Unitech Limited
CIN: L74899DL1971PLC009720

unitech

June 11, 2018

The Manager
(Listing Department)
National Stock Exchange of India Limited [NSE]
'Exchange Plaza', C/1, Block G,
Bandra-Kurla Complex,
Bandra (East),
Mumbai – 400 051

BSE Limited
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P. J. Towers,
Dalal Street, Fort,
Mumbai – 400 001

Sub. : Outcome of the Adjourned Board meeting held on 11th June, 2018 (Originally scheduled for 30th May, 2018)
Company Code No. : 507878; Symbol: UNITECH

Dear Sirs,

Pursuant to provisions of regulation 33 of SEBI (LODR) Regulations, 2015, this is to inform you that the Board of Directors, in its captioned Meeting held on 11th June, 2018, has *inter alia* approved the Audited Standalone & Audited Consolidated Financial Results for the quarter and year ended 31st March, 2018. In this regard, a copy of the following documents is enclosed:

1. Audited Standalone & Consolidated Financial Results;
2. Audit Reports of Auditors' thereon (Both Standalone & Consolidated);
3. Standalone & Consolidated Statement of Assets and Liabilities; and
4. Standalone & Consolidated Statement on Impact of Audit Qualifications.

Further, the Board has not considered recommending any dividend for the financial year 2017-18.

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

Thanking you,

Yours truly,
For **Unitech Limited**

Ramesh Chandra
Executive Chairman

Encl.: a/a

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T: + 91 11 26857331 F: + 91 11 26857338

UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

Statement of Standalone Results

for the Quarter & Year Ended March 31, 2018

(Rs. in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2018	31.12.2017	31.03.2017	31.03.2018	31.03.2017
		Audited	Unaudited	Audited	Audited	Audited
I	Revenue from Operation	75,333.88	37,250.25	26,440.74	149,249.88	88,934.42
II	Other Income	(8.86)	(13,364.04)	6,627.73	3,197.95	26,574.64
III	**Total Income (I+II)**	75,325.02	23,886.20	33,068.47	152,447.83	115,509.06
IV	**Expenses**					
	Real estate, Construction and Related Expenses	49,958.73	20,787.57	16,103.82	103,547.12	93,616.28
	Changes in Inventories of finished properties, land, land development right and work in progress	15,625.51	19.47	394.48	15,727.42	2,999.29
	Employee Benefits Expense	1,518.49	1,755.11	1,936.45	6,943.37	8,697.66
	Finance Costs	684.86	6,540.05	8,146.53	24,160.98	34,666.55
	Depreciation and Amortisation Expense	82.84	54.54	98.72	326.05	394.01
	Other expenses	20,368.98	395.05	939.57	21,841.60	3,155.58
	Total Expenses (IV)	88,239.41	29,551.77	27,619.58	172,546.54	143,529.37
V	**Profit/(Loss) from Operations before Exceptional Items & Tax (III-IV)**	(12,914.39)	(5,665.57)	5,448.90	(20,098.71)	(28,020.31)
VI	Exceptional items	6,086.09	-	-	6,086.09	-
VII	**Profit/(Loss) before Tax (V-VI)**	(19,000.48)	(5,665.57)	5,448.90	(26,184.80)	(28,020.31)
VIII	Tax Expense					
	(a) Current Tax					
	Current Year	-	-	905.00	-	-
	Less : MAT credit entitlement	-	-	(905.00)	-	-
	Earlier Years	(2,578.93)	-	-	(2,578.93)	-
	(b) Deferred Tax	(125.72)	1.24	1,853.44	(637.88)	(8,931.69)
IX	**Net Profit from Ordinary Activities after tax (VII-VIII)**	(16,295.84)	(5,666.82)	3,595.46	(22,967.99)	(19,088.62)
X	Less : Extraordinary items (Net of Tax Expense)	-	-	-	-	-
XI	**Net Profit for the Year (IX-X)**	(16,295.84)	(5,666.82)	3,595.46	(22,967.99)	(19,088.62)
	Other Comprehensive Income (net of tax)					
XII	Items that will not be classified to profit & loss (Net of taxes)	(2,241.48)	(8.76)	(11.23)	(2,163.10)	1,477.52
XIII	**Total Comprehensive Income (XI+XII)**	(18,537.31)	(5,675.57)	3,584.23	(25,131.10)	(17,611.10)
XIV	Other Equity excluding Revaluation Reserves				758,738.79	783,869.88
XV	Paid-up equity share capital	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
	(Face Value - Rs. 2 per share)					
XVI	**Earning Per share (EPS) (Before Extraordinary Items)**					
	(of Rs. 2 each) *(Not Annualised)					
	Basic and Diluted (Rs.)	(0.71)*	(0.02)*	0.83*	(0.96)	(0.73)
XVII	**Earning Per share (EPS) (After Extraordinary Items)**					
	(of Rs.2 each) *(Not Annualised)					
	Basic and Diluted (Rs.)	(0.71)*	(0.02)*	0.83*	(0.96)	(0.73)

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Unitech Limited

CIN: L74899DL1971PLC009720

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

Standalone Statement of Assets & Liabilities

Sr.No.	Particulars	As at March 31, 2018	As at March 31, 2017
			(Rs. in Lacs)
A	**Assets**		
1	**Non Current assets**		
	Property ,Plant and Equipment	3,321.11	3,471.53
	Capital Work in Progress	1,665.19	1,665.19
	Investment property	-	14,036.43
	Other Intangible Assets	311.53	486.18
2	**Financial Assets**		
	(i)Investments	259,533.54	267,925.97
	(ii)Loans	4,035.94	3,590.74
	(iii) Others	79.67	70.32
	Deffered Tax Assets (Net)	20,340.27	19,091.36
	Other non current Assets	32.60	35.25
	Total - Non Current Assets	289,319.83	310,372.97
3	**Current Assets**		
	Inventories	66,782.76	80,792.10
4	**Financial Assets**		
	(i) Investments	12.09	11.46
	(ii) Trade Receivable	91,507.99	119,614.56
	(iii)Cash and Cash equivalents	1,590.51	2,298.31
	(iv) Bank balance other than (ii) above	771.46	300.74
	(v) Loans	487,374.32	513,200.35
	(vi) others	31,243.92	46,161.82
	Current Tax assets (Net)	14,699.89	9,437.90
	Other Current Assets	942,781.08	899,064.46
	Total - Current Assets	1,636,764.01	1,670,881.70
	Total - Assets	**1,926,083.83**	**1,981,254.67**
B	**EQUITY AND LIABILITIES**		
1	Equity		
	Equity Share Capital	52,326.02	52,326.02
	Other Equity	758,738.79	783,869.88
	Total - Equity	**811,064.80**	**836,195.90**
2	**Non Current Liabilities**		
	Financial Liabilities		
	(i) Borrowing	187,441.02	154,493.76
	(ii) Trade payables		-
	(ii) Other Financial Liabilities	3.00	2.79
	Provisions	1,632.97	1,954.30
	Deffered Tax Liabilities	-	-
	Other non current Liabilities	-	5,156.84
	Total - Non Current Liabilities	**189,076.98**	**161,607.69**
3	**Current Liabilities**		
	Financial Liabilities		
	(i)Borrowings	171,249.92	149,064.14
	(ii) Trade payables	67,600.69	76,983.36
	(iii) Other Financial Liabilities	267,744.43	338,716.41
	Other Current Liabilities	419,019.72	418,251.65
	Provisions	327.31	435.52
	Current Tax Liabilities (Net)	-	-
	Total - Current Liabilities	**925,942.06**	**983,451.08**
	Total - Equity and Liabilities	**1,926,083.84**	**1,981,254.67**

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Notes:

