreme Court. We have been informed that the report on the forensic audit is not available with the Company or its Board of Directors; hence impact of observations in the forensic audit report can be ascertained only after the same is directed by the Supreme Court to make the same available to the new Management.

Our opinion is not modified in respect of the matter.

UDIN: **26077891FPRAZJ4189**

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

ANSHU GUPTA Digitally signed by ANSHU GUPTA Date: 2026.02.12 11:32:56 +05'30'

Anshu Gupta
Partner
Membership No: 077891
Place: New Delhi
Date: 12th February 2026

UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS
FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2025

(Rs. In Lakhs except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	**Income**						
	a) Revenue from Operation	**9,940.62**	8,561.90	1,306.96	**23,749.11**	5,714.88	**9,750.32**
	b) Other Income	**937.81**	974.75	1,241.51	**2,846.14**	2,535.25	**3,869.93**
	Total Income	**10,878.43**	9,536.65	2,548.47	**26,595.25**	8,250.13	**13,620.25**
2	**Expenses**						
	a) Real estate, Construction and Related Expenses including Cost of Land sold	**8,769.52**	5,649.26	940.07	**19,961.18**	48,379.64	**50,608.08**
	b) Employee Benefits Expense	**537.88**	497.68	453.81	**1,513.56**	1,404.58	**1,789.90**
	c) Finance Costs	**36,997.29**	42,481.05	41,175.89	**1,20,061.54**	1,36,479.20	**1,43,069.15**
	d) Depreciation and Amortisation Expense	**74.72**	74.21	66.87	**221.27**	204.68	**278.72**
	e) Other Expenses	**636.87**	565.25	1,845.06	**1,542.20**	2,344.01	**2,892.10**
	Total Expenses	**47,016.28**	49,267.45	44,481.70	**1,43,299.75**	1,88,812.11	**1,98,637.95**
3	**Profit/(Loss) from Operations before Exceptional Items & Tax (1-2)**	**(36,137.85)**	**(39,730.80)**	(41,933.23)	(1,16,704.50)	(1,80,561.98)	**(1,85,017.69)**
4	Exceptional Items	**(31,794.92)**	-	-	(31,794.92)	-	-
5	**Profit/ (Loss) before Tax (3-4)**	**(67,932.77)**	**(39,730.80)**	(41,933.23)	(1,48,499.42)	(1,80,561.98)	**(1,85,017.69)**
6	**Tax Expenses for the period/ year**						
	(a) Current Tax	-	-	-	-	-	-
	(b) Deferred Tax	-	-	-	-	-	-
	Total Tax Expenses for the period/ year	-	-	-	-	-	-
7	**Net Profit for the period/ year (5-6)**	**(67,932.77)**	(39,730.80)	(41,933.23)	**(1,48,499.42)**	(1,80,561.98)	**(1,85,017.70)**
8	**Other Comprehensive Income / (Loss)**						
	(i) Items that will not be reclassified to profit and loss	**82.38**	(3.84)	35.11	**92.20**	17.11	**(135.30)**
	(ii) Income tax relating to items that will not be reclassified to profit and loss	-	-	-	-	-	-
	Total Other Comprehensive Income / (Loss)	**82.38**	(3.84)	35.11	**92.20**	17.11	**(135.30)**
9	**Total Comprehensive Income**	**(67,850.39)**	(39,734.64)	(41,898.12)	**(1,48,407.22)**	(1,80,544.87)	**(1,85,153.00)**
10	Paid-up Equity Share Capital (Face Value of Rs. 2 per Share)	**52,326.02**	52,326.02	52,326.02	**52,326.02**	52,326.02	**52,326.02**
11	Other Equity Excluding Revaluation Reserve						**(4,43,065.56)**
12	**Earnings per Equity Share**						
	(Face Value of Rs. 2 per Share) *(Not annualised)						
	Basic (Rs.)	**(2.60)***	(1.52)*	(1.60)*	**(5.68)***	**(6.90)***	**(7.07)**
	Diluted (Rs.)	**(2.60)***	(1.52)*	(1.60)*	**(5.68)***	**(6.90)***	**(7.07)**

UNITECH LIMITED GURUGRAM

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

Notes to the Statement of Standalone Financial Results for the quarter & nine months ended 31st December, 2025	
1.	The above Financial Results, prepared on Standalone basis, have been reviewed by the Audit and Risk Management Committee and approved by the Board of Directors of the Company at their respective meetings held on 12th February, 2026. The Statutory Auditors have carried out Limited Review of the said Standalone Financial Results of the Company.
2.	The Company is primarily in the business of Real Estate Development and related activities, including Construction and allied Services. Further, all the business conducted is within the geographical boundaries of India. Accordingly, the Company's business activities primarily represent a single business segment and the Company's operations in India represent a single geographical segment.
3.	The Standalone 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 herein.
4.	The Hon'ble Supreme Court had, vide its order dated 20th January 2020, *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 Government of India (Ministry of Corporate Affairs). 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 up-dation of the Resolution Framework approved by the Board of Directors in their subsequent meetings held on 10.09.2020, 28.10.2020 and 27.04.2022, respectively. The Resolution Framework, followed by two updated versions, was submitted before the Hon'ble Supreme Court on 16.07.2020, 05.02.2021 and 08.08.2022, respectively.
5.	(i) The Company has incurred losses during the current and previous years. The Company has huge challenges in meeting its operational obligations, current liabilities including outstanding dues to the statutory authorities, Bank loans and Public Deposits. The Board of Directors of the Company, as appointed by the Union of India with the approval of 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 available assets at the contracted value in the current form, which is an on-going activity. (ii) In compliance of the directions of the Hon'ble Supreme Court, as contained in its order dated 20th January 2020, the newly appointed Board of Directors has already stated its position in the Resolution Framework submitted in the Hon'ble Supreme Court on 15.07.2020, followed by updated versions submitted before the Hon'ble Supreme Court on 05.02.2021 and 08.08.2022, vide which the Hon'ble Supreme Court has been requested to grant certain concessions and reliefs so that the Company is able to fulfill its obligations

UNITECH LIMITED GURUGRAM

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

towards the construction and completion of stalled and in-complete projects and meet other liabilities. Apart from the mandate of completion of various projects and handing over the completed units to the Homebuyers, the Government appointed Board of Directors has taken a comprehensive view of all pending and other projects and made proposals qua other issues which have a bearing on the Company operating as a going concern. These include various other liabilities and suggested a road map for addressing the same. Though the Hon'ble Supreme Court is yet to take decisions in principle on these issues, clear messages have been given on issues like treatment of refunds to Homebuyers and the resultant units becoming a part of the unsold inventory of Unitech, the FD holders being released only the principal amounts of their FDs, and so on and so forth.

(iii) As regards the dues of secured creditors, it is important to keep in view that they are having rights over land assets mortgaged to them, the monetization of which in due course should help in meeting a considerable part of their dues. The Hon'ble Supreme Court vide its order dated 16.01.2025 asked the applicant-banks/ financial institutions to engage in dialogue with the Management of Unitech Limited and explore the possibility of One Time Settlement ('OTS') in furtherance of the interest of the parties. The Hon'ble Supreme Court has again directed, vide its subsequent order dated 22.01.2026, that "... we want the Board and the banks to have a dialogue at the earliest..." Pursuant thereto, the Management has requested the Board to "... consider to constitute a Sub-committee of Directors to have dialogues with the FIs/ Banks/ ARCs and explore the possibilities of one-time-settlement. The Board, if considered desirable, consider to associate any senior Banker in the Sub-committee." The Agenda Item on the subject is set to be considered in the ensuing meeting of the Board on 12.02.2026.

