FINANCIAL EXPRESS

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UNITECH LIMITED

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Extract of Un-Audited Consolidated Financial Results for the Quarter & Half Year Ended 30th September, 2020 (Rs. in Lakhs except EPS)

| SI No. | Particulars | Quarter Ended 30.09.2020 (Un-audited) | Half Year Ended 30.09.2020 (Un-audited) | Year Ended 31.03.2020 (Audited) |
|-----------|--|---|---|---------------------------------------|
| 1 | Total Income from Operations | 13,531.06 | 24,605.06 | 176,493.90 |
| 2 | Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items) | (23,996.11) | (47,102.58) | (118,878.31) |
| 3 | Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items) | (25,874.86) | (80,060.80) | (153, 138.40) |
| 4 | Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary Items) | (25,596.81) | (104,725.86) | (158,186.37) |
| 5 | Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)] | (25,144.98) | (1,03,916.65) | (156,045.93) |
| 5 | 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 | | | 4,08,880.13 |
| 3 | Earnings Per Share (of Rs. 2/- each) (for continuing and discontinued operations) Basic and Diluted (Rs.) *(Not Annualized) | (0.97)* | (3.98)* | (5.97) |
| lot | es: | 20 to 20 c | 10 10 11 | |
| Ì | The above Financial Results (prepared on consolidated basis) have been reviewed by Audit Committee and approved by the Board of Directors of | Unitech Limited at | their respective me | etings held o |

The report of statutory auditors on the consolidated financial statement of Unitech Limited for the period ended September 30, 2020, contains disclaimer of conclusion on certain matters which is being

assets of Rs. 8999,38.07 Lakhs, total revenue of Rs. 173,42.59 Lakhs, net loss after tax of Rs. 2,006.36 lakhs and total comprehensive loss of Rs. 1,299.44 lakhs for the guarter ended 30" September, 2020 and year to date results for the period from 1 "April, 2020 to 30" September, 2020. 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

(i) We did not reviewed the financial results of 218 subsidiaries (including foreign subsidiaries) included in the Unaudited Consolidated Financial Results, whose unaudited financial results reflects total

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 guarter ending 30° September, 2020 and year to date results for the period from 1"April, 2020 to

last available audited balance sheets pertain to the financial year ending 31" March, 2017 (for 26 companies), 31" March, 2016 (for 1 company) and 31" March, 2010 (for 1 company). In case of 4

The management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 50 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are yet to start their audit/review exercise. For remaining subsidiaries, management is in the process of appointing auditors. Also to mention here that 8 subsidiaries have less than the minimum number of directors as required under the provisions of the Companies Act, 2013.

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 Unitech Limited ("the Holding Company") failed to hold its Annual General Meeting (AGM) due on or before 30" September 2021 (extended till 30" November, 2021 vide notification number ROC

CHN/96-AGM/2021 dated 23" September, 2021), as required under section 96 of the Companies Act, 2013, to transact the agenda including the approval of Accounts for the year ended 31" March 2021. The Holding Company has not applied for any extension for the same to the Registrar of Companies, NCT of Delhi & Haryana. The Holding Company is in process of estimation of penalty and other implications due to non-holding of annual general meeting. Further, the Holding Company has not made any request letter to Security and Exchange Board of India "SEBI" for extension of time for submission of guarterly reviewed results for the guarter ended

30" June, 2020 and for the quarter ended and year to date reviewed results for period ended 30" September, 2020. The Holding Company is getting emails from National Stock Exchange "NSE" ad Bombay Stock Exchange "BSE" for imposing penalties due to non-filling of the results to the tune of Rs. 5,000 per day during the period of default. The Holding Company has not taken any provision of such penalty in the books of accounts and Holding Company is planning to seek relief against such penalty from SEBI. (iii). Unaudited Consolidated Financial Results, we have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on 17th June, 2020.