I	The above Financial Results (prepared on standalone basis) have been reviewed by the Audit Committee and approved by the Board of Directors of Unitech Limited at their respective meetings held on June 11, 2018.
II	The figures of last quarter are the balancing figures between audited figures in respect of the full financial year and the published year-to-date figures upto the third quarter of the current financial year
III	The company is primarily in the business of real estate development and related activities including construction, consultancy and rentals etc. Further most of 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.
IV	The Company has adopted Indian Accounting Standards ("Ind AS") from April 01, 2016 as prescribed under Section 133 of the Companies Act 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India. Financial results for all the periods presented have been prepared in accordance with the recognition and measurement principles as stated therein.
V	The report of statutory auditor on the financial statements of Unitech Limited for the financial year ended March 31, 2018, contains a qualification which is being summarised below:-
a)	Advances amounting to Rs. 63,359.64 lacs (previous year ended 31st March, 2017 Rs. 64,912.41 lacs)are outstanding in respect of advances for purchase of land, projectspending commencement, joint ventures and collaborators which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.1552.77 lacs (net)had been recovered / adjusted during the current year. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/adjustable and that no accrual for diminution of advances is necessary as at 31stMarch 2018. The management has further represented that, as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, it is confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable/adjustable, since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous years& current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31stMarch 2018 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. This matter was also qualified by us in our report on the standalone Ind AS financial statements for the year ended 31st March 2017. The management, in response of the above qualification, states the following:- Advances for the purchase of land, projects pending commencement and to joint ventures and collaborators have been given in the normal course of business to land owning companies,

	collaborators, projects and for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision other than those already accounted for is necessary at this stage. The management is confident of recovering/ appropriately adjusting the balance in due course.
b)	According to information available and explanations obtained, in respect of non-current investments (Long term investments) in, and loans and advances given to, some subsidiaries/a party ("the parties"), it has been observed from the perusal of the financial statements of these parties that the said parties have accumulated losses and their respective net worth have been fully/substantially eroded. Further, some of these partieshave incurred net loss during the current year and previous year(s) and, that the current liabilities of these parties exceeded their respective current assets as at 31stMarch 2018. These conditions, along with absence of clear indications or plans for revival, in our opinion, indicate that there is significant uncertainty and doubt about the recovery of the loans and advances from these parties. Further, there is a clear indication that there is a decline in the carrying amount of these investments which is other than temporary;the Company, during the year has charged to the Statement of Profit & Loss an amount of Rs.6086.09 lacs on account of impairment of investment in its subsidiary company viz. Nuwell Ltd. Consequently, in terms of stated accounting policies and applicable accounting standards, diminution in the value of these investments which is other than temporary is estimated to be Rs.39,183.04 lacs upto31stMarch2018(Previous year ended 31st March, 2017 - Rs.23,431.07 lacs) and an accrual for diminution of doubtful debts and advances amounting to Rs.32,995.94 lacs upto 31stMarch 2018 (Previous year ended 31st March, 2017 - Rs.32,974.92 lacs) needsto be accounted for. Management is however of the firm view that the diminution is only temporary and that sufficient efforts are being undertaken to revive the said parties. However, in the absence of significant developments/movements in the operations of theseparties, and any adjustment for diminution of carrying value of such investments in this regard, in our opinion, management has not adequately or sufficiently accounted for the imminent diminution. Had management accounted for such diminution, the lossfor the year ended 31stMarch 2018would have been higher by Rs.72,178.98 lacs (Previous year ended 31st March, 2017- Rs. 56,405.99 lacs).Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter. The management, in response of the above qualification, states the following:- Management has evaluated this matter and is of the firm view that the diminution, if any, even if it exists is only temporary and that sufficient efforts are being undertaken to revive the said subsidiaries in the foreseeable future so as to recover carrying value of the investment. Further, management believes that the loans and advances given to these companies are considered good and recoverable based on the future projects in these subsidiaries and accordingly no provision/impairment other than those already accounted for, has been considered necessary.
c)	An amount of Rs. 91,507.99lacsis outstanding as at 31stMarch, 2018 (Previous year ended 31st March 2017 – Rs.119,614.56 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.18,572.28 lacsas at 31stMarch 2018(Previous year ended 31st March 2017 – Rs.22,798.63 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customerswho have contravened the contractual terms. The management has

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	undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31stMarch 2018. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31stMarch 2018 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs. 18,572.28 lacsare doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs. 18,572.28 lacs and the lossfor the year ended 31stMarch 2018 would have been higherby Rs.18,572.28 lacs.Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter. The management, in response of the above qualification, states the following:- Management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables balance outstanding are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March, 2018. They are confident of appropriately adjusting / recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future.
d)	The Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs.105,483.26 lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Company, 25% of the total dues amounting to Rs.13,893.42 lacs has been forfeited out of the total amount paid till date. The Company has incurred total expenditure of Rs.213,911.06 lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 lacs, (ii) the balance portions of the total amounts payable, including contractual interest accrued till 31st March 2016, of Rs.99,091.90 lacs; and (iii) other construction costs amounting to Rs.80,597.27 lacs]. The Company is also carrying a corresponding liability of Rs.99,091.90 lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs. 66,692.05 lacs. 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 SARFEASI Act and have also taken notional possession of this land. Further, the Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs. 9,158.39 lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also

	described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, inter alia, on carrying value of the project under 'projects in progress' and on the standalone Ind AS financial results of the Company. Our opinion on the standalone Ind AS financial statements for the year ended 31stMarch, 2017 was also qualified in respect of this matter. As per management, the Company, GNIDA and the buyers have reached a consensus that the cancellation of lease deed will be revoked; however the same is uncertain as on the date of this report. The management, in response of the above qualification, states the following:- Management has written a letter to GNIDA dated 1 December 2015, wherein management has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approx. 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. The company has been informed during the meeting held with GNIIDA officials on 30.05.2017, that the authority is revoking the cancellation of the lease deed of the said plot, and shall reinstate the land position as it was before.
e)	The Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

S.No	Particulars	Principal outstanding as at 31st March, 2017 (Rs. lacs)	Principal paid during the current year (Rs lacs)	Unpaid matured deposits (Principal amount) as at 31st March 2018 (Rs lacs)
A)	Deposits that have matured on or before March 31, 2017	54,766.35	1,612.02	53,154.33

Pursuant to Section 74(2) of the Companies Act, 2013, the Company had made an application to the Hon'ble Company Law Board (subsequently replaced by the Hon'ble National Company Law Tribunal,

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	New Delhi) seeking extension of time for repayment of the outstanding public deposits (including interest thereon) as is considered reasonable. The Company had also identified and earmarked 6 (six) unencumbered land parcels for sale and utilization of the sale proceeds thereof for repayment of the aforesaid outstanding deposits. However, during the financial year 2016-17, the Hon'ble National Company Law Tribunal, New Delhi (NCLT) vide its order dated 04.07.2016 dismissed the said application. On appeal against the said order, the Hon'ble National Company Law Appellate Tribunal, New Delhi (NCLAT) vide its order dated 03.11.2016 extended the date of repayment of deposits upto 31.12.2016. Subsequently, the said appeal was also disposed off by the Hon'ble NCLAT vide its order dated 31.01.2017 without granting any further extension of time. As explained and represented by management, the Company is making best possible efforts for sale of the land parcels earmarked for repayment of the deposits but such sale process is taking time due to global economic recession and liquidity crisis, particularly, in the real estate sector of India. However, regardless of these adverse circumstances and difficulties, the management has represented that they are committed to repay all the public deposits along with interest thereon. Considering that the management has not been able to comply with the directions given by the Hon'ble CLB, NCLT and NCLAT to repay the deposits within prescribed time-period, the Registrar of Companies, New Delhi has filed prosecution against the Company and its executive directors and key managerial personnel before the Ld. Special Court, Dwarka District Court, New Delhi. However, the Hon'ble High Court of Delhi has stayed the said prosecution. Few depositors filed an intervention application before the Hon'ble Supreme Court in the pending bail matter of the Managing Directors of the Company. Considering their application, the Hon'ble Supreme Court vide its order dated 30.10.2017 directed an *amicus curiae* to create a portal where the depositors can provide their requisite information and, accordingly, in compliance with this direction, a portal has been created for the depositors of the Company. Accordingly, the matter relating to delay in repayment to the depositors is presently pending before the Hon'ble Supreme Court. We are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Company. Accordingly, impact, if any, of the above, on the standalone Ind AS financial results is currently not ascertainable. Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter. Further, the Company has not provided for interest payable on public deposits which works out to Rs. 7,132.03 lacs for the current financial year. Had the Company accounted for such interest, the loss for the year ended 31st March 2018 would have been higher by Rs.7,132.03 lacs. The management, in response of the above qualification, states the following:- The company and management is working towards the resolution of the delays in repayment of the public deposits. As the matter is now before various forums appropriate actions will be taken to comply with the orders and directions passed.
f)	The Hon'ble Supreme Court has vide its Order dated 08.09.2017 appointed an *amicus curiae* with directions to create a web portal where the home buyers could indicate their option of (i) refund of

