IndusInd Bank

पीएनए हाउस, ...ला तल, प्लॉट नं. 57 तथा 57/1, गली नं. 17, निकट ईएसआईसी ऑफिस, एमआईडीसी, अंधेरी (ई), मुम्बई-400093

(परिशिष्ट IV) नियम 8(1) देखें

कब्जा सूचना (अचल सम्पत्ति के लिये)

जैसा कि, वित्तीय परिसम्पत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 (2002 के 54) (यहां के बाद 'सरफैसी अधिनियम' वर्णित) के अंतर्गत मै. इंडसइंड बैंक लि., शाखा कार्यालयः हाउस नं. 499, कोहट सीएचबीएस लि. सोसायटी, पीतमपुरा, दिल्ली-110034 के प्राधिकृत अधिकारी के रूप में तथा प्रतिभूति हित (प्रवर्तन) नियमावली, 2002 के नियम 3 के साथ पठित धारा 13 (12) के अंतर्गत प्रदत्त शक्तियों का प्रयोग करते हुए अधोहस्ताक्षरी ने मांग सूचना तिथि 27.5.2022 जारी कर 1. **मै. शीला ज्वैलर्स**- द्वारा उसके प्रॉप.-अब मृत-द्वारा उसके कानूनी उत्तराधिकारी, लोअर राजीव नगर, देहरादून, उत्तरांचल-248001, साथ हीः सम्पत्ति सं. 287, ख.नं. 139 का मौजा, बंजारावाला, माफी परगणा, केन्द्रीय दून, देहरादून-248001, 2. **मै. शीला ऑर्नामेन्ट्स** द्वारा उसके प्रॉप.-अब मृत-द्वारा उसके कानूनी उत्तराधिकारी, लोअर राजीव नगर, देहरादून, उत्तरांचल-248001, 3. **स्व. श्री दलीप रस्तोगी** के कानूनी उत्तराधिकारियों-बंजारावाला, टी.एच.डी.सी. कॉलोनी, निकट मैक्स इन्टरनेशनल स्कूल, अजबपुर कलॉन, देहरादून, उत्तराखंड-248121, 4. **श्री आरती रस्तोगी**, एच. नं. 1413, ख. नं. 575 खा, बंजारावाला माफी, परगणा केन्द्रीय दून, देहरादून, उत्तराखंड-248001 को उक्त सूचना की प्राप्ति की तिथि से 60 दिनों के भीतर सूचना में वर्णित राशि **रु. 1,40,44,484.67/-** के साथ 12.05.2022 से ब्याज वापस लौटाने का निर्देश दिया था।

ऋणधारक, इस राशि को वापस लौटाने में विफल रहे, अतः एतद्द्वारा ऋणधारक तथा आम जनता को सूचित किया जाता है कि आज, 25 अगस्त, 2023 को अधोहस्ताक्षरी ने उक्त प्रतिभूति हित प्रवर्तन नियमावली, 2002 के नियम 8 के साथ पठित अधिनियम की धारा 13 की उप-धारा (4) के अंतर्गत उन्हें प्रदत्त शक्तियों का प्रयोग करते हुए अधोहस्ताक्षरी ने यहां नीचे वर्णित सम्पत्ति का कब्जा कर लिया है।

विशेष रूप से ऋणधारकों तथा आम जनता को एतद्द्वारा सतर्क किया जाता है कि वे यहां नीचे वर्णित सम्पत्ति का व्यवसाय न करें तथा इन सम्पत्तियों का किसी भी तरह का व्यवसाय **रु. 1,40,44,484.67/-** के साथ 12.05.2022 से ब्याज की राशि के लिये "इंडसइंड बैंक लि." के चार्ज के अधीन होगा।

ऋणधारक का ध्यान प्रतिभूत परिसम्पत्तियों को विमोचित करने के लिए उपलब्ध समय के संदर्भ में अधिनियम की धारा 13 की उप-धारा (8) के प्रावधानों के प्रति आकृष्ट की जाती है।

सम्पत्ति की अनुसूची

मौजा बंजारावाला माफी, परगणा केन्द्रीय दून, जिला देहरादून, उत्तराखंड-248001 में स्थित भूमि खाता नं. 287 (फसली 1415 से 1420), खसरा नं. 139 का, एरिया माप 187.40 वर्ग मी., कुल कवर्ड एरिया माप 111.52 वर्ग मी. पर निर्मित सम्पत्ति का सभी भाग तथा हिस्सा। **चौहद्दीः पूर्वः** रोड, **पश्चिमः** अन्य की भूमि, **उत्तरः** रोड, **दक्षिणः** अन्य की भूमि