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

(iv) Unaudited Consolidated Financial Results wherein the Group has represented that the Unaudited Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that, the Group has incurred losses, and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Group also has various litigation matters which are pending before different forums, and various projects of the Group have stalled/slowed down. As mentioned earlier, subsequent to the new Board of Directors taking over the management of the Group, a Resolution Framework (RF) has been submitted to the Hon'ble Supreme Court by the

group, as mentioned in the opening paragraphs of this report, wherein the Group has requested the Hon'ble Supreme Court to grant numerous reliefs so that the Group is able to meet its operational obligations and settle its liabilities. The Board of the Group has also submitted in the RF that on the basis of review of records and finances of United group as currently available, it appears that United high property and the Board of the Group has also submitted in the RF that on the basis of review of records and finances of United high property and the Board of the Group has also submitted in the RF that on the basis of review of records and finances of United high property and the Board of the Group has also submitted in the RF that on the basis of review of records and finances of United high property and the Board of the Group has also submitted in the RF that on the basis of review of records and finances of United high property and the Board of the Group has also submitted in the RF that on the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Group has also submitted in the Board of the Board o Group has significant negative net worth but also considering the fact that there are more than 15,000 home buyers who have invested in various projects of the Group and its associates and joint ventures, the resolution/ settlement provisions under the Insolvency and Bankruptcy Code (IBC) should not be applied on the Group. At present the resolution framework is under the consideration of These conditions indicate the existence of material uncertainty that may cast significant doubt about Group's ability to continue as a going concern. The appropriateness of assumption of going

concern is critically dependent upon the Group'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

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

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

plots to different allottees, in the interest of such allottees. GNIDA should allow the Holding Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres

and that the amount paid by the Holding Company till date be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the

During the year, GNIDA has adjusted Rs. 9,200.00 lakhs of United group's liabilities towards the Holding Company's other projects with GNIDA and forfeited Rs. 13,893.42 lakhs. The Holding Company had paid a sum of Rs. 34,221.90 lakhs, including Rs. 4,934.95 lakhs of stamp duty on the land for the said land. The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the Holding Company has, subsequently, shown the amount of Rs.

18,339.80 lakhs as recoverable from GNIDA in its books of accounts including stamp duty of Rs. 4,934.95 lakhs and lease rent paid of Rs. 61,13.11 lakhs. Further, the Holding Company is also carrying other construction costs amounting to Rs. 80,650.70 Lakhs in respect of the projects to come upon the said land which also includes interest capitalised of Rs. 696.84.68 lakhs.

The impact on the accounts viz. inventory, projects in progress, customer advances, amount payable to or receivable from GNIDA, cannot be ascertained, since the matter is still subjudice, as mentioned hereinabove, vis-à-vis dues of the Holding Company, and hence we are unable to conclude on this matter. The Holding Company has deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 30" September, 2020 amounting to Rs. 2548,49.70 Lakhs (including Rs.

190,65.28 Lakhs booked on account of interest during the period of six month ended 30° September, 2020). (vi) 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. 480,66.95 lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 30th September, 2020. Due to non-availability of any statement of account from the Registry, these transactions have not been recorded by the Holding Company in its books of account. The management has requested the learned amicus curiae to provide the relevant bank statement and balance confirmations. In the absence of detailed 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 Holding

(vii) Non-current investment and loans

Company, and hence we are unable to conclude on this matter.

The Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 30° September, 2020 are as follows: -

| | | | Rs. in lakhs | |
|---------------------------------------|-----------------|--|-----------------|--|
| Particulars | Amount invested | Impairment accounted for till 30.09.2020 | Carrying amount | |
| Equity investment - joint ventures | 540,39.63 | 9 | 540,39.63 | |
| Equity investment – associates | 2,99.25 | | 2,99.25 | |
| quity investment – others | 310,40.70 | (4) | 310,40.70 | |
| Debenture investment | 15,12.18 | 4 90 | 15,12.18 | |
| nvestment – CIG | 254,53.19 | (8) | 254,53.19 | |
| oans to Joint Ventures and Associates | 83,81.00 | * | 83,81.00 | |
| Share Application Money | 46.50 | | 46.50 | |

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".

Equity investment - others include investment made in M/s Carnoustie Management (India) Private Limited (Carnousite) of Rs. 310.05.45 lakhs as on 30" September, 2020. 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.

viii) Impairment Assessment of Bank and Corporate Guarantees

The Unaudited Consolidated Financial Results, wherein it is stated that the holding company is having outstanding bank and corporate guarantee of Rs. 2736,22.31 as per audited financials for year ending 31" March, 2020. The holding company has not conducted any impairment assessment on the same in accordance with the principles of Indian Accounting Standards 109 "financial instruments". In view of the same, we are unable to comment on the same. ix). Trade receivables and other financial assets