(iv) As regards the issues pending between the Unitech Group vis-à-vis Noida and Greater Noida Authorities, the Hon'ble Supreme Court had, vide its order dated 18.12.2024, requested Hon'ble Justice (Retd.) Abhay Manohar Sapre, a former Judge of the Supreme Court, to make an attempt to amicably resolve the issues of outstanding dues and possession of allotted land between Noida/ Greater Noida Authorities and the Unitech. Pursuant thereto, Justice A.M. Sapre held a series of meetings with the NOIDA/ Greater NOIDA Authorities and Unitech, wherein mediation proceedings could not succeed qua the issues in dispute. Justice A.M. Sapre has thereafter filed his report before the Hon'ble Supreme Court. The Hon'ble Court thereafter directed NOIDA to approve the revised layout plans of Sectors 96-97-98, Sector-113 and Sector-117 within a period of two weeks. NOIDA has approved the revised layout plans/ building plans of three main Projects (Sector 96-97-98, Sector 113 and Sector 117) vide their letters dated 08.09.2025. As per directions of the Hon'ble Supreme Court vide orders dated 22.01.2026, NOIDA has also granted ancillary approvals relating to laying of services on 24.01.2026.

(v) The reasons for opting against the winding up of the Company or its reference

UNITECH LIMITED GURUGRAM

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

Notes to the Statement of Standalone Financial Results for the quarter & nine months ended 31st December, 2025	
	under IBC have also been explained in the application filed with the Resolution Framework. Pending a final decision of the Hon'ble Supreme Court, the Financial Statements have, accordingly, been drawn on an on-going basis.
6.	The Company is in the process of: (i) Reconciling the balances appearing in its Books of Accounts with the balances deposited with the Registry of the Hon'ble Supreme Court; (ii) Estimating the impact of contingent liabilities in line with Resolution Framework submitted to the Hon'ble Supreme Court; (iii) Conducting physical verification of Property, Plant & Equipment; (iv) Conducting Net Realizable Value (NRV) assessment of its inventories and projects in progress; (v) Conducting impairment assessment of its investment in equity instruments, debentures, bonds, various funds, financial guarantees and other commitments, loans and advances given to Subsidiaries, Associates and Joint Ventures; (vi) Preparation of expected credit loss policy in relation to trade receivables, securities deposits, loans and advances given to others; (vii) Re-evaluating the impact of Ind AS 115 and to conclude regarding effectiveness of existing accounting policy in line with Ind AS 115; and (viii) Verifying and mapping the monies received from the residents towards maintenance charges.
7.	As regards trade payables (including MSME Vendors), which primarily relate to the unpaid bills of Contractors and Vendors, and which prima facie may not be payable to the extent shown in the Books, the Management is in the process of ascertaining the genuineness of all the operational liabilities, which are being carried forward as a legacy from the erstwhile Management in the accounts. As regards all other opening balances which are outstanding for a long period of time and which are also being carried forward as a legacy balance, the Company is in the process of collecting the supporting documents to take an appropriate decision in the matter. Though some progress has been made in this behalf, the process of compiling banks statements/ bank balance confirmations from all the concerned banks of the Company is likely to take some more time as some of the banks are taking time to supply the requisite information. The Company has various outstanding statutory liabilities since long and the same are unpaid due to the pendency of matters before the Hon'ble Supreme Court and other forums and liquidity constraints with the Company.
8.	There have been delays in the payment of dues of non-convertible debentures, term loans and working capital loans from Banks and Financial Institutions (including principal, interest and/or other charges as the case may be) to the lenders of the Company and the total of such outstanding runs into Rs. 10,76,865.61 lakh as on 31st December, 2025.

UNITECH LIMITED GURUGRAM

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

Notes to the Statement of Standalone Financial Results for the quarter & nine months ended 31st December, 2025		
9.	(i)	Pursuant to section 74 (2) of the Companies Act, 2013, the Company had filed an application before the Hon'ble CLB [Now National Company Law Tribunal (NCLT)] for, *inter-alia*, seeking 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.
	(ii)	The Company has not provided for interest payable on Public Deposits since 01st April, 2017, which works out to Rs. 59,642.94 Lakh upto 31st December, 2025. The issue of payment of Public Deposits to the FD Holders, limited to the principal amount, is a part of the Resolution Framework, which is pending consideration of the Hon'ble Supreme Court. It may, however, be noted that the Hon'ble Supreme Court has been approving the payment of only the principal amount in various cases considered on grounds of medical exigencies.
10.	(i)	The erstwhile Management had invested in Telangana State through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 48,131.00 Lakh (out of which an amount of Rs. 600.00 Lakh got adjusted as part dues of M/s Dandamundi Estate). 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. The Company has already filed an IA before the Hon'ble Supreme Court for recovery of the amount.
	(ii)	Notwithstanding the IA pending before the Hon'ble Supreme Court, the Management has held meetings at the level of Board of Directors and Justice (Retd.) A.M. Sapre, a former Judge of Supreme Court, with Mr. D.A. Kumar and also visited the land sites twice on 24.06.2022 and 02.01.2023.
	(iii)	It was agreed in the last meeting held at the level of Justice Sapre and the Chief Secretary to Government, Telangana that the District Administration would complete the site survey and identify the areas, which have been encroached. It was also *inter-alia* directed by the Chief Secretary that no further sale deeds be allowed to be executed on the land parcels owned by Unitech Limited and its collaborator. However, efforts to find an amicable resolution of the issues have not succeeded so far.
11.	(i)	The Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18th November 2015. The said land is also mortgaged and the Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land.
	(ii)	The Company had contractually entered into agreements with 352 homebuyers and had also received advances from such buyers amounting to Rs. 6,682.10 Lakh (net of repayment). No contract revenue has been recognized on this

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Notes to the Statement of Standalone Financial Results for the quarter & nine months ended 31st December, 2025	
	project. (iii) GNIDA, in the meanwhile, deposited an amount of Rs. 7,436.35 Lakh (Rs. 6,682.10 Lakh and interest @ 6% on the principal amount of Rs. 6,682.10 Lakh), with the Registry of the Supreme Court on behalf of the Company, out of the monies paid by the Company, in terms of the Order dated 18.09.2018 of the Hon'ble Supreme Court. This amount stands refunded to about 352 homebuyers pursuant to the directions of the Hon'ble Supreme Court. (iv) The matter in respect of the cancellation of lease deed 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 Lakh as recoverable from GNIDA in its Books of Account. (v) 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 subject.
12.	(i) The 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 2025 – USD 298,382,949.34). The High Court of Justice, Queen's Bench Division, Commercial Court London, had confirmed the said Award. (ii) Further, consequent to the order passed by the Hon'ble High Court of Delhi in the instant case, the Company is required to make the aforesaid investment into Kerrush Investments Limited (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 in the matter.
13.	The Company had a branch office in Libya, whose financial statements/ information reflect total assets of Rs. 1,328.47 lakh (Previous year - Rs. 1,328.47 lakh) as on 31st December, 2025 and total revenues of Rs. NIL (Previous year - NIL) for the period ended 31st December, 2025, on that date, as considered in the Standalone Financial Statements as described above. The Company has also made provision against all assets of Rs. 1,328.47 lakh (Previous year - Rs. 1,328.47 lakh). The financial statements/ information of this branch office have not been audited by the Branch Auditor due to the adverse political situation prevailing in Libya and functional limitations.
14.	A Forensic Audit of the Company was conducted as per directions of the Hon'ble Supreme Court, and the report on the Forensic Audit was submitted in a sealed cover to the Hon'ble Supreme Court. The report on the Forensic Audit is not available with the Company or its Board of Directors. However, the said report was made available to the Enforcement Directorate, which is seized of investigations into the related matters. Hence, the impact of observations of the Forensic Audit Report can be ascertained only after these processes reach some finality.