हस्ता./-

तिथिः 25.8.2023 — **प्राधिकृत अधिकारी**

स्थानः देहरादून — **इंडसइंड बैंक लि.**

ऋण वसूली अधिकरण-II, दिल्ली,

4था तल, जीवन तारा बिल्डिंग, संसद मार्ग, नई दिल्ली-110001 के समक्ष

ऋण वसूली अधिकरण (प्रक्रिया नियमावली) 1993 के नियम 12 एवं 13 के साथ पठित बैंकों तथा वित्तीय संस्थानों के बकाया ऋणों की वसूली अधिनियम, 1993 की धारा 19(4) के अंतर्गत सूचना अधोलिखित के मामले में :

ओ ए नं. 606/2022 — तिथि 15.07.2023

एक्सिस बैंक लि. — **आवेदक**

बनाम

श्री विकास चन्द्र रॉय एवं अन्य — **प्रतिवादी**

सेवा में, प्रतिवादी 1. श्री विकास चन्द्र रॉय, फ्लैट नं. 508, टावर 26, परातेरिया सेक्ट.-137, नोएडा जीएच-01, एक्सप्रैसवे, नोएडा, उ.प्र.-201307, साथ ही : डी-60, ओखला इंडस्ट्रियल एरिया, फेज-1, नई दिल्ली-20

2. सुश्री आस्थया, फ्लैट नं. 508, टावर 26, परातेरिया सेक्ट.-137, नोएडा जीएच-01, एक्सप्रैसवे, नोएडा, उ.प्र.-201307, साथ ही : डी-60, ओखला इंडस्ट्रियल एरिया, फेज-1, नई दिल्ली-20

3. मै. इम्पेरियल हाउसिंग वेन्चर्स प्रा.लि., कमरा सं. 205, वेलकम प्लाजा, 5-551, स्कूल ब्लॉक-2, शकरपुर, दिल्ली-92

जैसा कि ऊपर नामित आवेदक ने **रु. 43,72,644/- (रु. तैंतालिस लाख बहत्तर हजार छः सौ चौआलिस मात्र)** की वसूली के लिये आपके विरुद्ध एक मामला शुरू किया है तथा जैसा कि इस अधिकरण की संतुष्टि के लिये यह साबित हो चुका है कि आपको सामान्य तरीके से सर्व करना संभव नहीं है। अतएव, विज्ञापन के माध्यम से इस सूचना के द्वारा आपको निर्देश दिया जाता है कि 16.10.2023 को 10.30 पूर्वा. में अधिकरण के समक्ष उपस्थित हों।

ध्यान रहे कि उपरोक्त तिथि को इस अधिकरण के समक्ष उपस्थित नहीं होने पर मामले की सुनवाई तथा निर्णय आपकी अनुपस्थिति में ही की जायेगी।

सभी मामलों पर विचार विडियो कान्फ्रैंसिंग के माध्यम से की जायेगी तथा इस उद्देश्य सेः

i) सभी अधिवक्ता/वादीगण सिसको webexapplication/software डाउनलोड करेंः

ii) माननीय पीठासीन अधिकारी/रजिस्ट्रार के द्वारा विचार की जाने वाली मामलों के लिये मीटिंग आईडी तथा पास्वर्ड डीआरटी के आधिकारिक पोर्टल अर्थात् drt.gov.in पर स्वतः दैनिक कॉज लिस्ट में प्रदर्शित होगी।

iii) किसी प्रकार की आकस्मिकताओं के लिये अधिवक्ता/वादीगण फोन नं. 23748478 पर संबंधित अधिकारी से सम्पर्क कर सकते हैं।

मेरे हाथ से तथा अधिकरण की मुहर लगाकर आज, 15 जुलाई, 2023 को दी गई।

अधिकरण के आदेश से

सहायक रजिस्ट्रार, डीआरटी-II, दिल्ली

फॉर्म ए

सार्वजनिक घोषणा

(भारतीय दिवाला और शोधन अक्षमता बोर्ड (स्वैच्छिक परिसमापन प्रक्रिया) विनियमन, 2017 के विनियम 14)