The Holding Company has trade receivable and other financial assets as on 30° September, 2020 are as follows: -

| Particulars | Amount | Provision accounted for till 30.09.2020 | Carrying amount |
|---------------------------------|-----------|---|-----------------|
| Trade Receivable | 79,014.76 | 32,388.16 | 46,626.60 |
| Security Deposits | 53,051.69 | 3,057.80 | 49,993.89 |
| Non-Current Loans and Advances | 100.00 | | 100.00 |
| Current Loans and Advances | 576.24 | 520.00 | 56.24 |
| Advances for purchase of Shares | 31,079.48 | 31,079.48 | - |
| Staff Imprest& Advances | 113.40 | | 113.40 |
| Advances to others | 13.08 | | 13.08 |

Standards AS 109 - "Financial Instruments"

(x) Inventory and project in progress

The Unaudited Consolidated Financial Results, Holding Company, as on 30" September, 2020, has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs. 17,16,103.46 Lakhs. Holding Company is currently carrying these inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers*. In view of the fact that in majority of the projects of the Holding Company, construction and other operational activities are on hold since last 18-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realised value "NRV" in accordance with the requirement of Indian Accounting Standard 2 Further, management is in the process of verification of title documents for land and other immovable assets.

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

In view of the absence of any NRV assessment by the management and absence of any physical verification report, we are unable to 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

The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 30° September, 2020 are as follow: -

| Particulars | Amount | Provision accounted for till 30.09.2020 | Carrying amount |
|--|-------------|---|-----------------|
| Trade Receivable | 79,014.76 | 32,388.16 | 46,626.60 |
| Trade Payable | 81,556.32 | 1,264.99 | 80,291.33 |
| Advances received from Customers | 11191,22.43 | | 11191,22.43 |
| Advances to Suppliers | 7,396.01 | | 7,396.01 |
| Security Deposits | 53,051.69 | 3,057.80 | 49,993.89 |
| Loans to Joint Venture and Associates | 8,381.00 | | 8,381.00 |
| Other Loans and advances | 676.24 | 520.00 | 156.24 |
| Advances for purchase of land and project pending commencement | 612,87.37 | 300,00.00 | 312,87.37 |
| Loans from Joint Venture and Associates | 154,55.39 | | 154,55.39 |
| Security and other deposits payable | 221,16.99 | 179.59 | 219,37.40 |
| Staff Imprest | 113.41 | | 113.41 |
| Inter Corporate Deposits | 138,53.66 | 775 | 138,53.66 |
| Other Assets | 13,034.52 | | 13.034.52 |

conclude upon completeness of the balances appearing in books of accounts of the Holding Company.

In respect to confirmations of bank balances, the Holding Company has sent the confirmation requests to all the banks. Out of 551 bank accounts, we have received direct balance confirmation from banks

for 18 bank accounts amounting to Rs. 159.22 Lakhs as on 30° September, 2020. We have been provided with bank statement, as provided by Holding Company, for 169 bank accounts amounting to Rs. 1424.20 Lakhs as on 30° September, 2020. For remaining 108 bank accounts amounting to Rs. 357.24 lakhs as on 30° September, 2020, Holding Company has not provided any supporting to confirm the bank balances. 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 margin money with the banks and term deposits with the banks, no confirmations for the balance outstanding and interest certificates for the quarter ended 30° September, 2020 have

been received. In view of non-existence of supporting evidence, we are unable to comment upon completeness of the balance appearing in the books of accounts of the holding company and adjustment, if With respect to the loans and borrowing taken by the Holding Company amounting Rs. 271,270.66 Lakhs as on 30° September, 2020, no confirmation has been received till date of this report. Also, out of

35 borrowings, sanction letters/agreements is provided for only 9 cases and for the rest the relevant information is not available with the management. Interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks / financial institutions and the same are 4-5 years old. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Unaudited Consolidated Financial Results. (xii) 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

(xiii) The holding company has made many adjustments in accordance with Indian Accounting Standards applicable to the company as on 31"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 conclude on completeness of the impact of Indian Accounting Standard

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.

appearing in the books of account of the holding company. (iv) 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