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Chirman & Managing Director
Unitech Limited

Notes to the Statement of Standalone Financial Results for the quarter & nine months ended 31st December, 2025

15. The Company has created provision for onerous contracts amounting to Rs. 40,602.72 Lakhs after making assessment of estimated project costs vis-à-vis estimated project revenues.

16. During the period under review, the Profit & Loss Statement includes certain material exceptional items which are of non-recurring in nature and not related to current period's business activities of the Company. These are basically the corrections of inconsistencies in financials which were inherited from the erstwhile management.

    i. Based on the financial information/ records available with the Company, correction has been made with regard to one transaction of Rs 190 Crore, related to the project sold by the Erstwhile Management which was erroneously recorded under 'Project-in–Progress Pending POCM recognition' (PIP). This item has been expensed off in current period under Exceptional Items in Profit & Loss Account.

    ii. Similar treatment has been made for another item amounting to Rs 127.95 Crore which related to the tax provision on Ind AS transactions carried out by the erstwhile Management in 2017, which was not corrected in subsequent years. This transaction was recorded by the erstwhile Management under 'Project-in–Progress Pending POCM recognition' (PIP). This item has been written-off in current period under Exceptional Items in Profit & Loss Account.

17. The Company has not created any kind of Deferred Tax Assets on account of lack of reasonable certainty of having taxable profits and in foreseeable future against which such tax assets can be adjusted.

18. Details of Contingent Liabilities and commitments to be performed by the Company till 31st December, 2025 are as follows:

(Rs. in Lakhs)

Particulars	As on 31.12.2025	As on 30.09.2025
(a) Claims of delayed interest and penal interest related to EDC, IDC and License Fee (Haryana)	73,794.22	72,146.47
(b) Income Tax disputes	2,07,623.19	2,07,623.19
(c) TDS disputes	11,270.73	11,259.03
(d) Sales Tax disputes (Pending in Appeal/ Assessment)	14,467.37	14,467.37
(e) Service Tax disputes	9,950.66	9,950.66
(f) GST disputes (Pending in appeal / GST Orders)	396.47	397.27
(g) Claims by homebuyers and others at various judicial forums	42,859.79	42,859.79
(h) Dues Payable to Noida Authority	*	*

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Chirman & Managing Director
Unitech Limited

Notes to the Statement of Standalone Financial Results for the quarter & nine months ended 31st December, 2025

	(i) Claims u/s EPF & MP Act	**	**
	(j) Bank Guarantees	11,904.64	11,932.44
	(k) Corporate Guarantees	1,56,864.19	1,41,343.31
	(l) Penal Interest-Bank/FI/Other Authorities	1,18,410.32	75,280.20
	(m) 2436 Litigation Cases Pending with various court(s) [Previous year 2449]	Amount Un-ascertainable	Amount Un-ascertainable
	Total	6,47,541.58	5,87,259.73

- *NOIDA filed an affidavit in the Hon'ble Supreme Court in September, 2025 with regard to their dues. However, the company is unable to quantify the differential amount between the claims' figures submitted by NOIDA and as per company's records. Since the matter is sub-judice and pending adjudication by the Hon'ble Supreme Court, the contingent liability is not being disclosed in the notes to the accounts in the quarter under review. The financial effect shall be taken in books of accounts of the company after the final award is pronounced by the Hon'ble Supreme Court.*

*** In compliance of the orders of the Hon'ble Supreme Court dated 16.09.2025, the Registry of the Hon'ble Supreme Court has released an amount of Rs. 5,121.18 lakhs for the deposition thereof towards EPF dues of the Unitech's employees along with interest at the rate declared by the EPFO from time to time for a period of 46 months from May 2015 to February 2019. Accordingly, the sum of Rs. 4,452.82 lakhs have been deposited with EPFO and balance amount will be deposited in due course of time. Since necessary provision for differential interest and damages as per guidelines of EPFO has been made in the books of accounts, contingent liability is not being disclosed in quarter under review.*

19.	The figures of the previous period have been re-grouped/ re-arranged wherever considered necessary for the purpose of comparison.

For **Unitech Limited**

Place: Gurugram
Dated: 12th February, 2026

Yudhvir Singh Malik
Chairman & Managing Director

UNITECH LIMITED GURUGRAM

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

Independent Auditor's Review Report on Unaudited Consolidated Financial Results of Unitech Limited Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) for the Quarter and Nine Month Period ended 31st December, 2025

To the Board of Directors of Unitech Limited

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. Subsequently, Resolution Framework (RF) for Unitech group has been prepared by the newly appointed Board of Directors which is approved in the meeting of the Board held on June 17, 2020 with (as amended) and the same has also been filed with the Hon'ble Supreme Court. The company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfil its obligations towards the construction of the projects and meet other liabilities. Resolution framework of Unitech group filed by New Management before the Hon'ble Supreme Court, has not yet been approved by the Hon'ble Supreme Court. Accordingly, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts.

1. We have reviewed the accompanying Statement of Unaudited 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 30th September, 2025 ("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"). Financial returns/ information of 217 subsidiaries, 17 joint ventures and 4 associates have been incorporated and prepared by the Management, in which only 1 subsidiary reviewed and remaining are unreviewed.

2. This statement is the responsibility of the Holding Company's management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, ("Ind AS 34") "Interim Financial Reporting" as prescribed under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and

other accounting principles generally accepted in India. Our responsibility is to issue a report on the results based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standard on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion. We have not performed an audit and accordingly we do not express an audit opinion.

4. *Basis of disclaimer of conclusion*

Based on our review conducted as above, due to the matters stated below at para 5 of this report, we believe that the accompanying Statement of Unaudited Consolidated Financial Results is not prepared strictly in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standard (Ind AS) specified under section 133 of the Act 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.

5. We draw attention to the followings matters:

(i) A) We draw attention to Note no. 6 of the unaudited Consolidated Financial Results, we did not review the financial results of 217 subsidiaries (including foreign subsidiaries) which includes 216 unaudited Consolidated Financial Results, whose unaudited financial results reflects total assets of Rs. 8360,85.48 Lakhs (33.17% of consolidates assets), total revenue of Rs. 144,52.41 lakhs (37.83% of consolidates revenue), net loss after tax of Rs. 96789.19 Lakhs (39.47% of consolidated loss after tax) and total comprehensive loss of Rs. 96789.19 Lakhs (39.48% of consolidates total comprehensive loss) for the period ended 31st December, 2025. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. In case of 32 foreign subsidiaries, the management has incorporated the last available financial information.

B) No details are available with the Holding Company for 17 joint ventures and 4 associates for year ended 31st December 2025 and accordingly the same have not been considered for consolidation. In accordance with the provisions of Indian Accounting Standard 110 Consolidated Financial Results, the same are required to be Unaudited Consolidated in the financial results.

C) Pursuant to regulation 33(3)(h) of the Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India, the holding company shall ensure that, for the purposes of quarterly consolidated financial results, at least 80% of each of the consolidated revenue, assets and profits, respectively, shall have been subject to audit or in case of unaudited results, subjected to limited review. The consolidated financial results consist 37.83% of the unaudited consolidated revenue, 33.17% of the consolidated assets and 39.48% of the consolidated loss that have been not reviewed by auditors of holding company. Accordingly, the holding company is in non-compliance of the requirements of Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India.