सनलाइट फ्यूल्स प्राइवेट लिमिटेड के हितधारकों के ध्यानाकर्षण हेतु

1.	कारपोरेट व्यक्ति का नाम	सनलाइट फ्यूल्स प्राइवेट लिमिटेड
2.	कारपोरेट व्यक्ति के निगमन की तारीख	25.11.2014
3.	वह प्राधिकार, जिसके अधीन कारपोरेट व्यक्ति निगमित/पंजीकृत है	रजिस्ट्रार ऑफ कंपनीज़, दिल्ली और हरियाणा के एनसीटी
4.	कारपोरेट पहचान सं. / कारपोरेट व्यक्ति का सीमित दायित्व पहचान सं.	U74140DL2014PTC273478
5.	कारपोरेट व्यक्ति के पंजीकृत कार्यालय और प्रधान कार्यालय (यदि कोई है) का पता	एम-58, मार्केट ग्रेटर कैलाश-2, नई दिल्ली -110048
6.	कारपोरेट व्यक्ति के संबंध में परिसमापन प्रारंभ होने की तारीख	28.08.2023
7.	परिसमापक का नाम, पता, ईमेल पता, टेलीफोन न०. और पंजीकरण सं.	नामः शैलेश दयाल पताः 2/6ए, एलजीएफ, जंगपुरा-ए, नई दिल्ली- 110014 ईमेलः shaileshdayal@gmail.com फोन नं०. 9811255855 पंजीकरण सं०. IBBI/IPA-002/IP-N00834/2019-20/12630
8.	दावा प्रस्तुत करने की अंतिम तिथि	27.09.2023

एतद्द्वारा सूचित किया जाता है कि सनलाइट फ्यूल्स प्राइवेट लिमिटेड ने 28.08.2023 को स्वैच्छिक परिसमापन शुरू कर दिया है।

सनलाइट फ्यूल्स प्राइवेट लिमिटेड के स्टेकहोल्डरों को आइटम 7 के सामने दिए गए परिसमापक के पते पर 27.09.2023 तक या उससे पहले प्रमाण के साथ अपने दावों को प्रस्तुत करने के लिए कहा जाता है।

वित्तीय लेनदारों को केवल इलेक्ट्रॉनिक तरीके से प्रमाण के साथ अपने दावों को जमा करना होगा। अन्य सभी लेनदार प्रमाण के साथ अपने दावों को व्यक्तिगत या डाक या इलेक्ट्रॉनिक तरीके से जमा कर सकते हैं।

दावों के झूठे या भ्रामक प्रमाण जमा करने पर जुर्माना देना होगा।

हस्ता/-

नई दिल्ली — **शैलेश दयाल**

29.08.2023 — **परिसमापक**

ई-नीलामी बिक्री सूचना

पवन बिल्डवेल प्राइवेट लिमिटेड (परिसमापन में)

पंजी. कार्या.: 59-ए सैनिक फार्म्स, नई दिल्ली-110062

परिसमापक : श्री अरुण चड्ढा

परिसमापक का पताः 727, ब्रह्मपुरी, मेरठ-250002, उत्तर प्रदेश

परिसमापक कार्यालय : ई-95/2, नारायणा विहार, नई दिल्ली-110028

ईमेलः chadharun@yahoo.com संपर्क नंबर- +91 9810286133

ई-नीलामी

दिवाला तथा दिवालिया संहिता, 2016 के अंतर्गत परिसम्पत्तियों की बिक्री

नीलामी की तारीख एवं समयः 27.09.2023 को 11.00 बजे पूर्वा. से 4.00 अप. तक

(प्रत्येक 5 मिनट के असीमित विस्तार के साथ)

आदेश तिथि 5.2.2020 के माध्यम से नई दिल्ली में माननीय राष्ट्रीय कम्पनी विधि अधिकरण, नई दिल्ली पीठ द्वारा नियुक्त परिसमापक के कब्जे में पवन बिल्डवेल प्राईवेट लिमिटेड की परिसमापन सम्पदा के भाग का निर्माण करने वाली पवन बिल्डवेल प्राईवेट लिमिटेड (परिसमापन में) के स्वामित्व की परिसम्पत्तियों तथा सम्पत्तियों की बिक्री। अधोहस्ताक्षरी द्वारा सम्पत्तियों की बिक्री ई-नीलामी प्लेटफार्म https ://nesl.co.in/ द्वारा की जाएगी।

परिसंपत्ति	एरिया	आरक्षित मूल्य	ईएमडी राशि	वृद्धि मूल्य
5वां तल, ब्रह्मदत्त टावर में कॉमर्शियल स्पेस, प्लॉट नं. के-3 पर निर्मित जो सेक्टर-18, नोएडा, जिला गौतम बुध नगर (उ.प्र.)-201301 में स्थित है।	3913.05 वर्ग फीट	3,30,00,000/-	33,00,000/-	1,00,000/-

ई-नीलामी के नियम एवं शर्तें इस प्रकार हैं :