(xv) The Holding Company has long outstanding statutory liabilities as on 30° September, 2020, details of which are as follows: -Rs. in lakhs Principal amount outstanding (Rs. in lakhs) Nature of dues Outstanding since Income tax deducted at source 102,46.88 Financial Year 2014 - 2015

rofessional Tax Financial Year 2018 - 2019 Financial Year 2015 - 2016 The Unaudited Consolidated Financial Results. Also, with respect to goods and services tax, the holding company has revoked the cancellation of its GST Registration in the state of Haryana during the year. The Holding Company is in discussion with the authorities release cancellation on its registration numbers in other states and is in process of filing returns with the authorities (xvi) 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

Unpaid matured deposits (Principal amount) | Principal paid during the | Unpaid matured deposits (Principal amount) as at 31" March 2020 as at 30° September 2020 (Rs. Lakhs) Period (Rs. Lakhs) Deposits that have matured on or before March 31, 2017 579,60.91 The total unpaid interest as on 30" September, 2020 (including interest not provided in the books) amount to Rs. 427,38.91 lakhs.

Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 35,47.97 lakhs for the half year ended 30" September 2020 (Cumulative upto 30" September

2020 - Rs. 248,57.20 lakhs). Besides, the impact of non-provision of interest payable on public deposits of Rs, 35.47.97 lakhs for the half year ended 30° September 2020 on the profit and loss, we are unable to evaluate the ultimate

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

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. (xyii) 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. 501,867.70 Lakhs as on 30° September, 2020. The lenders have initiated the

(xviii) The Unaudited Consolidated Financial Results of the Holding Company as on 30° September, 2020 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481,31.00 lakhs (out of which an amount of Rs. 6,00.00 lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Holding Company has also obtained bank loans to the tune of Rs. 335,00.00 lakks against security of these lands, legal titles of which were never transferred in the name of the Holding Company. Now the new management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on

(xix) The Unaudited Consolidated Financial Results, the group has good will amounting to Rs. 383,80,79 Lakhs appearing in the financial results as on 30° September, 2020 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".

(xx) The Unaudited Consolidated Financial Results, with respect to opening balances appearing in the books of accounts of the Holding Company as on 01st April, 2020, there is no information a supporting documents available with the Holding Company related to following accounts: -

Other comprehensive income / (loss) amounting Rs. (523.31.93) lakhs Provision for bad and doubtful debts / trade receivables amounting Rs. 323,73.95 lakhs

Other loans and advance amounting Rs. 5,20,00 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

Advance for purchase of shares amounting Rs. 310,79.48 Lakhs Expenses payable amounting Rs. 516,12.66 Lakhs Current Tax Assets amounting to Rs. 30,04.64 Lakhs

Deferred Liability amounting Rs. 2360,49.12 Lakhs Advance given for purchase of land amounting to Rs. 612,87.37 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.

account of matter being subjudice. In view of the same, we are unable to express a conclusion on this matter.

 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 30° September, 2020. (xxii) The Unaudited Consolidated Financial Results. The Holding Company had received an arbitral award dated 6th July 2012 passed by the London Court of International Arbitration (LCIA) wherein the

arbitration tribunal has directed the Holding Company to purchase the investment of Cruz City 1 (a company owned by Lehman Bros.) in Kerrush Investment Ltd. (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31 March 2019 - USD 298,382,949.34) equivalent to Rs. 224,085,59 lakhs (Previous year ended 31 March 2019 - Rs. 206,839.06 lakhs). The High Court of Justice, Queen's Bench Division, Commercial Court London had confirmed the said award.

Further, consequent to the order passed by the Hon'ble High Court of Delhi in the case instant, the Holding Company is required to make the aforesaid investment into Kerrush Investments Ltd. (Mauritius). The decree of the aforesaid amount against the Holding Company is pending for execution. Based on the information obtained and review procedures performed, we are unable to assess whether the underlying SRA project in Santacruz, Mumbai would be substantial to justify the carrying value of these potential investments.

(xxii) The Unaudited Consolidated Financial Results, A forensic audit of the Holding Company was conducted as per directions of the Hon'ble Supreme Court, and the report on the forensic audit was submitted in a sealed envelope to the Hon'ble Supreme Court. We have been informed that the report on the forensic audit is not available with the Holding Company or its Board of Directors; hence

impact of observations in the forensic audit report can be ascertained only after the same is obtained. xxiii)We did not audit the financial statements/information of Libva branch office, included in the Consolidated financial statements of the Holding Company, whose financial statements/information reflect total assets of Rs. 43,49.35 lakhs(Previous year Rs. 44,17.45 lakhs) as at 31" March, 2020 and total revenues of Rs. NIL (Previous year Rs. NIL) for the year ended on that date, as considered in the Consolidated financial statements and described above. The Holding Company has also made provision against all assets of Rs. 43,49.35 Lakhs (Previous year 2019-20 Rs. 44,17.45 Lakhs).