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

(ii) We draw attention to Note no. 5 of the unaudited Consolidated Financial Results, which have made references to the Resolution Framework (RF) for Unitech group. The company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfil its obligations towards the construction of the projects and meet other liabilities. Resolution framework of Unitech group filed by New Management before the Hon'ble Supreme Court on 15th July, 2020, Revised Version on 5th February, 2021 and Revised Version on 08th August, 2022 has not yet been approved by the Hon'ble Supreme Court. Accordingly, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts. Effect on the relief, concession will be considered on the after the pronouncement of the award of the Supreme Court approve.

(iii) Material uncertainty related to going concern

We draw attention to Note no. 7 of the Unaudited Consolidated Financial Results wherein the management has represented that the Unaudited Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that the Holding Company has eroded its net worth and has incurred losses, both in the current and previous year, and has challenges in meeting its 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. Further, the New Management has inherited

various projects of the Company, which are pending for considerable construction and residual works to be completed.

In compliance of the directions of the Hon'ble Supreme Court, as contained in court's order dated 20th January 2020, the appointed Board of Directors has requested the Hon'ble Supreme Court to grant certain concessions and reliefs so that the Holding Company is able to fulfil its obligations towards the construction and completion of in-complete projects and meet other liabilities.

These conditions indicate the existence of material uncertainty that may cast significant doubt about Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the 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. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of new flats.

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

(iv) The Management of the Company has not conducted any impairment assessment for the investments made by the erstwhile management in joint ventures of Rs. 452,27.93 and associates of Rs. 6,54.69 having aggregate carrying value of Rs. 458,82.62 lakhs, despite of strong indicators existing for impairment assessment, as required by Ind AS 36, 'Impairment of Assets'. In view of non-existence of any impairment study, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these investments and its consequential impact on the Unaudited Consolidated Financial Results. (refer Note 8(v) of the Unaudited Consolidated Financial Results)

(v) Due to legacy issues inherited from erstwhile management, the company is not having evidence about the recognition of fair value of the estimated loss allowance on loans given by erstwhile management to joint ventures and associates amounting to Rs. 83,81.00 lakhs and trade receivables from joint ventures and associates amounting to Rs. 18,68.59 lakhs as required by Ind AS 109, 'Financial Instruments'. Also, loans and advances given to unrelated entities by erstwhile management amounting to Rs. 861,70.96 lakhs, trade receivables amounting Rs. 578,16.99 lakhs, inter corporate deposit amounting to Rs. 249,36.09 lakhs and security deposits given amounting Rs. 533,41.37 lakhs is also exposed to estimated loss allowance. (refer Note 8(vi) of the Unaudited Consolidated Financial Results)

We are, therefore, unable to express an opinion on the recoverability of the loans and trade receivables from subsidiary, joint ventures and associates, fair value of estimated loss allowance on loans, trade receivables and the consequential impact on the Unaudited Consolidated Financial Results.

(vi) We draw attention to note 21(m) of Unaudited Financial Results which contains details of corporate bank guarantees issued by the erstwhile management for its joint ventures. Due to legacy issues inherited from erstwhile management, the company is not having sufficient evidence regarding recognition of fair value of the estimated loss allowance on corporate guarantee given by erstwhile management on behalf of its subsidiary, joint ventures and associates amounting to Rs. 1568,64.19 Lakhs as required by Ind As 109, "Financial Instruments" we are therefore unable to express an opinion on the fair value of estimated loss allowance on corporate and bank guarantee.

(vii) The Management of the Company has not conducted any impairment assessment for the investments made by the erstwhile management in unrelated companies/ entities having aggregate carrying value of Rs. 1635,82.94 lakhs despite of strong indicators existing for impairment assessment, as required by Ind AS 36, 'Impairment of Assets'. In view of non-existence of any impairment study, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these investments and its consequential impact on the Unaudited Consolidated Financial Results. (refer Note 8 (v) of the Unaudited Consolidated Financial Results)

(viii) The group has goodwill amounting to Rs. 383,80.79 Lakhs appearing in the Unaudited Consolidated Financial Results as on 31st December, 2025 on account of acquisition of subsidiary companies. The management has not conducted any impairment assessment for said goodwill which is required pursuant to the provisions of Indian Accounting Standard 36 – "Impairment of Assets". In absence thereof, we are unable to comment upon the appropriateness of the carrying value of goodwill and its consequential impact on the Unaudited Consolidated Financial Results.

Further, non controlling interest includes gain of Rs. 113,37.55 lakhs for which no underlying documents were made available to us. It was explained to us that this was pertaining to the period of erstwhile management. In absence of proper explanation and underlying documents, we are unable to comment upon the correctness of non controlling interest and aggregate losses of the group.

(ix) Balance of amounts due to/ from trade receivables, trade payables (including MSME Vendors), bank balances, borrowings, advance received from customers, advance to suppliers, security deposits, other loans and advances, expense payable, advance for purchase of land, inter corporate deposits and other assets

are pending for reconciliation / confirmation. The overall impact of the above and the consequential impact of same on Unaudited Consolidated financial results are not ascertainable and cannot be concluded upon. (refer note no 9 of Unaudited Consolidated Financial Results).

(x) Amount recoverable from GNIDA amounting Rs.1,83,39.80 lakhs is subject to confirmation / reconciliation. In view of absence of the reconciliation, we are unable to conclude on the consequential impact of same on Unaudited Consolidated financial results (refer note no 13(iii) of Unaudited Consolidated financial results).

(xi) Variation of Rs. 934.15 lakhs has been observed between balance lying with Supreme Court registry and books of accounts and the same is under reconciliation. In view of absence of the reconciliation, we are unable to conclude on the consequential impact of same on Unaudited Consolidated financial results. (refer Note 8(i) of the Unaudited Consolidated Financial Results)

(xii) Refer note 9 &11 of unaudited consolidated financial results for matters related to the period of erstwhile Management: -

A) Statutory dues, in the books of holding company, related to Income-tax Act, 1962 amounting Rs. 7929.00 lakhs, Professional Tax amounting to Rs. 0.59 Lakhs, Employees Provident Funds and Miscellaneous Provisions Act, 1952 amounting to Rs. 24,42.87 lakhs pertaining to the period of erstwhile management, are unpaid since long. In view of non-payment of statutory dues, possibility of levies, some penalties by the respective departments cannot be ruled out. On account of the above, we are unable to conclude on the consequential impact of same on Unaudited Consolidated financial results. (refer Note 9 of the Unaudited Consolidated Financial Results)

B) We draw attention to Note no. 11 of the unaudited Consolidated Financial Results in respect of default in repayment of public deposits **accepted by erstwhile management** of Holding Company. As per the financial books, principal amount of deposit accepted for Rs. 529,12.98 lakhs is overdue for repayment. The Holding Company has not created any provision for interest payable during the period ended amounting Rs. 48,55.56 lakhs (accumulated unaccounted interest is Rs. 596,42.94 lakhs) taking a cue from the directions of the Hon'ble Supreme Court from time to time issued for payment of the Principal Amount to the FD holders, as explained by the management. In our opinion, losses of the Holding Company and value of public deposits may be understated to extent of Rs. 596,42.94 lakhs, subject to a final decision of the Hon'ble supreme Court in the matter.

C) Old Input credit receivable (GST) as appearing in the financial books during the erstwhile period is subject to reconciliation with the balance of input credit claimable from GST department (in GST portal). In view of absence of the reconciliation, we are unable to express a conclusion on the consequential impact of same on Unaudited Standalone Financial Result-amount uncertain

(xiii) Pursuant to the instances of non-compliance by the holding with certain debt covenants, including defaults in interest and principal repayments, we are unable to express an opinion on the correctness of such amounts reflected in the Unaudited Consolidated Financial Result and on their consequential impact, including potential tax liabilities. (refer Note 10 of the Unaudited Standalone Financial Results).