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	money they have paid to the Company/companies in the group, for purchasing residential units or (ii) possession of house. By the stipulated time, the home buyers have preferred their options on the web portal created by the *amicus curiae*. Based on data submitted on the web portal, the Company on 27.10.2017 had placed the following submissions to the Hon'ble Supreme Court.

Home Buyers Seeking-	Number of home-buyers	Amount paid by home buyers (Rs – lacs)
Possession sought through web portal	4,638	325,059
Customers not before any forum – but seeking possesion	5,597	198,205
Refunds sought through web portal	6,065	258,436

The portal has since been closed on 12.04.2018 on the directions of the Hon'ble Supreme Court. We have been informed by the Company that few home buyers who opted for refund are now seeking possession of their house. We have also been informed that the Company is trying to meet its construction objectives and has put specific plans to complete the construction in a time bound manner.

In the overall scenario, especially where the amount sought by home buyers as refund is not adjudicated, we are unable to evaluate the ultimate likelihood of reversals of revenues & costs and/or further liabilities, if any on the Company, in case the monies have to be refunded to home buyers, and no such impact has been taken in the financial statements of the Company for the year.

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

The company and management is working towards complying to the directions of the Hon'ble Supreme Court as well as to work towards resolution of the greivances. The company has enhanced the pace of construction in most of it's projects. As the projects are seeing activity many of the customers who earlier sought refunds are now seeking possession and amending their petition accordingly. This is expected to reduce the burden and cash flow needed towards refunds. As the payments are also made towards refund further unsold inventory is getting created which can be utilized for the projects

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

Place: New Delhi

Dated: June 11, 2018

For **Unitech Limited**

Ramesh Chandra
Chairman

R. NAGPAL ASSOCIATES
CHARTERED ACCOUNTANTS

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Independent Auditor's Report On Quarterly Standalone Ind AS Financial Results and Year to Date Standalone Ind AS Financial Results of **Unitech Limited** pursuant to Regulations 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

To the Board of Directors of
UNITECH LIMITED

1. We have audited the accompanying statement of standalone Ind AS financial results of **Unitech Limited** ("the Company) for the quarter ended 31st March 2018 and for the period from 1st April 2017 to 31st March 2018 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulations 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/CFD/FAC/62/2017 dated July 5, 2017.
2. The standalone Ind AS financial results for the quarter ended 31st March, 2018 are the derived figures between the audited figures in respect of the year ended 31st March, 2018 and the published year-to-date figures upto 31st December 2017, being the date of the end of the third quarter of the current financial year.
3. This Statement, which is the responsibility of the company's management and approved by the Board of Directors, has been compiled from the related Ind AS financial statements which have been prepared in accordance with the Indian Accounting Standards prescribed under Section 133 of the Companies Act 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement based on our audit of such standalone Ind AS financial statements.
4. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our qualified opinion on the Statement.
5. We draw attention to the following observations:

(a) Advances amounting to Rs. 63,359.64 lacs (previous year ended 31st March, 2017 Rs. 64,912.41 lacs) are outstanding in respect of advances for purchase of land, projects pending commencement, joint ventures and collaborators which, as represented by the management,

R. Nagpal Associates * New Delhi * Chartered Accountants

have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.1552.77 lacs (net) had been recovered / adjusted during the current year. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/adjustable and that no accrual for diminution of advances is necessary as at 31st March 2018. The management has further represented that, as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, it is confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable/adjustable, since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous years & current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31st March 2018 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. This matter was also qualified by us in our report on the standalone Ind AS financial statements for the year ended 31st March 2017.

(b) According to information available and explanations obtained, in respect of non-current investments (Long term investments) in, and loans and advances given to, some subsidiaries/a party ("the parties"), it has been observed from the perusal of the financial statements of these parties that the said parties have accumulated losses and their respective net worth have been fully/substantially eroded. Further, some of these parties have incurred net loss during the current year and previous year(s) and, that the current liabilities of these parties exceeded their respective current assets as at 31st March 2018. These conditions, along with absence of clear indications or plans for revival, in our opinion, indicate that there is significant uncertainty and doubt about the recovery of the loans and advances from these parties. Further, there is a clear indication that there is a decline in the carrying amount of these investments which is other than temporary; the Company, during the year has charged to the Statement of Profit & Loss an amount of Rs.6086.09 lacs on account of impairment of investment in its subsidiary company viz. Nuwell Ltd. Consequently, in terms of stated accounting policies and applicable accounting standards, diminution in the value of these investments which is other than temporary is estimated to be Rs.39,183.04 lacs upto 31st March 2018 (Previous year ended 31st March, 2017 - Rs.23,431.07 lacs) and an accrual for diminution of doubtful debts and advances amounting to Rs.32,995.94 lacs upto 31st March

R. Nagpal Associates
New Delhi
Chartered Accountants

2018 (Previous year ended 31st March, 2017 - Rs.32,974.92 lacs) needs to be accounted for. Management is however of the firm view that the diminution is only temporary and that sufficient efforts are being undertaken to revive the said parties. However, in the absence of significant developments/movements in the operations of these parties, and any adjustment for diminution of carrying value of such investments in this regard, in our opinion, management has not adequately or sufficiently accounted for the imminent diminution. Had management accounted for such diminution, the loss for the year ended 31st March 2018 would have been higher by Rs.72,178.98 lacs (Previous year ended 31st March, 2017- Rs. 56,405.99 lacs). Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

c) An amount of Rs. 91,507.99 lacs is outstanding as at 31st March, 2018 (Previous year ended 31st March 2017 – Rs.119,614.56 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.18,572.28 lacs as at 31st March 2018 (Previous year ended 31st March 2017 – Rs.22,798.63 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customers who have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March 2018. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31st March 2018 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs. 18,572.28 lacs are doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs. 18,572.28 lacs and the loss for the year ended 31st March 2018 would have been higher by Rs. 18,572.28 lacs. Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

d) The Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to

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Rs.105,483.26 lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Company, 25% of the total dues amounting to Rs.13,893.42 lacs has been forfeited out of the total amount paid till date. The Company has incurred total expenditure of Rs.213,911.06 lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 lacs, (ii) the balance portions of the total amounts payable, including contractual interest accrued till 31st March 2016, of Rs.99,091.90 lacs; and (iii) other construction costs amounting to Rs.80,597.27 lacs]. The Company is also carrying a corresponding liability of Rs.99,091.90 lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs. 66,692.05 lacs. 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 SARFEASI Act and have also taken notional possession of this land. Further, the Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs. 9,158.39 lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, *inter alia,* on carrying value of the project under 'projects in progress' and on the standalone Ind AS financial results of the Company. Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

As per management, the Company, GNIDA and the buyers have reached a consensus that the cancellation of lease deed will be revoked; however the same is uncertain as on the date of this report.