1. ई-नीलामी स्वीकृत सेवा प्रदाता मै. नेशनल ई-गवर्नेन्स सर्विसेज लिमिटेड (Nesl) द्वारा "जैसा है जहाँ है" "जो भी जैसा है" तथा "जो कुछ भी वहाँ है आधार" पर की जाएगी।
2. परिसम्पत्तियों के विवरण, ऑनलाइन ई-नीलामी बोली प्रपत्र, उद्घोषणा, प्रतिज्ञा पत्र, ऑनलाइन नीलामी बिक्री के साधारण नियमों एवं शर्तों से शामिल सम्पूर्ण ई-नीलामी प्रक्रिया दस्तावेज https://nesl.co.in/ पर उपलब्ध है संपर्क : श्री आरावेन्थन एस ई +91-93846-76709, ई-मेलः araventhanse@nesl.co.in

अरुण चड्ढा

तिथि : 31.8.2023 — परिसमापक

स्थानः दिल्ली — IBBI/IPA-001/IP-P00165/2017-18/10334

UNITECH LIMITED

unitech

CIN: L74899DL1971PLC009720

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

Tele Fax: 011-26857338

E-mail: share.dept@unitechgroup.com | **Web:** www.unitechgroup.com

Extract of Un-Audited Consolidated Financial Results for the Quarter and Half Year Ended 30th September, 2022

(Rs. in Lakhs except EPS)

Sl No.	Particulars	Quarter Ended 30.09.2022 (Un-audited)	Half Year Ended 30.09.2022 (Un-audited)	Year Ended 31.03.2022 (Audited)
1	Total Income from Operations	11,713.05	22,941.64	59,723.42
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(64,434.27)	(1,81,574.81)	(98,094.53)
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(64,434.27)	(1,81,574.81)	(98,094.53)
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(64,132.94)	(1,81,285.05)	(1,02,629.20)
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(64,058.58)	(1,81,189.37)	(1,02,400.54)
6	Equity Share Capital	52,326.02	52,326.02	52,326.02
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-	-	1,47,863.17
8	Earnings Per Share (of Rs. 2/- each) (for continuing and discontinued operations) Basic and Diluted (Rs.) *(Not Annualized)	(2.45)*	(6.93)*	(3.92)

Notes:

I. The above Financial Results (prepared on consolidated basis) have been reviewed by the Audit Committee and approved by the Board of Directors of Unitech Limited at their respective meetings held on 29th August, 2023

II. The Report of Statutory auditors on the consolidated financial statements of Unitech Limited for the period ended September 30, 2022, contains qualifications which are being summarized below:

1. We did not review the financial results of 218 subsidiaries (including foreign subsidiaries) included in the Unaudited Consolidated Financial Results, whose unaudited financial results reflects total assets of Rs. 10,00,294.02 Lakhs, total revenue of Rs. 18,866.25 Lakhs, net loss after tax of Rs. 23,119.76 Lakhs and total comprehensive loss of Rs. 23,038.30 Lakhs for the quarter ended 30th September, 2022. The management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 138 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are in the process of conducting their audit exercise. For remaining subsidiaries, management is in the process of appointing auditors. Also, to mention here that there are few subsidiaries wherein directors are less than the minimum threshold limit prescribed under the Companies Act, 2013. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. Also included in details of subsidiaries companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Unaudited Consolidated Financial Results, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31st March, (for 26 companies), 31st March, 2016 (for 1 Company) and 31st March, 2010 (for 1 Company). In case of 4 companies, last available unaudited details are used for preparation of these Unaudited Consolidated Financial Results. Further, no details are available with the Holding Company for 4 associates and 17 joint ventures for quarter ending 30th September, 2022 and year to date results from 1st April, 2022 to 30th September, 2022 and accordingly the same have not been considered for consolidation. Further, at the MCA21 portal of Ministry of Corporate Affairs "MCA", the status of 8 subsidiaries as reflected as struck off. Based on the explanation provided by management, they are in the process of initiating action to activate these companies. In view of the above, we have not applied any review procedures on any of the subsidiaries, associates or joint venture and hence cannot express a conclusion on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

2. 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 of the holding company consist of 17.76% of the consolidated revenue, 63.04% of the consolidated assets and 87.28% of the consolidated loss that have been audited by auditors of holding company. Accordingly, the holding company is in noncompliance of the requirements of Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India.