Further, as at 31st December, 2025, the Company has obtained loan statements from the banks and financial institutions to the tune of Rs. 9,019,33.34 lakhs (including accrued interest of Rs. 6,146,47.81 lakhs) out of total loan outstanding 10,76,865.61 lakhs (including non-convertible debenture Rs.. 47,653.64 lakhs and accrued interest of Rs. 7456,28.97 lakhs).

(xiv) Non-compliance of provisions of Indian Accounting Standards "IND AS" as prescribed under Section 133 of the Companies Act, 2013:-

Revenue from real estate projects (IND AS 115)

We draw attention to Note no. 8 (vii) of the Unaudited Consolidated Financial Result, stating that 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 whereas, the terms of the agreements entered by the Holding Company with buyers of the property does not satisfy the conditions specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" in all the cases.

(xvi) Further, we report that

Inventory and project in progress.

1. Reconciliation of sub-ledger records for advance received from homebuyers and trade receivables is in progress. In view of absence of the reconciliation, we are unable to express an opinion on the consequential impact of same on Unaudited Consolidated Financial Results.

2. Other current assets includes "Amount incurred in project in progress (on which revenue is not recognised)" amounting Rs.1898616.63 lakhs. No provision has been for onerous project, if any. As explained to us the Company is in the process of identifying onerous project and provision shall be created after identification of such contracts. As explained to us, due to legacy issues,

as inherited from erstwhile management, the company is not having details with regard to project wise cost incurred during the tenure of erstwhile management.

3. There are certain projects wherein physical possession of the units has already been handed over to the homebuyers but the projects are still appearing under Project in Progress. Due to aforesaid project in progress and Advance received from customers is overstated. The management is in the process of estimating the impact of the same. Due to the absence of the details, we are unable to express an opinion on the accuracy of project in progress and Advance received from customers and its consequential impact on Consolidation Financial Results.

Due to the above mentioned reasons, we are unable to express an opinion on its consequential impact on the Consolidated Financial Results.

(xvii) We draw attention to note no 8 (iii), the physical verification of property plant and equipment & unsold flats is pending therefore discrepancy between book records and physical counts, if any and its consequential impact of the unaudited financial results.

(xviii) Present status of the CWIP aggregating to Rs. 203,02.74 lakhs is not known as there are disputes going on in the said projects. On account of this, we are unable to express an opinion on the accuracy of CWIP in the Consolidated Financial Results.

(xix) We draw attention to note no. 21(o) of consolidated financial results which states that the Holding Company has not provided the underlying documents of the pending 2441 litigations cases against the Holding Company. In view of above, we are unable to express an opinion on the accounting of potential liability on account of pending case and completeness of disclosure of contingent liability made by the group in the Consolidated Financial Results.

6. *Disclaimer of conclusion*

Our review indicates that, because of the substantive nature and significance of the matter described in paragraph 4 and 5, we have not been able to obtain sufficient appropriate evidence to provide a basis for expressing a conclusion on the statement as to whether these Unaudited 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.

7. Other Matter:

We draw attention to Note no. 16 of the Unaudited Consolidated Financial Results, A forensic audit of the Holding Company was conducted as per directions of 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 directed by the Supreme Court to make the same available to the new Management.

Our opinion is not modified in respect of the matter.

We had mentioned the matters under "Other Matter" on the Consolidated Financial Statements for the year ended 31st March 2025.

UDIN: **26077891BJBMAU5787**

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

ANSHU GUPTA Digitally signed by ANSHU GUPTA Date: 2026.02.12 11:31:55 +05'30'

Anshu Gupta
Partner
Membership No: 077891
Place: New Delhi
Date: 12th February 2026

UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

Statement of Unaudited Consolidated Results for the Quarter And Nine Months Ended December 31, 2025

(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	**Income**						
	a) Revenue from Operation	14,096.13	13,605.13	7,371.63	38,201.52	22,087.72	32,168.94
	b) Other Income	1,237.17	1,496.30	3,074.74	3,947.43	4,757.80	7,511.54
	Total Income	15,333.30	15,101.43	10,446.37	42,148.95	26,845.52	39,680.48
2	**Expenses**						
	a) Job and construction expenses towards power transmission business	-	-	305.59	-	597.67	1.93
	b) Real estate, Construction and Related Expenses incl. Cost of Land sold	9,066.61	6,043.01	1,012.81	20,622.94	47,807.75	49,953.21
	c) Changes in Inventories of finished properties, land, land development right and work in progress	-	-	36.94	-	84.32	874.70
	d) Employee Benefits Expenses	841.15	807.11	962.55	2,422.28	2,920.55	2,937.61
	e) Finance Costs	42,879.02	75,591.87	46,912.34	1,92,451.23	1,53,509.61	2,67,214.85
	f) Depreciation and Amortisation Expenses	100.54	104.16	158.55	306.13	477.85	395.59
	g) Other Expenses	28,054.72	6,448.76	33,038.78	39,681.81	90,981.27	21,237.37
	Total Expenses	80,942.04	88,994.91	82,427.56	2,55,484.39	2,96,379.02	3,42,615.26
3.	**Profit/ (Loss) from before tax and share of profit in associates and joint ventures (1-2)**	(65,608.74)	(73,893.48)	(71,981.19)	(2,13,335.44)	(2,69,533.50)	(3,02,934.78)
4	Exceptional items	(31,794.92)	-	-	(31,794.92)	-	-
5.	**Profit/ (Loss) from Operations before tax and share of profit in associates and joint ventures (3-4)**	(97,403.66)	(73,893.48)	(71,981.19)	(2,45,130.36)	(2,69,533.50)	(3,02,934.78)
6	**Tax Expenses for the period/ year**						
	(a) Current Tax	105.53	(20.77)	83.74	117.69	111.88	1,750.78
	(c) Deferred Tax	0.31	(0.44)	(402.96)	(0.26)	(697.49)	13,131.46
	Total Tax Expenses for the period/ year	105.84	(21.21)	(319.22)	117.43	(585.61)	14,882.24
7	**Profit/ (Loss) after tax and before share of profit in associates and joint ventures (5-6)**	(97,509.50)	(73,872.27)	(71,661.97)	(2,45,247.79)	(2,68,947.89)	(3,17,817.02)
8	**Other Comprehensive Income**						
	(i) Items that will not be reclassified to profit and loss	82.38	(3.84)	35.11	92.20	17.11	(142.81)
	(ii) Income tax relating to items that will not be reclassified to profit and loss	-	-	-	-	-	1.89
	Total Other Comprehensive Income	82.38	(3.84)	35.11	92.20	17.11	(140.92)
9	**Total Comprehensive Income for the period/ year (7+8)**	(97,427.12)	(73,876.11)	(71,626.86)	(2,45,155.59)	(2,68,930.78)	(3,17,957.94)
10	**Net profit for the period/ year attributable to:**						
	Owners of the holding company	(85,102.07)	(57,186.85)	(57,713.96)	(2,01,466.07)	(2,28,351.57)	(2,59,347.15)
	Non-controlling interests	(12,407.41)	(16,685.42)	(13,948.03)	(43,781.70)	(40,596.33)	(58,469.87)
		(97,509.48)	(73,872.27)	(71,661.99)	(2,45,247.77)	(2,68,947.90)	(3,17,817.02)
11	**Other Comprehensive Income attributable to:**						
	Owners of the holding company	82.38	(3.84)	35.11	92.20	17.11	(140.92)
	Non-controlling interests	-	-	-	-	-	-
		82.38	(3.84)	35.11	92.20	17.11	(140.92)
12	**Total Comprehensive Income attributable to:**						
	Owners of the holding company	(85,019.69)	(57,190.69)	(57,678.85)	(2,01,373.87)	(2,28,334.45)	(2,59,488.07)
	Non-controlling interests	(12,407.41)	(16,685.42)	(13,948.03)	(43,781.70)	(40,596.33)	(58,469.87)
		(97,427.10)	(73,876.11)	(71,626.88)	(2,45,155.57)	(2,68,930.78)	(3,17,957.94)
13	Paid-up Equity Share Capital (Face Value of Rs. 2 per Share)	52,326.02	52,326.02	52326.02	52326.02	52326.02	52,326.02
14	Other Equity Excluding Revaluation Reserve						(7,40,637.78)
15	**Earnings per Equity Share**						
	(Face Value of Rs. 2/- per Share) *(Not annualised)						
	Basic (Rs.)	(3.25)*	(2.19)*	(2.21)*	(7.70)*	(8.73)*	(9.91)
	Diluted (Rs.)	(3.25)*	(2.19)*	(2.21)*	(7.70)*	(8.73)*	(9.91)