R. Nagpal Associates * New Delhi * Chartered Accountants

e) The Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

S.No	Particulars	Principal outstanding as at 31st March, 2017 (Rs. lacs)	Principal paid during the current year (Rs lacs)	Unpaid matured deposits (Principal amount) as at 31st March 2018 (Rs lacs)
A)	Deposits that have matured on or before March 31, 2017	54,766.35	1,612.02	53,154.33

Pursuant to Section 74(2) of the Companies Act, 2013, the Company had made an application to the Hon'ble Company Law Board (subsequently replaced by the Hon'ble National Company Law Tribunal, New Delhi) seeking extension of time for repayment of the outstanding public deposits (including interest thereon) as is considered reasonable. The Company had also identified and earmarked 6 (six) unencumbered land parcels for sale and utilization of the sale proceeds thereof for repayment of the aforesaid outstanding deposits. However, during the financial year 2016-17, the Hon'ble National Company Law Tribunal, New Delhi (NCLT) vide its order dated 04.07.2016 dismissed the said application. On appeal against the said order, the Hon'ble National Company Law Appellate Tribunal, New Delhi (NCLAT) vide its order dated 03.11.2016 extended the date of repayment of deposits upto 31.12.2016. Subsequently, the said appeal was also disposed off by the Hon'ble NCLAT vide its order dated 31.01.2017 without granting any further extension of time. As explained and represented by management, the Company is making best possible efforts for sale of the land parcels earmarked for repayment of the deposits but such sale process is taking time due to global economic recession and liquidity crisis, particularly, in the real estate sector of India. However, regardless of these adverse circumstances and difficulties, the management has represented that they are committed to repay all the public deposits along with interest thereon. Considering that the management has not been able to comply with the directions given by the Hon'ble CLB, NCLT and NCLAT to repay the deposits within prescribed time-period, the Registrar of Companies, New Delhi has filed prosecution against the Company and its executive directors and key managerial personnel before the Ld. Special Court, Dwarka District Court, New Delhi. However, the Hon'ble High Court of Delhi has stayed the said prosecution. Few depositors filed an intervention application before the Hon'ble Supreme Court in the pending bail matter of the Managing Directors of the Company. Considering their application, the Hon'ble Supreme Court vide its order dated 30.10.2017 directed an *amicus curiae* to create a portal where the depositors can provide their requisite information and, accordingly, in compliance with this direction, a portal has been created for the depositors of the Company. Accordingly, the matter relating to delay in repayment to the depositors is

R. Nagpal Associates
New Delhi
Chartered Accountants

presently pending before the Hon'ble Supreme Court. We are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Company. Accordingly, impact, if any, of the above, on the standalone Ind AS financial results is currently not ascertainable. Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

Further, the Company has not provided for interest payable on public deposits which works out to Rs. 7,132.03 lacs for the current financial year. Had the Company accounted for such interest, the loss for the year ended 31st March 2018 would have been higher by Rs.7,132.03 lacs.

f. The Hon'ble Supreme Court has vide its Order dated 08.09.2017 appointed an *amicus curiae* with directions to create a web portal where the home buyers could indicate their option of (i) refund of money they have paid to the Company/companies in the group, for purchasing residential units or (ii) possession of house. By the stipulated time, the home buyers have preferred their options on the web portal created by the *amicus curiae*, the summary of which is as under:

Home Buyers Seeking-	**Number of home-buyers**	**Amount paid by home buyers (Rs – lacs)**
Possession sought through web portal	4,638	325,059
Customers not before any forum – but seeking possesion	5,597	198,205
Refunds sought through web portal	6,065	258,436

The portal has since been closed on 12.04.2018 on the directions of the Hon'ble Supreme Court. We have been informed by the Company that few home buyers who opted for refund are now seeking possession of their house. We have also been informed that the Company is trying to meet its construction objectives and has put specific plans to complete the construction in a time bound manner.

In the overall scenario, especially where the amount sought by home buyers as refund is not adjudicated, we are unable to evaluate the ultimate likelihood of reversals of revenues & costs and/or further liabilities, if any on the Company, in case the monies have to be refunded to home buyers, and no such impact has been taken in the financial statements of the Company for the year.

6. <u>Emphasis of matters</u>

R. Nagpal Associates * Chartered Accountants * New Delhi

a. We draw attention that no adjustment has been considered necessary for recoverability of investment in share capital/projects aggregating to Rs. 2,791.23 lacs (Previous year ended 31st March, 2017 Rs. 2,790.89 lacs) as the matters are still sub-judice and the impact, if any is unascertainable at this stage. Our opinion is not modified in respect of this matter.

b. The 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 Company to invest USD 298,382,949.34 (Previous year USD 298,382,949.34) equivalent to Rs.194068.27 lacs (Previous year Rs. 193467.33 lacs) in Kerrush Investments Ltd (Mauritius). The High Court of Justice, Queen's Bench Division, Commercial Court London had confirmed the said award.

Though the company believed, on the basis of legal advice, that the said award is not enforceable in India on various grounds, including, but not limited to lack of jurisdiction by the LCIA appointed arbitral tribunal to pass the said award, the aggrieved party filed a petition with Hon'ble High Court of Delhi for enforceability of the said award. The Hon'ble High Court of Delhi has passed an order in the case instant. Consequently, the company is required to make the aforesaid investment into Kerrush Investments Ltd. (Mauritius), subsequent to which its economic interest in the SRA project in Santacruz Mumbai shall stand increased proportionately thereby creating a substantial asset for the company with an immense development potential.

Based on the information obtained and audit 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. Our opinion is not modified in respect of this matter.

7. We also draw attention to the following matter:

Based on our audit procedures and on the information and explanations given by the management, we are of the opinion, that during the year, the Company has defaulted in repayment of principal and/or interest to banks, financial institutions, & debenture holders.

Our opinion is not modified in respect of this matter.

8. In our opinion and to the best of our information and according to the explanations given to us the Statement, *subject to our observations in the Paragraph 5 above*:

R. Nagpal Associates
New Delhi
* Chartered Ac

(i) is presented in accordance with the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016; and

(ii) gives a true and fair view of the net loss, total comprehensive income and other financial information for the quarter ended 31st March 2018 as well as the year to date results for the period from 1st April 2017 to 31st March 2018.

For R. Nagpal Associates
Chartered Accountants
Firm Registration No. 002626N

R. Nagpal Associates New Delhi Chartered Accountants

(CA. Ravinder Nagpal)
Partner
Membership No. 081594

Place: New Delhi
Date: 11th June 2018

ANNEXURE I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Standalone Financial Results
Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2018
[See Regulation 33 of the SEBI (LODR) Regulations, 2015]

1 Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications) Rs. in Lacs	Adjusted Figures (audited figures after adjusting for qualifications) Rs. in Lacs
1	Turnover / Total income	152,447.83	152,447.83
2	Total Expenditure	178,632.62	434,366.24
3	Total tax expenses	(3,216.81)	(3,216.81)
4	Net Profit/(Loss)	(22,967.99)	(278,701.61)
5	Earnings Per Share		
	Basic	(0.88)	(10.65)
	Diluted	(0.88)	(10.65)
6	Total Assets	1,926,083.85	1,677,482.26
7	Total Liabilities	1,115,019.04	1,122,151.07
8	Net Worth	811,064.81	555,331.19
9	Any other financial item(s) (as felt appropriate by the management)		

2 Audit Qualification:-

Matter 1

1 Details of Audit Qualification:-

An amount of Rs. 91,507.99lacsis outstanding as at 31stMarch, 2018 (Previous year ended 31st March 2017 – Rs.119,614.56 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.18,572.28 lacsas at 31stMarch 2018(Previous year ended 31st March 2017 – Rs.22,798.63 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customerswho have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivablesoutstandings are still recoverable/adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31stMarch 2018. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31stMarch 2018 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs. 18,572.28 lacsare doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs. 18,572.28 lacs and the lossfor the year ended 31stMarch 2018 would have been higherby Rs.18,572.28 lacs.Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

2 Type of Audit Qualification: Qualified Opinion
3 Frequency of qualification: Repetitive 3rd year
4 For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
Management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables balance outstanding are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March, 2018. They are confident of appropriately adjusting / recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future.