3. Unitech Limited ("the Holding Company") held its annual general meetings for last 2 years. The Holding Company had not applied for any extension for conducting annual general meeting to the Registrar of Companies, NCT of Delhi & Haryana and is in the process of estimation of penalty and other implications due to delay in Holding of annual general meeting. Further, the Holding Company also delayed in filling of its quarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The Holding Company has not taken any provision related to penalty on account of such delay and management is now planning to seek relief against such penalty from SEBI. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

4. The Unaudited Consolidated Financial Results, which have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020/ September 10, 2020/ October 28, 2020/ April 27, 2022 and which has been filed with the Hon'ble Supreme Court. Through RF, the Holding 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. As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter

5. **Material uncertainty related to going concern**
The Unaudited Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that, the Holding Company has incurred losses, and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Holding Company also has various litigation matters which are pending before different forums, and various projects of the Holding Company have stalled/slowed down. These conditions indicate the existence of material uncertainty that may cast significant doubt about Holding Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Holding Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution Framework. 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. This activity is getting conducted under supervision of Justice A.M. Sapre, as appointed by Hon'ble Supreme Court of India. Considering the above, we are unable to express a conclusion on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

6. The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/ Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 lakhs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the NonConvertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The Holding Company had contractually entered into agreements to sell with 352 buyers and has also received advances from such buyers amounting to Rs. 6,682.10 lakhs (net of repayment). No contract revenue has been recognized on this project. GNIDA has, in the meanwhile, in terms of the Order of the Hon'ble Supreme Court dated 18.09.2018, deposited on behalf of the Holding Company, an amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), out of the monies paid by the Holding Company, with the registry of the Hon'ble Supreme Court. GNIDA has adjusted Rs. 9,200.00 lakhs of Unitech group's liabilities towards the Holding Company's other projects with GNIDA and forfeited Rs. 13,893.42 lakhs. The Holding Company had paid a sum of Rs. 34,221.90 lakhs, including Rs. 4,934.95 lakhs of stamp duty on the land for the said land. The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the Holding Company has, subsequently, shown the amount of Rs. 18,339.80 lakhs as recoverable from GNIDA in its books of accounts including stamp duty of Rs. 4,934.95 lakhs and lease rent paid of Rs. 61,13.11 lakhs. Further, the Holding Company is also carrying a) Other construction costs amounting to Rs. 80,575.05 lakhs in respect of the projects to come upon the said land which also includes interest capitalised of Rs. 696,84.68 lakhs. b) Deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 30th September, 2022 amounting to Rs. 3,45,818.53 Lakhs (including Rs. 25,261.65 Lakhs booked on account of interest during the period ended 30th September, 2022). Out of the interest mentioned above Rs. 4,846.67 Lakhs has been capitalised in the books of accounts of the Holding Company. The same is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs". The impact on the accounts viz. inventory, projects in progress, customer advances, amount payable to or receivable from GNIDA, cannot be ascertained, since the matter is still subjudice, as mentioned hereinabove, vis-à-vis dues of the Holding Company, and hence we are unable to conclude on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

7. The Unaudited Consolidated Financial Results, Confirmations/reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of account an amount of Rs. 45,297.42 lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 30th September, 2022. Management has received certain details of payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. In view of the reconciliation exercise still in process and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Unaudited Consolidated Financial Results of the Company, and hence we are unable to conclude on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

8. The Holding Company has classified some of its property plant and equipment as Investment Property under Indian Accounting Standard "Ind AS" 40. According to information given and explanation provided to us by the management, the Company has not disclosed or obtained fair valuation of any of the properties classified as investment property under Ind AS 40. Due to non availability of any valuation reports, we are not able to express a conclusion on this matter.

9. **Non-current investment and loans**
Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 30th September, 2022 are as follows: -

Amount in Lakhs of Rs.

Particulars	Amount invested	Impairment accounted for till 30.09.2022	Carrying amount
Equity investment - joint ventures	**54044.62**	-	**54044.62**
Equity investment – associates	**299.25**	-	**299.25**
Equity investment – others	**31040.70**	-	**31040.70**
Debenture investment	**1303.29**	-	**1303.29**
Investment – CIG	**25453.19**	-	**25453.19**
Corporate guarantees	**8.70**	-	**8.70**
Loans to Joint Ventures and Associates	**8381.00**	-	**8381.00**
Advances to Joint Venture and Associates	**21.50**	-	**21.50**

The Unaudited Consolidated Financial Results, considering the fact that the accounts of these above mentioned foreign entities are not available with the management and for Indian entities, they are not audited since last 3- 4 years plus also taking into accounts the factors such as accumulated losses in above said entities, substantial/ full erosion of net worth, significant uncertainty on the future of these entities and significant uncertainty on recovery of investments and loans, there are strong indicators of conducting impairment/ expected credit loss assessment for above mentioned investments and loans in accordance with the principles of Indian Accounting Standards 36, "impairment of assets" and Indian Accounting Standards 109 "financial instruments".