UNITECH LIMITED GURUGRAM

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

Unitech Limited

CIN: L74899DL1971PLC009720

UNAUDITED CONSOLIDATED SEGMENT-WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2025

(Rs. in Lakhs)

Sl N	Particulars	Consolidated Segment Revenue & Result					
		Quarter Ended			Nine Months Ended		Year Ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1.	**Segment Revenue**						
	(a) Real Estate & Related Activities	**11,082.59**	10,207.94	5,207.90	**26,627.77**	10,552.20	**18,941.56**
	(b) Property Management	**3,051.52**	4,259.78	3,769.12	**12,911.21**	12,896.25	**15,979.76**
	(c) Hospitality	**1,193.79**	585.86	1,139.40	**2,554.56**	2,480.11	**3,429.14**
	(d) Transmission Tower	-	-	326.49	-	913.50	-
	(e) Investment & Other Activities	**5.40**	47.85	3.46	**55.41**	3.46	**1,330.02**
	Total	**15,333.30**	15,101.43	10,446.37	**42,148.95**	26,845.52	**39,680.48**
	Less: Inter Segment Revenue	-	-	-	-	-	-
	Net External Revenue	**15,333.30**	15,101.43	10,446.37	**42,148.95**	26,845.52	**39,680.48**
2.	**Segment Result**						
	(Profit/(Loss) Before tax & Finance Cost)						
	(a) Real Estate & Related Activities	**(53,861.77)**	2,237.40	(24,688.13)	**(52,305.19)**	(1,16,080.29)	**(39,467.62)**
	(b) Property Management	**(985.11)**	(477.71)	738.42	**(744.70)**	1,954.60	**1,879.10**
	(c) Hospitality	**321.67**	(108.72)	310.00	**319.20**	393.93	**565.10**
	(d) Transmission Tower	-	-	(1,425.75)	-	(2,275.55)	-
	(e) Investment Activities	**0.58**	47.44	(3.40)	**50.11**	(18.07)	**1,302.03**
	(f) Unallocable Income / (Expense)	-	-	-	**1.46**	1.46	**1.46**
	Total	**(54,524.63)**	1,698.41	(25,068.86)	**(52,679.12)**	(1,16,023.91)	**(35,719.93)**
	Less:						
	(i) Finance Cost	**42,879.02**	75,591.87	46,912.34	**1,92,451.23**	1,53,509.61	**2,67,214.85**
	Profit /(Loss) before Tax	**(97,403.65)**	(73,893.46)	(71,981.20)	**(2,45,130.35)**	(2,69,533.53)	**(3,02,934.78)**
3.	**Segment Assets**						
	(a) Real Estate & Related Activities	**24,23,168.03**	25,47,955.05	25,57,449.73	**24,23,168.03**	25,57,449.73	**25,45,783.76**
	(b) Property Management	**39,880.98**	40,213.00	43,106.69	**39,880.98**	43,106.69	**40,484.20**
	(c) Hospitality	**20,102.59**	19,822.19	19,384.57	**20,102.59**	19,384.57	**19,467.06**
	(d) Transmission Tower	-	-	12,251.76	-	12,251.76	-
	(e) Investment Activities	**37,569.47**	37,901.77	37,166.83	**37,569.47**	37,166.83	**37,856.52**
	Total	**25,20,721.07**	26,45,892.01	26,69,359.58	**25,20,721.07**	26,69,359.58	**26,43,591.54**
4.	**Segment Liabilities**						
	(a) Real Estate & Related Activities	**34,95,878.55**	35,24,064.78	33,44,251.26	**34,95,878.55**	33,44,251.26	**33,73,501.29**
	(b) Property Management	**55,579.94**	53,512.77	48,855.22	**55,579.94**	48,855.22	**51,303.63**
	(c) Hospitality	**33,403.49**	33,100.94	32,066.56	**33,403.49**	32,066.56	**32,438.25**
	(d) Transmission Tower	-	-	7,976.42	-	7,976.42	-
	(e) Investment Activities	**2,869.34**	3,192.61	3,499.15	**2,869.34**	3,499.15	**3,196.90**
	Total	**35,87,731.32**	36,13,871.10	34,36,648.61	**35,87,731.32**	34,36,648.61	**34,60,440.07**

UNITECH LIMITED GURUGRAM

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

Notes to the Statement of Consolidated Financial Results for the quarter & nine months ended 31st December, 2025	
1.	The Consolidated Financial Results include Consolidated Financial Results of Unitech Limited (The Holding Company) and its Subsidiaries (Collectively referred to as "The Group") and share of Profit/ Loss after Tax and total comprehensive Income/ Loss of its Associates and Joint Ventures, are subject to review for the quarter & nine months ended 31st December, 2025.
2.	The above Financial Results, prepared on Consolidated basis, have been reviewed by the Audit and Risk Management Committee and approved by the Board of Directors of the Holding Company at their respective meetings held on 12th February, 2026.
3.	The Group is primarily in the business of Real Estate Development and related activities, including Construction and allied Services. The Group also has an interest in the business of Property Management, Hospitality, 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.
4.	The Consolidated 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 herein.
5.	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 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 updations of the Resolution Framework approved by the Board of Directors in their subsequent meetings held on 10.09.2020, 28.10.2020 and 27.04.2022. The updated Resolution Framework has been placed before the Hon'ble Supreme Court on 08.08.2022.
6.	(i) The Consolidated Financial Results include the Financial Results of 217 subsidiaries (including 32 foreign subsidiaries), whose Unaudited Financial Results reflect a total Income of Rs. 38,201.52 Lakh, Net Loss of Rs. 2,45,130.35 Lakh and total comprehensive Loss of Rs. 2,45,155.57 Lakh for the nine months ended 31st December, 2025. (ii) 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 Consolidated Financial Results, last audited Balance Sheets, as available with the Holding Company, were used for the same. The last available Audited Balance Sheets of 32 Foreign Subsidiaries 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, the last available details are used for preparation of these Consolidated

UNITECH LIMITED GURUGRAM

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

Financial Results.

(iii) Further, no details are available with the Holding Company for 04 Foreign Associates and, hence, their details cannot be provided.

(iv) The last available Audited Balance Sheets of 16 Joint Ventures pertain to the financial year ending 31st March, 2024 (for 3 Companies), 31st March, 2022 (for 04 Companies), 31st March, 2021 (for 01 Company), 31st March, 2019 (for 02 Companies), 31st March, 2017 (for 02 Companies), 31st March, 2016 (for 02 Companies), and 31st March, 2015 (for 02 Companies). The last available details are used for preparation of these Consolidated Financial Results.

(v) Unitech Limited has 185 Indian Subsidiary Companies and the Statutory Auditors have been appointed for 165 Indian Subsidiary Companies so far. The Unitech Management is taking necessary steps for appointment of Statutory Auditors in another 7 Subsidiary Companies. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps would be taken by the Holding Company after taking the legal opinion.