5 For Audit Qualification(s) where the impact is not quantified by the auditor: NA
(i) Management's estimation on the impact of audit qualification:
(ii) If management is unable to estimate the impact, reasons for the same:
(iii) Auditors' Comments on (i) or (ii) above:
6 Amount involved in qualification in Rs. lacs 18,572.28

Matter 2

1 Details of Audit Qualification:-

According to information available and explanations obtained, in respect of non-current investments (Long term investments) in, and loans and advances given to, some subsidiaries/a party ("the parties"), it has been observed from the perusal of the financial statements of these parties that the said parties have accumulated losses and their respective net worth have been fully/substantially eroded. Further, some of these partieshave incurred net loss during the current year and previous year(s) and, that the current liabilities of these parties exceeded their respective current assets as at 31stMarch 2018. These conditions, along with absence of clear indications or plans for revival, in our opinion, indicate that there is significant uncertainty and doubt about the recovery of the loans and advances from these parties. Further, there is a clear indication that there is a decline in the carrying amount of these investments which is other than temporary;the Company, during the year has charged to the Statement of Profit & Loss an amount of Rs.6086.09 lacs on account of impairment of investment in its subsidiary company viz. Nuwell Ltd. Consequently, in terms of stated accounting policies and applicable accounting standards, diminution in the value of these investments which is other than temporary is estimated to be Rs.39,183.04 lacs upto31stMarch2018(Previous year ended 31st March, 2017 - Rs.23,431.07 lacs) and an accrual for diminution of doubtful debts and advances amounting to Rs.32,995.94 lacs upto 31stMarch 2018 (Previous year ended 31st March, 2017 - Rs.32,974.92 lacs) needsto be accounted for. Management is however of the firm view that the diminution is only temporary and that sufficient efforts are being undertaken to revive the said parties. However, in the absence of significant developments/movements in the operations of theseparties, and any adjustment for diminution of carrying value of such investments in this regard, in our opinion, management has not adequately or sufficiently accounted for the imminent diminution. Had management accounted for such diminution, the lossfor the year ended 31stMarch 2018would have been higher by Rs.72,178.98 lacs (Previous year ended 31st March, 2017- Rs. 56,405.99 lacs).Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

2 Type of Audit Qualification: Qualified Opinion
3 Frequency of qualification: Repetitive, 4th year
4 For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
Management has evaluated this matter and is of the firm view that the diminution, if any, even if it exists is only temporary and that sufficient efforts are being undertaken to revive the said subsidiaries in the foreseeable future so as to recover carrying value of the investment. Further, management believes that the loans and advances given to these companies are considered good and recoverable based on the future projects in these subsidiaries and accordingly no provision/impairment other than those already accounted for, has been considered necessary.

5 For Audit Qualification(s) where the impact is not quantified by the auditor: NA
(i) Management's estimation on the impact of audit qualification:
(ii) If management is unable to estimate the impact, reasons for the same:
(iii) Auditors' Comments on (i) or (ii) above:
6 Amount involved in qualification in ` lacs 72,178.98

Matter 3

1 Details of Audit Qualification:-
Advances amounting to Rs. 63,359.64 lacs (previous year ended 31st March, 2017 Rs. 64,912.41 lacs)are outstanding in respect of advances for purchase of land, projectspending commencement, joint ventures and collaborators which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.1552.77 lacs (net)had been recovered / adjusted during the current year. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/adjustable and that no accrual for diminution of advances is necessary as at 31stMarch 2018. The management has further represented that, as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, it is confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable/adjustable, since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous years& current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31stMarch 2018 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. This matter was also qualified by us in our report on the standalone Ind AS financial statements for the year ended 31st March 2017.

2 Type of Audit Qualification: Qualified Opinion
3 Frequency of qualification: Repetitive, 7th year

4 For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
Advances for the purchase of land, projects pending commencement and to joint ventures and collaborators have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision other than those already accounted for is necessary at this stage. The management is confident of recovering/ appropriately adjusting the balance in due course.

5 For Audit Qualification(s) where the impact is not quantified by the auditor: NA
(i) Management's estimation on the impact of audit qualification:
(ii) If management is unable to estimate the impact, reasons for the same:
(iii) Auditors' Comments on (i) or (ii) above:
6 Amount involved in qualification in Rs. lacs 63,359.64

Matter 4

1 Details of Audit Qualification:-
The Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs.105,483.26 lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Company, 25% of the total dues amounting to Rs.13,893.42 lacs has been forfeited out of the total amount paid till date. The Company has incurred total expenditure of Rs.213,911.06 lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 lacs, (ii) the balance portions of the total amounts payable, including contractual interest accrued till 31st March 2016, of Rs.99,091.90 lacs; and (iii) other construction costs amounting to Rs.80,597.27 lacs]. The Company is also carrying a corresponding liability of Rs.99,091.90 lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs. 66,692.05 lacs. 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 SARFEASI Act and have also taken notional possession of this land. Further, the Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs. 9,158.39 lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, inter alia, on carrying value of the project under 'projects in progress' and on the standalone Ind AS financial results of the Company. Our opinion on the standalone Ind AS financial statements for the year ended 31stMarch, 2017 was also qualified in respect of this matter.
As per management, the Company, GNIDA and the buyers have reached a consensus that the cancellation of lease deed will be revoked; however the same is uncertain as on the date of this report.

2 Type of Audit Qualification: Qualified Opinion
3 Frequency of qualification: Repetitive 3rd year

4 For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
Management has written a letter to GNIDA dated 1 December 2015, wherein management has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approx. 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. The company has been informed during the meeting held with GNIDA officials on 30.05.2017, that the authority is revoking the cancellation of the lease deed of the said plot, and shall reinstate the land position as it was before.

5 For Audit Qualification(s) where the impact is not quantified by the auditor: NA
(i) Management's estimation on the impact of audit qualification:
(ii) If management is unable to estimate the impact, reasons for the same:
(iii) Auditors' Comments on (i) or (ii) above:
6 Amount involved in qualification in Rs. lacs 94,490.69

Matter 6
1 Details of Audit Qualification:-
The Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

S.No	Particulars	Principal outstanding as at 31st March, 2017 (Rs. lacs)	Principal paid during the current year (Rs lacs)	Unpaid matured deposits (Principal amount) as at 31st March 2018 (Rs lacs)
A)	Deposits that have matured on or before March 31, 2017	54,766.35	1,612.02	53,154.33