Further:-

- Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnousite) of Rs. 31005.45 lakhs as on 30th September, 2022. Regarding this investment, the Holding Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in equity shares of Carnousite @ Rs. 1,000 – Rs. 1,500 per share including a premium of Rs. 990 – Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnousite at a price lower than the market rate as on allotment date. Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in Carnousite at cost as the matter is subjudice.
- Investment – CIG – The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by management, the Holding Company is planning to file a separate Intervention Application "IA" before Hon'ble Supreme Court of India requesting Hon'ble Court to take up this matter. Management also explained that CIG funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities.

In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Holding Company and accounting of investment at cost which were otherwise to be carried at FVTOCI, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these non-current investments and non-current loan and its consequential impact on the Unaudited Consolidated Financial Results. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

10. **Impairment Assessment of Bank and Corporate Guarantees**
The Holding Company is having outstanding bank and corporate guarantee of Rs. 968,91.26 as per its last audited financials for year ending 31st March, 2022. The Company has not conducted any impairment assessment on the same in accordance with the principles of Indian Accounting Standards 109 "financial instruments". In view of the same, we are unable to conclude on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

11. **Trade receivables and other financial assets**
The Holding Company has trade receivable and other financial assets as on 30th September, 2022 are as follows: -

Amounts in Lakhs of Rs.

Particulars	Amount	Provision accounted for till 30.09.2022	Carrying amount
Trade Receivable	81264.38	31,521.87	49742.51
Security Deposits	52680.57	934.04	51746.53
Non-Current Loans and Advances	100.00	-	100.00
Current Loans and Advances	8209.08	520.00	7689.08
Advances for purchase of Shares	31,079.48	31,079.48	-
Staff Imprest& Advances	50.75	-	50.75
Advances to OTHERS	13.08	-	13.08

The Unaudited Consolidated Financial Results, The Holding Company has not assessed loss allowance for expected credit losses on financial assets in accordance with the principles of Indian Accounting Standards AS 109 - "Financial Instruments". In view of non-existence of any expected credit loss policy in the Holding Company, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these financial assets and its consequential impact on the Unaudited Consolidated Financial Results. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

12. **Inventory and project in progress**
The Unaudited Consolidated Financial Results, Holding Company, as on 30th September, 2022, has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs. 17, 53,462.94 Lakhs. Holding Company is currently carrying these inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers". In view of the fact that in majority of the projects of the Holding Company, construction and other operational activities are on hold since last 27-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realized value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories". Further, management is in the process of verification of title documents for land and other immovable assets. As per the explanation provided by the management, pursuant to the approval of Hon'ble Supreme Court of India, Project Management Consultants (PMCs) have been appointed for the projects for estimation of work done till date, cost to be incurred further to complete the projects and to provide applicable completion timelines. These PMC's have also conducted actual physical assessment of the projects and submitted their reports. Management was earlier of the view that NRV assessment of inventory and PIP can be made only after the appointed PMCs complete their assessment of respective projects and submit their final reports but same is still awaited. Further, the Holding Company has capitalized expenses to the tune of Rs. 87, 39.07 Lakhs as on 30th September, 2022 as construction expenses (including interest expense of Rs. 61, 54.51 lakhs). This Same is in contravention of the provisions of Indian Accounting Standard 16 "Property plant and equipment" and Indian Accounting Standard 23 "Borrowing cost" as construction activity for all the projects is stalled since last 4-5 years. This has resulted in understatement of current year loss by above said amount. Also further, the Company, in its financial statements has bifurcated PIP under two headings – "Project in progress on which revenue is not recognized" and "Amount recoverable from project in progress (on which revenue is recognized)". We have not been provided with any basis on which this bifurcation is made. In view of the absence of any NRV assessment by the management and absence of any physical verification report, capitalization of expenses and interest cost, and absence of any basis of bifurcation of projects in financial statements, we are unable to conclude upon the existence and adjustments, if any, that may be required to the carrying value of these inventories and PIP and its consequential impact on the Unaudited Consolidated Financial Results. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

13. **External Confirmation**
The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 30th September, 2022 are as follow: -

Amounts in Lakhs of Rs.