Further, the holding company has restated all the assets and liabilities of Libya branch as on 30" September, 2020 based on exchange rate prevailing on that date. Since the said assets and liabilities are no longer monetary items in accordance with the principles of Indian Accounting Standards 21, "The Effects of Changes in Foreign Exchange Rates" (xxiv) The Unaudited Consolidated Financial Results includes comparative financial figures of the Holding Company for the quarter ended September 30, 2019 which have been reviewed by the

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

The financial statements/information of this branch have not yet been audited by the branch auditor due to the adverse political situation prevailing in Libya.

predecessor auditor vide its reports dated September 14, 2019 in which the predecessor auditor has expressed disclaimer of conclusion. The Unaudited Consolidated Financial Results also includes figures of the Holding Company for the year ended March 31, 2020, audited by the predecessor auditor vide its report dated November 09, 2020. (xxx) The Unaudited Consolidated Financial Results include figures of three months ended 30" September, 2019 as reported in these Unaudited Consolidated Financial Results are the balancing figures.

between unaudited figures in respect of guarter ended 30" June, 2019 and published year to date figures upto 30" September, 2019. The figures upto 30" September, 2019 had only been reviewed by the predecessor auditor and not subject to audit. (xxxi) The Unaudited Consolidated Financial Results, The Holding Company has accounted for following provisions / impairment in the Unaudited Consolidated Financial Results for the half year ended 30"

Provision created against advance given for purchase of shares of Rs. 31,079.48 lakhs. These advances were given in the years 2007 – 2013 and the Holding Company has no evidence regarding Reversal of deferred tax assets of Rs. 24,672,66 created earlier on account of carry forward business losses. Same was reversed as there was no reasonable certainty of having taxable profits in

foreseeable future against which this tax asset can be adjusted as required under provisions of Indian Accounting Standard 12 "income taxes". Writing off of prepaid expenses of Rs. 3,736.26 lakhs pertaining to brokerage paid in the earlier year and interest receivable of Rs. 475.21 lakhs. The Holding Company has no evidence regarding

recoverability of these advances Impairment in Goodwill of Rs 18,78,75 lakhs

All of the above-mentioned adjustments carried in guarter ending 30° September, 2020 and year to date results for the period from 1" April 2020 to 30° September 2020 pertains to the earlier period

presented by the management for which annual general meeting was already held and the accounts were already adopted therein. This gives an indicates that there were errors in the financial of earlier period which requires restatement as required under provisions of Indian Accounting Standard 8 "accounting policies, changes in accounting estimates and errors". The Holding Company is in the process of evaluating possibility of applicability of section 131 of the Companies Act, 2013 with respect to the earlier period financial statements and subsequent requirement of seeking approval from concerned authorities as required in the said section. (xxxiii) The Unaudited Consolidated Financial Results, the holding company has shown income from maintenance charges amounting to Rs. 16,66.38 Lakhs for the period ended 30" September, 2020. We

have not been provided with the relevant agreement/ supporting documents to verify completeness and accuracy of said income.

The above is an extract of the detailed format of Consolidated Financial Results for quarter & half year ended September 30, 2020 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.

Key Standalone Financials are as follows:

| Particulars | Quarter Ended 30.09.2020 (Unaudited) | Half Year Ended 30.09.2020 (Un-audited) | Year Ended 31.03.2020 (Audited) |
|--|--|---|---------------------------------------|
| Income from Operations (Turnover) | 4 ,806.21 | 7 ,262.47 | 1,18,264.34 |
| Profit/(Loss) Before Tax | (11,248.50) | (1,25,103.46) | (1,15,372.85) |
| Profit/(Loss) After Tax | (11,287.31) | (1,49,853.75) | (1,19,064.78) |
| Total Comprehensive Income for the period Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax) | (11,187.99) | (1,49,751.46) | (1,18,934.22) |
| | | CESS III | alterate Charlend |

New Delhi

For Unitech Limited Yudhvir Singh Malik Chairman & Managing Director

(Rs. In Lakhs)



Place: Gurugram

Dated: June 08, 2022

For All Advertisement Booking Call: 0120-6651214