Pursuant to Section 74(2) of the Companies Act, 2013, the Company had made an application to the Hon'ble Company Law Board (subsequently replaced by the Hon'ble National Company Law Tribunal, New Delhi) seeking extension of time for repayment of the outstanding public deposits (including interest thereon) as is considered reasonable. The Company had also identified and earmarked 6 (six) unencumbered land parcels for sale and utilization of the sale proceeds thereof for repayment of the aforesaid outstanding deposits. However, during the financial year 2016-17, the Hon'ble National Company Law Tribunal, New Delhi (NCLT) vide its order dated 04.07.2016 dismissed the said application. On appeal against the said order, the Hon'ble National Company Law Appellate Tribunal, New Delhi (NCLAT) vide its order dated 03.11.2016 extended the date of repayment of deposits upto 31.12.2016. Subsequently, the said appeal was also disposed off by the Hon'ble NCLAT vide its order dated 31.01.2017 without granting any further extension of time. As explained and represented by management, the Company is making best possible efforts for sale of the land parcels earmarked for repayment of the deposits but such sale process is taking time due to global economic recession and liquidity crisis, particularly, in the real estate sector of India. However, regardless of these adverse circumstances and difficulties, the management has represented that they are committed to repay all the public deposits along with interest thereon. Considering that the management has not been able to comply with the directions given by the Hon'ble CLB, NCLT and NCLAT to repay the deposits within prescribed time-period, the Registrar of Companies, New Delhi has filed prosecution against the Company and its executive directors and key managerial personnel before the Ld. Special Court, Dwarka District Court, New Delhi. However, the Hon'ble High Court of Delhi has stayed the said prosecution. Few depositors filed an intervention application before the Hon'ble Supreme Court in the pending bail matter of the Managing Directors of the Company. Considering their application, the Hon'ble Supreme Court vide its order dated 30.10.2017 directed an amicus curiae to create a portal where the depositors can provide their requisite information and, accordingly, in compliance with this direction, a portal has been created for the depositors of the Company. Accordingly, the matter relating to delay in repayment to the depositors is presently pending before the Hon'ble Supreme Court. We are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Company. Accordingly, impact, if any, of the above, on the standalone Ind AS financial results is currently not ascertainable. Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.
Further, tThe Company has not provided for interest payable on public deposits which works out to Rs. 7,132.03 lacs for the current financial year. Had the Company accounted for such interest, the loss for the year ended 31st March 2018 would have been higher by Rs.7,132.03 lacs.

2 Type of Audit Qualification: Qualified Opinion
3 Frequency of qualification: Appeared First Time

4 For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
The company and management is working towards the resolution of the delays in repayment of the public deposits. As the matter is now before various forums appropriate actions will be taken to comply with the orders and directions passed.

5 For Audit Qualification(s) where the impact is not quantified by the auditor:
(i) Management's estimation on the impact of audit qualification:
(ii) If management is unable to estimate the impact, reasons for the same:
(iii) Auditors' Comments on (i) or (ii) above:
6 Amount involved in qualification in Rs. lacs 7,132.03

For R Nagpal Associates
Chartered Accountants
FRN: 002626N

Ravinder Nagpal
Partner
Membership No.081594

Place: New Delhi
Date: 11th June 2018

For and on behalf of the Board of Directors

Ajay Chandra
Managing Director
DIN : 00004234

Sanjay Chandra
Managing Director
DIN : 00004484

Sunil Rekhi
Chairman, Audit Committee
DIN : 00062990

Deepak KumarTyagi
Chief Financial Officer

UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

Statement of Consolidated Results

for the Quarter & Year Ended March 31, 2018

(Rs. in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2018 Audited	31.12.2017 Unaudited	31.03.2017 Audited	31.03.2018 Audited	31.03.2017 Audited
I	Revenue from Operation	98,133.45	53,799.02	46,753.18	216,285.63	174,920.70
II	Other Income	(373.48)	1,047.60	1,283.02	4,734.12	4,604.96
III	**Total Income (I+II)**	97,759.97	54,846.63	48,036.20	221,019.74	179,525.66
IV	**Expenses**					
	Cost of Material Consumed	3,693.05	3,930.76	5,694.24	11,080.75	15,899.11
	Purchase of Stock in Trade	-	-	-	-	-
	Real estate, Construction and Other Expenses	72,287.71	22,108.79	45,581.06	148,292.93	133,866.87
	Changes in Inventories of finished properties, land, land development right and work in progress	63.41	13,399.65	17,035.46	16,263.44	22,145.84
	Employee Benefits Expense	2,412.80	2,544.50	2,887.58	10,143.30	11,934.02
	Finance Costs	6,679.20	9,371.53	13,834.86	31,890.60	30,522.30
	Depreciation and Amortisation Expense	279.84	176.45	209.76	884.56	1,216.33
	Other expenses	25,294.02	6,905.52	7,264.28	37,128.03	16,724.24
	Total Expenses IV	110,710.03	58,437.20	92,507.24	255,683.60	232,308.71
V	**Profit/(Loss) from Operations before Exceptional items and Prior Period Adjustments (III-IV)**	(12,950.05)	(3,590.57)	(44,471.05)	(34,663.86)	(52,783.05)
VI	Exceptional items	92,784.34	5,719.84	-	98,504.18	-
VII	**Profit/(Loss) from Ordinary Activities before tax (V+VI)**	(105,734.39)	(9,310.41)	(44,471.05)	(133,168.04)	(52,783.05)
VIII	Tax Expense					
	(a) Current Tax					
	Current Year	(379.82)	798.63	(868.20)	1,406.19	1,886.89
	Less : MAT credit entitlement	-	-	905.00	-	-
	Earlier year Tax Reversal	(2,710.85)	-	0.82	(2,710.85)	-
	(b) Deferred Tax	(319.33)	140.44	(11,858.33)	(140.32)	(10,766.18)
IX	**Net Profit/(Loss) from Ordinary Activities after tax (VII-VIII)**	(102,324.39)	(10,249.49)	(32,650.34)	(131,723.06)	(43,903.76)
X	Less : Extraordinary items (Net of Tax Expense)	-	-	-	-	-
XI	**Net Profit/(Loss) for the Year (IX-X)**	(102,324.39)	(10,249.49)	(32,650.34)	(131,723.06)	(43,903.76)
XII	Share of Profit/ (Loss) of associates	634.52	-	(684.04)	5.44	1,197.97
XIII	Minority interest	(1,705.93)	84.34	(4,314.62)	(4,210.35)	(2,439.20)
XIV	**Net Profit/(Loss) after share of Profit / (Loss) of associates & Minority interest for the Year (XI+XII+XII)**	(99,983.93)	(10,333.83)	(29,019.76)	(127,507.27)	(40,266.59)
XV	Other Comprehensive Income (net of tax)	(2,206.30)	(7.82)	(106.20)	(2,127.76)	(2.92)
XV	**Total Comprehensive Income (XIV+XV)**	(102,190.22)	(10,341.65)	(29,125.96)	(129,635.03)	(40,269.51)
XVI	Paid-up equity share capital (Face Value - Rs. 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
XVII	Other Equity excluding Revaluation Reserves				715,902.22	953,917.18
XVIII	**Earning Per share EPS (Before Extraordinary Items) (of Rs. 2 each) *(Not Annualised)**					
	Basic and Diluted (Rs.)	(3.82)	(0.39)	(1.11)	(4.87)	(1.54)
XIX	**Earning Per share (After Extraordinary Items) (of Rs. 2 each) *(Not Annualised)**					
	Basic and Diluted (Rs.)	(3.82)	(0.39)	(1.11)	(4.87)	(1.54)