Particulars	Amount	Provision accounted for till 30.09.2022	Carrying amount
Trade Receivable	81264.38	31,521.87	49742.51
Trade Payable	80507.06	386.34	80120.71
Advances received from Customers	1126315.34	-	1126315.34
Advances to Suppliers	8116.47	-	8116.47
Security Deposits	52680.57	934.04	51746.53
Loans to Joint Venture and Associates	8,381.00	-	8,381.00
Other Loans and advances	8309.08	520.00	7789.08
Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37
Loans from Joint Venture and Associates	15,455.34	-	15,455.34
Security and other deposits payable	22668.17	-	22668.17
Staff Imprest	50.75	-	50.75
Inter Corporate Deposits	20112.06	-	20112.06
Other Assets	6,349.30	-	6,349.30

The Unaudited Consolidated Financial Results, the Holding Company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to conclude upon completeness of the balances appearing in books of accounts of the Holding Company. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

Bank confirmations

In respect to confirmations of bank balances, margin money balance and term deposits, the Holding Company has not sent the confirmation requests to any of the banks. In view of non-existence of supporting related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Unaudited Consolidated Financial results.

With respect to the loans and borrowing taken by the Holding Company amounting Rs. 2,79,686.35 Lakhs as on 30th September, 2022, no confirmation has been received till date of this report. Interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks / financial institutions and the same are 4-5 years old. Further, the Holding Company is also accruing penal interest in few of the loans. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Unaudited Consolidated Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

14. The Unaudited Consolidated Financial Results, Holding Company is in the process of estimating impact of its contingent liabilities which is subject to the decision of hon'ble Supreme Court of India on proposed resolution framework submitted by the Group. In absence of the same, we are unable to express a conclusion on the impact of such contingent liabilities on the Holding Company.
We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

15. The Holding Company has made many adjustments in accordance with Indian Accounting Standards applicable to the Company as on 31st March, 2020. The Holding Company is in the process of identifying the impact already incorporated in the books of accounts in previous years. In view of the same, we are unable to express a conclusion on completeness of the impact of Indian Accounting Standard appearing in the books of account of the Company.
We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

16. **Revenue from real estate projects**
The Unaudited Consolidated Financial Results, The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can recognise revenue over time is it satisfies any one of the following criteria:-
- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs
- The entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced
- The entity's performance does not create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date.

On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not satisfies any of the condition specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers".
Based on the explanation provided by the management, they are in agreement with our understanding and are in the process of evaluation its impact on the present and earlier presented periods.
In view of the same, we are unable to express a conclusion on the all the matter mentioned above.
We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

17. The Holding Company has long outstanding statutory liabilities as on 30th September, 2022, details of which are as follows:-

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

Regarding tax deducted at source, the Holding Company has decided not to deposit outstanding amount of tax deducted at source till 20th January, 2020 i.e. period before the date when court appointed management took over. Accordingly, the same are still outstanding in the books of accounts of the Holding Company.
During period ending 30th September, 2022 the Holding Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time of payment. Same is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment.
The Holding Company is filling its GST returns in the states wherein it has obtained registration. However, there is no reconciliation available with the Holding Company for the sales / input tax credit "ITC" appearing as per books of accounts and details filled in the GST returns. As on 30th September, 2022, the Holding Company has an accumulated balance of Rs. 11,837.24 Lakhs pertaining to input tax credit "ITC" receivable under Goods and Services Tax Act, 2017. The Holding Company does not have any ITC register and has also not provided any reconciliation between "ITC balance appearing in books" and "balance appearing in GST department's portal". In absence of any such detail and reconciliation, we are unable to comment on accuracy or completeness of the same. Further, the holding company has long outstanding dues payable to employees amounting to Rs. 6,061.11 Lakhs as on 30th September, 2022.
The holding company is in the process of evaluating the period from which dues to employees are outstanding and also in settlement of full and final amount payable to past employees of the holding company.
In view of the all of the above, we are unable to express an opinion on the matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

18. The Unaudited Consolidated Financial Results, The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

Particulars	Unpaid matured deposits (Principal amount) as at 31st March, 2022	Principal paid during the period (Rs. Lakhs)	Unpaid matured deposits (Principal amount) as at 30th September, 2022 (Rs. Lakhs)
Deposits that have matured on or before March 31, 2017	55148.59		551,48.59

The total unpaid interest as on 30th September, 2022 (including interest not provided in the books) amount to Rs. 56,372.94 lakhs. Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 3,374.62 lakhs for the current period ended 30th September 2022 (Cumulative upto 30th September 2022 – Rs. 38,491.23 lakhs). Besides, the impact of non-provision of interest payable on public deposits of Rs. 3,374.62 lakhs for the half year ended 30th September, 2022 on the profit and loss, we are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Holding Company. Accordingly, impact, if any, of the indeterminate liabilities on these Unaudited Consolidated Financial Results is currently not ascertainable, and hence we are unable to express a conclusion on this matter. Further, the Holding Company has also accepted security deposits from various entities amounting to Rs. 22,127.56 Lakhs as on 30th September, 2022. We have not been provided with any relevant agreement / document against which such security deposits have been received. Due to absence of any related details / document, we are in a position to comment on possible impact of the same on the Holding Company.
We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