7. (i) The Company has incurred losses in the current and previous years. The Company has huge challenges in meeting its operational obligations, current liabilities including outstanding dues to the statutory authorities, Bank Loans and Public Deposits. The Board of Directors of the Company, as appointed by the Union of India with the approval of 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 available assets at the contracted value in the current form, which is an on-going activity.

(ii) In compliance of the directions of the Hon'ble Supreme Court, as contained in its order dated 20th January 2020, the newly appointed Board of Directors has already stated its position in the Resolution Framework submitted in the Hon'ble Supreme Court on 15.07.2020, followed by updated versions submitted before the Hon'ble Supreme Court on 05.02.2021 and 08.08.2022, vide which the Hon'ble Supreme Court has been requested to grant certain concessions and reliefs so that the Company is able to fulfill its obligations towards the construction and completion of stalled and in-complete projects and meet other liabilities. Apart from the mandate of completion of various projects and handing over the completed units to the Homebuyers, the Government appointed Board of Directors has taken a comprehensive view of all pending and other projects and made proposals qua other issues which have a bearing on the Company operating as a going concern. These include various other liabilities and suggested a road map for addressing the same. Though the Hon'ble Supreme Court has yet to take decisions in principle on these issues, clear messages have been given on issues like treatment of refunds to Homebuyers and resultant units becoming a part of the unsold inventory of Unitech, the FD holders being released only the principal amounts of their FDs, and so on and so forth.

(iii) As regards the dues of secured creditors, it is important to keep in view that they are having rights over land assets mortgaged to them, the monetization of which in due course should help in meeting a considerable part of their dues.

UNITECH LIMITED GURUGRAM

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

The Hon'ble Supreme Court vide its order dated 16.01.2025 asked the applicant-banks/ financial institutions to engage in dialogue with the Management of Unitech Limited and explore the possibility of One Time Settlement ('OTS') in furtherance of the interest of the parties. The Hon'ble Supreme Court has again directed, vide its subsequent order dated 22.01.2026, that "... we want the Board and the banks to have a dialogue at the earliest..." Pursuant thereto, the Management has requested the Board to "... consider to constitute a Sub-committee of Directors to have dialogues with the FIs/ Banks/ ARCs and explore the possibilities of one-time-settlement. The Board, if considered desirable, consider to associate any senior Banker in the Sub-committee." The Agenda Item on the subject is set to be considered in the ensuing meeting of the Board on 12.02.2026.

(iv) As regards the issues pending between Noida and Greater Noida Authorities and Unitech Group, the Hon'ble Supreme Court, vide its order dated 18.12.2024, has requested Hon'ble Justice (Retd.) Abhay Manohar Sapre, a former Judge of the Supreme Court, to make an attempt to amicably resolve the issues of outstanding dues and possession of allotted land between Noida/ Greater Noida Authorities and the Unitech. Pursuant thereto, Justice A.M. Sapre held a series of meetings with the NOIDA/ Greater NOIDA Authorities and Unitech, wherein no consensus could emerge on the issues in dispute. Justice A.M. Sapre has thereafter filed his report before the Hon'ble Supreme Court. The Hon'ble Court thereafter directed NOIDA to approve the revised layout plans of Sectors 96-97-98, Sector-113 and Sector-117 within a period of 02 weeks. NOIDA has approved the revised layout plans/ building plans of three main Projects (Sector 96-97-98, Sector 113 and Sector 117) vide their letters dated 08.09.2025. As per directions of the Hon'ble Supreme Court vide orders dated 22.01.2026, NOIDA has also granted ancillary approvals relating to laying of services on 24.01.2026.

(v) The reasons for opting against the winding up of the Company or its reference under IBC have also been explained in the application filed with the Resolution Framework. Pending a final decision of the Hon'ble Supreme Court, the Financial Statements have, accordingly, been drawn on an on-going basis.

8. The Holding Company is in the process of:

(i) Reconciling the balances appearing in its Books of Accounts with the balances deposited with the Registry of the Hon'ble Supreme Court;

(ii) Estimating the impact of contingent liabilities in line with Resolution Framework submitted to the Hon'ble Supreme Court;

(iii) Conducting physical verification of Property, Plant & Equipment;

(iv) Conducting Net Realizable Value (NRV) assessment of its inventories and projects in progress;

(v) Conducting impairment assessment of its investment in equity instruments, debentures, bonds, various funds, financial guarantees and other

UNITECH LIMITED GURUGRAM

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

	commitments, loans and advances given to Subsidiaries, Associates and Joint Ventures; (vi) Preparation of expected credit loss policy in relation to trade receivables, securities deposits, loans and advances given to others; (vii) Re-evaluating the impact of Ind AS 115 and to conclude regarding effectiveness of existing accounting policy in line with Ind AS 115; and (viii) Verifying and mapping the monies received from the residents towards maintenance charges.
9.	As regards trade payables (including MSME vendors), which primarily relate to the unpaid bills of Contractors and Vendors, and which prima facie may not be payable to the extent shown in the Books, the Management is in the process of ascertaining the genuineness of all the operational liabilities, which are being carried forward as a legacy from the erstwhile management in the accounts. As regards all other opening balances which are outstanding for a long period of time and which are also being carried forward as a legacy balance, the Unitech Group is in the process of collecting the supporting documents to take an appropriate decision in the matter. Though some progress has been made in this behalf, the process of compiling banks statements/ bank balance confirmations from all the concerned banks of the Group is likely to take some time as some of the banks are taking time to supply the requisite information. The Group has various outstanding statutory liabilities since long and the same are unpaid due to the pendency of matters before various Adjudicating Authorities and liquidity constraints with the Group.
10.	There have been delays in the payment of dues of non-convertible debentures, term loans and working capital loans from Banks and Financial Institutions (including principal, interest and/or other charges as the case may be) to the lenders of the Holding Company and the total of such outstandings runs into Rs 10,76,865.61 Lakh as on 31st December, 2025.
11.	(i) 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, *inter-alia*, seeking 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. (ii) The Holding Company has not provided for interest payable on Public Deposits since 01st April, 2017, which works out to Rs. 59,642.94 upto 31st December, 2025. The issue of payment of Public Deposits to the FD Holders, limited to the principal amount, is a part of the Resolution Framework, which is pending consideration of the Hon'ble Supreme Court. It may, however, also be noted that the Hon'ble Supreme Court has been approving the payment of Principal amount only in various cases considered on grounds of medical exigencies.
12.	(i) The erstwhile management had invested in Telangana State through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and

UNITECH LIMITED GURUGRAM

Y.S. MALIK, IAS (Retd.)
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deposited an amount of Rs. 48,131.00 Lakh (out of which an amount of Rs. 600.00 Lakh got adjusted as part dues of M/s Dandamundi Estate). 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. The Holding Company has already filed an IA before the Hon'ble Supreme Court for recovery of the amount. However, simultaneous efforts to find an amicable resolution of the issues are also being explored.

(ii) Notwithstanding the IA pending before the Hon'ble Supreme Court, the management has held meetings at the level of Board of Directors and Justice (Retd.) A.M. Sapre, a former Judge of Supreme Court, with Mr. D.A. Kumar and also visited the land sites twice on 24.06.2022 and 02.01.2023.

(iii) It was agreed in the last meeting held at the level of Justice Sapre and the Chief Secretary to Government, Telangana that the District Administration would complete the site survey and identify the areas, which have been encroached. It was also *inter-alia* directed by the Chief Secretary that no further sale deeds be allowed to be executed on the land parcels owned by Unitech Limited and its collaborator. Notwithstanding the above, However, efforts to find an amicable resolution of the issues have not succeeded so far.