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Year Ended March 31, 2018

(Rs. In Lacs)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2018 Audited	31.12.2017 Unaudited	31.03.2017 Audited	31.03.2018 Audited	31.03.2017 Audited
1.	**Segment Revenue**					
	(a) Real estate and related activities	**77,899.86**	42,405.54	32,425.50	163,380.40	120,655.51
	(b) Transmission Towers	**13,677.75**	10,274.51	10,378.28	38,203.64	35,766.78
	(c) Property Management	**2,657.40**	3,419.15	3,404.23	12,118.74	13,454.35
	(d) Hospitality	**638.73**	863.13	633.07	2,587.07	3,673.07
	(e) Investment & Other Activities	-	-	-	-	-
	Total	**94,873.74**	**56,962.33**	**46,841.09**	216,289.85	**173,549.71**
	Less: Inter segment revenue	**(3,259.71)**	3,163.31	87.91	4.22	548.55
	Net sales / Income from operations	**98,133.45**	**53,799.02**	**46,753.18**	216,285.63	**173,001.16**
2.	**Segment Results**					
	(Profit before tax and Finance costs)					
	(a) Real estate and related activities	**(21,384.26)**	11,412.41	(32,368.48)	(11,659.78)	(29,027.19)
	(b) Transmission Towers	**574.09**	592.86	557.78	1,832.64	1,973.02
	(c) Property Management	**342.22**	1,954.06	522.41	3,052.38	2,911.77
	(d) Hospitality	**(148.99)**	(111.94)	(75.04)	(557.02)	(1,438.39)
	(e) Investment activities	**(0.81)**	(0.00)	(2.39)	(0.85)	(8.65)
	(f) Others	**(0.04)**	(0.10)	(0.50)	(0.17)	(0.77)
	(g) Unallocable Income/(Expense)	**(78,437.66)**	(13,786.19)	(2,763.09)	(93,944.64)	(163.66)
	Total	**(99,055.45)**	61.10	(34,129.31)	(101,277.44)	(25,753.87)
	Less:					
	(i) Finance Cost	**6,679.20**	9,371.53	13,351.71	31,890.60	30,039.15
	(ii) Prior Period Adjustment	**0.23**	-	3,010.03	-	3,010.03
	(iii) Extraordinary loss	-	-	0.04	-	0.04
	Net profit before Tax	**(105,734.42)**	**(9,310.42)**	**(44,471.03)**	(133,168.04)	**(52,783.03)**
3.	**Segment assets**					
	(a) Real estate and related activities	**2,545,239.59**	2,723,641.68	2,705,159.18	2,545,239.59	2,705,159.18
	(b) Transmission Towers	**29,691.58**	29,397.49	28,070.69	29,691.58	28,070.69
	(c) Property Management	**35,496.72**	38,283.55	52,505.37	35,496.72	52,505.37
	(d) Hospitality	**16,582.74**	16,485.00	15,620.01	16,582.74	15,620.01
	(e) Investment activities	**20,061.05**	20,336.62	37,054.18	20,061.05	37,054.18
	(f) Others	**33.51**	33.53	33.67	33.51	33.67
	(g) Unallocable	**32,094.38**	38,813.38	(19,014.09)	32,094.38	(19,014.09)
	Total	**2,679,199.57**	**2,866,991.24**	2,819,429.01	2,679,199.57	2,819,429.01
4.	**Segment Liabilities**					
	(a) Real estate and related activities	**1,854,611.54**	1,671,911.67	1,804,720.41	1,854,611.54	1,804,720.41
	(b) Transmission Towers	**20,732.64**	20,797.13	19,721.24	20,732.64	19,721.24
	(c) Property Management	**759.52**	43,717.76	43,083.68	759.52	43,083.68
	(d) Hospitality	**29,630.94**	29,912.08	25,404.36	29,630.94	25,404.36
	(e) Investment activities	**3,466.78**	3,333.29	1,660.42	3,466.78	1,660.42
	(f) Others	**0.47**	0.45	0.45	0.47	0.45
	(g) Unallocable	**2,768.76**	587.03	3,635.04	2,768.76	3,635.04
	Total	**1,911,970.66**	**1,770,259.42**	1,898,225.61	1,911,970.66	1,898,225.61

Unitech Limited

CIN: L74899DL1971PLC009720

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

Consolidated Statement of Assets & Liabilities

(Rs. in Lacs)

Sr.No.	Particulars	As at March 31, 2018	As at March 31, 2017
A	**ASSETS**		
1	**Non Current assets**		
	Property ,Plant and Equipment	18,656.07	23,018.86
	Capital Work in Progress	18,433.91	24,001.59
	Investment property	2,716.69	16,753.12
	Other Intangible Assets	312.20	620.78
	Goodwill	81,640.59	188,317.81
2	**Financial Assets**		-
	(i)Investments	201,484.83	205,381.48
	(ii)Loans	4,415.71	3,987.68
	(iii) Others	2,144.67	2,085.89
	Deffered Tax Assets (Net)	29,651.39	29,393.38
	Other non current Assets	273.99	404.84
		359,730.05	493,965.43
3	**Current Assets**		
	Inventories	302,108.67	336,672.60
4	**Financial Assets**		
	(i) Investments	41.97	39.65
	(ii) Trade Receivable	128,843.32	160,277.48
	(iii)Cash and Cash equivalents	5,374.60	9,180.93
	(iv) Bank balance other than (iii) above	3,233.03	2,861.29
	(v) others	183,962.95	177,022.13
	Current Tax assets (Net)	7,407.16	857.56
	Other Current Assets	1,688,497.81	1,638,057.92
		2,319,469.51	2,324,969.55
		2,679,199.57	**2,818,934.98**
B	**EQUITY AND LIABILITIES**		
1	**Equity**		
	Equity Share Capital	52,326.02	52,326.02
	Other Equity	715,902.22	868,880.97
		768,228.24	**921,206.99**
	Minority Interest	(999.33)	3,305.66
2	**Non Current Liabilities**		
	Financial Liabilities		
	(i) Borrowing	197,648.07	192,867.81
	(ii) Trade payables	-	-
	(ii) Other Financial Liabilities	6,701.50	5,735.12
	Provisions	2,103.21	2,316.63
	Other non current Liabilities	6,211.34	12,731.06
		212,664.12	**213,650.62**
3	**Current Liabilities**		
	Financial Liabilities		
	(i)Borrowings	126,824.95	98,084.34
	(ii) Trade payables	107,664.94	123,708.91
	(iii) Other Financial Liabilities	622,341.35	663,508.60
	Other Current Liabilities	842,050.60	792,404.94
	Provisions	424.70	3,064.93
	Current Tax Liabilities (Net)	-	-
		1,699,306.54	**1,680,771.72**
	Total	**2,679,199.57**	**2,818,934.98**

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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 June 11, 2018
II	The figures of last quarter are the balancing figures between audited figures in respect of the full financial year and the published year-to-date figures upto the third quarter of the current financial year
III	The Company has adopted Indian Accounting Standards ("Ind AS") from April 01, 2016 as prescribed under Section 133 of the Companies Act 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India. Financial results for all the periods presented have been prepared in accordance with the recognition and measurement principles as stated therein.
IV	The segment results have been prepared in accordance with the accounting principles laid down under Indian Accounting Standard - 108 on 'Segment Reporting' prescribed under section 133 of the companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
V a)	The report of statutory auditor on the financial statements of Unitech Limited, its subsidiaries, associates and joint ventures (collectively referred to as the "Group") for the financial year ended March 31, 2018, contains qualification which are being summarised below:- Advances amounting to Rs.72,544.17lacs(previous year ended on 31st March, 2017 Rs.74,096.94 lacs) are outstanding in respect of advances for purchase of land, and projects pending commencement, excluding joint ventures/collaborations, which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.1552.77 lacs(net) had been recovered / adjusted during the current year. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/ adjustable and that no accrual for diminution of advances is necessary as at 31st March 2018. The management has further represented that as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, they are confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable adjustable since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous year & current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31st March 2018 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter. The management, in response of the above qualification, states the following:- Advances for the purchase of land, projects pending commencement and to joint ventures and collaborators have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision other than those already accounted for