19. The Unaudited Consolidated Financial Results, there have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/or other charges as the case may be) to the lenders of the Holding Company and the total of such outstanding amount to Rs. 7,36,025.06 Lakhs as on 30th September, 2022. The lenders have initiated the action against the Holding Company under various acts. On account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express conclusion on this matter.
We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

20. The Unaudited Consolidated Financial Results of the Holding Company as on 30th September, 2022 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481,31.00 lakhs (out of which an amount of Rs. 6,00.00 lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Now the new management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to express a conclusion on this matter.
We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

21. The group has goodwill amounting to Rs. 383, 80.79 Lakhs appearing in the financial results as on 30th September, 2022 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/ full erosion of net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 – "Impairment of Assets".
In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Unaudited Consolidated Financial Results.
We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

22. The Unaudited Consolidated Financial Results, the Holding Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 295.04 Lakhs have been accounted for under advance from customer during the period ending 30th September, 2022. Cumulative total of such receipts which are nit identifiable is Rs. 2,709.20 Lakhs.
Due to non-availability of data and supporting documents, we are unable to express a conclusion on the same.
We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31st March, 2022.

23. The Holding Company is not making provisions / accruals of expenses on reporting dates and is accounting for expenses on cash basis. The same is in violation with conceptual framework of Indian Accounting Standards. Accordingly, we are unable to express an opinion on completeness of financial statements.

24. With respect to below mentioned areas appearing in the books of accounts of the Company as on 30th September, 2022. There are several old outstanding balances for which there is no information/ supporting documents available with the Holding Company: -
- Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs
- Provision for bad and doubtful debts / trade receivables amounting Rs. 323,73.95 lakhs
- Other loans and advance amounting Rs. 520.00 lakhs
- Trade receivables and advance received from customers amounting Rs. 11930,75.62 Lakhs
- Loans/Advances given to joint ventures and associates amounting to Rs. 83,81.00 Lakhs
- Loans taken from joint ventures and associates amounting Rs. 154,55.39 Lakhs
- Expenses payable amounting Rs. 51,612.66 Lakhs
- Current Tax Assets amounting to Rs. 3004.64 Lakhs
- Deferred Liability amounting Rs. 2,36,049.12 Lakhs
- Advance given for purchase of land amounting Rs. 61,287,37 Lakhs and its Ind AS adjustments amounting to Rs. 43,65.00 Lakhs
- Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs
- Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.
- Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs.
- Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs.
- Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.
- Security Deposit payable (Ind AS Adjustments) amounting to Rs. 13.87 Lakhs.
- Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs.
- Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs
- Advance from Customers (Ind AS Adjustments) amounting to Rs. 121,70.42 Lakhs

Considering the significance of amounts involved in above mentioned areas, we are not in a position to express a conclusion on the Unaudited Consolidated Financial Results as on 30th September, 2022.
We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

25. The Holding Company has not provided the complete details of pending litigations against the Holding Company, outstanding bank and corporate guarantees and commitments to be performed by the Holding Company.
In view of above, we are unable to express a conclusion on the same.
We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

III. **Key Standalone Financials are as follows:**

(Rs. In Lakhs)

Sl. No.	Particulars	Quarter Ended 30.09.2022 (Un-audited)	Half Year Ended 30.09.2022 (Un-audited)	Year Ended 31.03.2022 (Audited)
1	Income from Operations (Turnover)	2,098.94	4,075.40	6,114.76
2	Profit/(Loss) Before Tax	(41,563.73)	(1,58,165.27)	(94,713.64)
3	Profit/(Loss) After Tax	(41,563.73)	(1,58,165.27)	(94,713.64)
4	Total Comprehensive Income for the period Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)	(41,547.32)	(1,58,151.06)	(94,513.36)

IV. The above is an extract of the detailed format of consolidated Financial Results for quarter& half year ended September 30, 2022 filed with the stock exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Standalone and Consolidated Financial Results are available on the Stock Exchange websites (www.bseindia.com/www.nseindia.com) and Company's website www.unitechgroup.com.

For **Unitech Limited**
Sd/-
Yudhvir Singh Malik
Chairman & Managing Director

Place: Gurugram
Dated: 29th August, 2023

www.readwhere.com