13. (i) The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18th November 2015. 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 with 352 homebuyers and had also received advances from such buyers amounting to Rs. 6,682.10 Lakh (net of repayment). No contract revenue has been recognized on this project.

(ii) GNIDA, in the meanwhile, deposited an amount of Rs. 7,436.35 Lakh (Rs. 6,682.10 Lakh and interest @ 6% on the principal amount of Rs. 6,682.10 Lakh), with the Registry of the Supreme Court on behalf of the Holding Company, out of the monies paid by the Holding Company, in terms of the Order dated 18.09.2018 of the Hon'ble Supreme Court. This amount stands refunded to about 352 homebuyers pursuant to the directions of the Hon'ble Supreme Court.

(iii) The matter in respect of cancellation of lease deed is still pending before the Hon'ble High Court of Allahabad for final disposal. The Holding Company has, subsequently, shown the amount of Rs. 18,339.80 Lakh as recoverable from GNIDA in its Books of Account.

(iv) 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 subject.

14. (i) 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 Holding Company to purchase the investment of Cruz

UNITECH LIMITED GURUGRAM

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

Notes to the Statement of Consolidated Financial Results for the quarter & nine months ended 31st December, 2025	
	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 2025 – USD 298,382,949.34). The High Court of Justice, Queen's Bench Division, Commercial Court London, had confirmed the said Award. (ii) Further, consequent to the order passed by the Hon'ble High Court of Delhi in the instant case, the Holding Company is required to make the aforesaid investment into Kerrush Investments Limited (Mauritius). The decree of the aforesaid amount against the Holding Company is pending for execution. However, the Management is exploring the possibilities of filing an IA in the Supreme Court in the matter.
15.	The Holding Company had a branch office in Libya, whose financial statements/ information reflect total assets of Rs. 1,328.47 Lakh (Previous year - Rs. 1,328.47 Lakh) as on 31st December, 2025 and total revenues of Rs. NIL (Previous year - NIL) for the nine months ended 31st December, 2025, on that date, as considered in the Standalone Financial Statements as described above. The Holding Company has also made provision against all assets of Rs. 1,328.47 Lakh (Previous year - Rs. 1,328.47 Lakh). The financial statements/ information of this branch office has not been audited by the Branch Auditor due to the adverse political situation prevailing in Libya and functional limitations.
16.	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 cover to the Hon'ble Supreme Court. The report on the Forensic Audit is not available with the Holding Company or its Board of Directors. However, the said report was made available to the Enforcement Directorate, which is seized of investigations into the related matters. Hence, the impact of observations of the Forensic Audit Report can be ascertained only after these processes reach some finality.
17.	The Company has created provision for onerous contracts amounting to Rs. 40,602.72 Lakhs after making assessment of estimated project costs vis a vis estimated project revenues.
18.	During the period under review, the Profit & Loss Statement includes certain material exceptional items which are of non-recurring in nature and not related to current period's business activities of the Company. These are basically the corrections of inconsistencies in financials which were inherited from the erstwhile management. i. Based on the financial information/ records available with the Company, correction has been made with regard to one transaction of Rs 190 Crore, related to the project sold by the Erstwhile Management which was erroneously recorded under 'Project-in–Progress Pending POCM recognition' (PIP). This item has been expensed off in current period under Exceptional Items in Profit & Loss Account. ii. Similar treatment has been made for another item amounting to Rs 127.95 Crore which related to the tax provision on Ind AS transactions carried out by the erstwhile Management in 2017, which was not corrected in subsequent

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Chirman & Managing Director
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years. This transaction was recorded by the erstwhile Management under 'Project-in–Progress Pending POCM recognition' (PIP). This item has been written-off in current period under Exceptional Items in Profit & Loss Account.

19. The Holding Company has not created any kind of Deferred Tax Assets on account of lack of reasonable certainty of having taxable profits and in foreseeable future against which such tax assets can be adjusted.

20. M/s Unitech Holdings Limited (UHL) has filed an appeal before the Hon'ble National Company Law Tribunal pleading to declare the transfer of shareholding of Private Equity Investors of Entertainment City Limited (ECL) to M/s Parmesh Construction Company Limited (PCCL) as illegal, null and void and seeking rectification of Register of Members under section 59 of the Companies Act, 2013. M/s UHL has issued cheques worth Rs 897.86 Lakhs in favour of M/s PCCL to avail the Right of First Refusal. The said amount has been considered as Advance for Purchase of Shares.

21. Vide PAO no 16/2022 dated 16th June 2022, the Directorate of Enforcement has attached 777 residential and commercial units which were earmarked by the erstwhile management for CIG. The Management has requested the ED to grant it's no objection to the entrustment of above stated properties to the current Management subject to the approval of Hon'ble Supreme Court of India. Monetization of these assets would go a long way in mobilizing funds for completion of these 777 units and other projects.

22. Details of Contingent Liabilities and commitments to be performed by the Company till 31st December, 2025 are as follows:

(Rs. in Lakhs)

Particulars	As on 31.12.2025	As on 30.09.2025
(a) Claims of delayed interest and penal interest related to EDC IDC and License Fee	73,794.22	72,146.47
(b) Income Tax disputes	3,23,625.80	3,22,415.42
(c) TDS disputes	11,270.73	11,259.03
(d) Sales Tax dispute (Pending in Appeal / Assessment)	24,701.04	24,701.04
(e) Service Tax dispute	9,971.05	9,971.05
(f) GST dispute (Pending in appeal / GST orders)	904.63	905.43
(g) DGFT Disputes	2,587.51	2,587.51
(h) Custom Disputes	42.32	42.32
(i) Claim by homebuyers and others at various judicial forums	42,859.79	42,859.79
(j) Dues payable to Noida Authority	*	*
(k) Claims u/s EPF & MP Act	**	**

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(l) Bank Guarantees	11,904.64	11,932.44
(m) Corporate Guarantees	1,56,864.19	1,41,343.31
(n) Penal Interest-Bank/FI/Other Authorities	1,20,330.20	87,747.57
(o) 2436 Litigation Cases Pending with various court(s) [Previous year 2449]	Amount Un-ascertainable	Amount Un-ascertainable
Total	**7,78,856.12**	**7,27,911.38**

- *NOIDA filed an affidavit in the Hon'ble Supreme Court in September, 2025 with regard to their dues. However, the company is unable to quantify the differential amount between the claims' figures submitted by NOIDA and as per company's records. Since the matter is sub-judice and pending adjudication by the Hon'ble Supreme Court, the contingent liability is not being disclosed in the notes to the accounts in the quarter under review. The financial effect shall be taken in books of accounts of the company after the final award is pronounced by the Hon'ble Supreme Court.*

*** In compliance of the orders of the Hon'ble Supreme Court dated 16.09.2025, the Registry of the Hon'ble Supreme Court has released an amount of Rs. 5,121.18 lakhs for the deposition thereof towards EPF dues of the Unitech's employees along with interest at the rate declared by the EPFO from time to time for a period of 46 months from May 2015 to February 2019. Accordingly, the sum of Rs. 4,452.82 lakhs have been deposited with EPFO and balance amount will be deposited in due course of time. Since necessary provision for differential interest and damages as per guidelines of EPFO has been made in the books of accounts, contingent liability is not being disclosed in quarter under review.*

23. The figures of the previous period have been re-grouped/ re-arranged wherever considered necessary for the purpose of comparison.

For **Unitech Limited**

Yudhvir Singh Malik
Chairman & Managing Director

Place: Gurugram
Dated: 12th February, 2026

UNITECH LIMITED GURUGRAM

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