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	is necessary at this stage. The management is confident of recovering/ appropriately adjusting the balance in due course.
b)	"An amount of Rs.128,843.32lacs is outstanding as at 31st March, 2018 (Previous year ended 31st March 2017 – Rs. 160,277.48 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.18,572.28 lacs(Previous year ended 31st March 2017 – Rs.22,798.63 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customers who have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March 2018. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31st March 2018 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs.18,572.28 lacs are doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs.18,572.28 lacs and the loss for the year ended 31st March, 2018 would have been higher by Rs.18,572.28 lacs.Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter." *The management, in response of the above qualification, states the following:-* *Management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables balance outstanding are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March, 2017. They are confident of appropriately adjusting / recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future.*
c)	"The Holding Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority (or GNIDA) dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs.105,483.26 lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Holding Company, 25% of the total dues amounting to Rs.13,893.42 lacs has been forfeited out of the total amount paid till date. The Holding Company has incurred total expenditure of Rs.213,911.06lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 lacs (ii) the balance portions of the total amounts payable, being contractual interest accrued till 31st March 2016 of Rs.99,091.90 lacs; and (iii) other construction costs amounting to Rs.80,597.27 lacs]. The Holding Company is also carrying a corresponding liability of Rs.99,091.90 lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs.66,692.05 lacs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFEASI Act and have also taken notional possession of this land. Further, the Holding Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs. 9,158.39 lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management

	has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Holding Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Holding Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Holding Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Holding Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, *inter alia,* on carrying value of the project under 'projects in progress' and on the consolidated Ind AS financial results of the group.Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter" *The management, in response of the above qualification, states the following:-* *Management has written a letter to GNIDA dated 1 December 2015, wherein management has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approx. 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. The company has been informed during the meeting held with GNIDA officials on 30.05.2017, that the authority is revoking the cancellation of the lease deed of the said plot, and shall reinstate the land position as it was before.*
d)	The holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

S.No	Particulars	Principal outstanding as at 31st March, 2017 (Rs. lacs)	Principal paid during the current year (Rs lacs)	Unpaid matured deposits (Principal amount) as at 31st March 2018 (Rs lacs)
A)	Deposits that have matured on or before March 31, 2017	54,766.35	1,612.02	53,154.33

Pursuant to Section 74(2) of the Companies Act, 2013, the Company had made an application to the Hon'ble Company Law Board (subsequently replaced by the Hon'ble National Company Law Tribunal, New Delhi) seeking extension of time for repayment of the outstanding public deposits (including interest thereon) as is considered reasonable. The Company had also identified and earmarked 6 (six) unencumbered land parcels for sale and utilization of the sale proceeds thereof for repayment of the aforesaid outstanding deposits. However, during the financial year 2016-17, the Hon'ble National Company Law Tribunal, New Delhi (NCLT) vide its order dated 04.07.2016

	dismissed the said application. On appeal against the said order, the Hon'ble National Company Law Appellate Tribunal, New Delhi (NCLAT) vide its order dated 03.11.2016 extended the date of repayment of deposits upto 31.12.2016. Subsequently, the said appeal was also disposed off by the Hon'ble NCLAT vide its order dated 31.01.2017 without granting any further extension of time. As explained and represented by management, the holding Company is making best possible efforts for sale of the land parcels earmarked for repayment of the deposits but such sale process is taking time due to global economic recession and liquidity crisis, particularly, in the real estate sector of India. However, regardless of these adverse circumstances and difficulties, the management has represented that they are committed to repay all the public deposits along with interest thereon. Considering that the management has not been able to comply with the directions given by the Hon'ble CLB, NCLT and NCLAT to repay the deposits within prescribed time-period, the Registrar of Companies, New Delhi has filed prosecution against the Company and its executive directors and key managerial personnel before the Ld. Special Court, Dwarka District Court, New Delhi. However, the Hon'ble High Court of Delhi has stayed the said prosecution. Few depositors filed an intervention application before the Hon'ble Supreme Court in the pending bail matter of the Managing Directors of the Company. Considering their application, the Hon'ble Supreme Court vide its order dated 30.10.2017 directed an *amicus curiae* to create a portal where the depositors can provide their requisite information and, accordingly, in compliance with this direction, a portal has been created for the depositors of the Company. Accordingly, the matter relating to delay in repayment to the depositors is presently pending before the Hon'ble Supreme Court. We are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Company. Accordingly, impact, if any, of the above, on the standalone Ind AS financial results is currently not ascertainable. Our opinion on the standalone Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter. Further, the holding Company has not provided for interest payable on public deposits which works out to Rs. 7,132.03 lacs for the current financial year. Had the holding Company accounted for such interest, the loss for the year ended 31st March 2018 would have been higher by Rs.7,132.03 lacs. The management, in response of the above qualification, states the following:- The holding company and management is working towards the resolution of the delays in repayment of the public deposits. As the matter is now before various forums appropriate actions will be taken to comply with the orders and directions passed.
e)	The Hon'ble Supreme Court has vide its Order dated 08.09.2017 appointed an *amicus curiae* with directions to create a web portal where the home buyers could indicate their option of (i) refund of money they have paid to the Company/companies in the group, for purchasing residential units or (ii) possession of house. By the stipulated time, the home buyers have preferred their options on the web portal created by the *amicus curiae*. Based on data submitted on the web portal, the Company on 27.10.2017 had placed the following submissions to the Hon'ble Supreme Court.

RC

Home Buyers Seeking-	Number of home-buyers	Amount paid by home buyers (Rs – lacs)
Possession sought through web portal	4,638	325,059
Customers not before any forum – but seeking possesion	5,597	198,205
Refunds sought through web portal	6,065	258,436

The portal has since been closed on 12.04.2018 on the directions of the Hon'ble Supreme Court. We have been informed by the Company that few home buyers who opted for refund are now seeking possession of their house. We have also been informed that the Company is trying to meet its construction objectives and has put specific plans to complete the construction in a time bound manner.

In the overall scenario, especially where the amount sought by home buyers as refund is not adjudicated, we are unable to evaluate the ultimate likelihood of reversals of revenues & costs and/or further liabilities, if any on the Company, in case the monies have to be refunded to home buyers, and no such impact has been taken in the financial statements of the Company for the year.

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

The holding company and management is working towards complying to the directions of the Hon'ble Supreme Court as well as to work towards resolution of the greivances. The company has enhanced the pace of construction in most of it's projects. As the projects are seeing activity many of the customers who earlier sought refunds are now seeking possession and amending their petition accordingly. This is expected to reduce the burden and cash flow needed towards refunds. As the payments are also made towards refund further unsold inventory is getting created which can be utilized for the projects

V The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place: New Delhi
Dated: June 11, 2018

For Unitech Limited

Sd/-

Ramesh Chandra
Chairman

R. NAGPAL ASSOCIATES
CHARTERED ACCOUNTANTS

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NEW DELHI - 110 070
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Independent Auditor's Report on the Consolidated Year to Date Ind AS Financial Results of **Unitech Limited** pursuant to Regulations 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

To the Board of Directors of
UNITECH LIMITED

1. We have audited the accompanying statement of consolidated Ind AS financial results ("the Statements") of **Unitech Limited** ("the Company") and subsidiaries (Collectively referred to as 'the Group'), associates and jointly controlled entities for the quarter ended 31st March 2018 and for the year from 1st April 2017 to 31st March 2018, attached herewith ("the Statement"), being submitted by the Company pursuant to the requirement of Regulations 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016. This Statement has been prepared from consolidated annual Ind AS financial statements, and approved by the Board of Directors, is the responsibility of the company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated Ind AS financial statements, which have been prepared in accordance with the recognition and measurement principles laid down under applicable Accounting Standards mandated under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India.

2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our qualified opinion on the Statement.

3. Included in the consolidated year to date results are the financial statements of 164 subsidiaries and 1 foreign branch which are auditable by other auditors (of which all are unaudited as of date), and 53 subsidiaries which are auditable by us (of which all are unaudited as of date), whose financial statements reflect total assets of Rs.17,62,553.84 lacs, and total revenue of Rs. 69,415.66 lacs, for the year ended 31st March 2018. The management reports of the financial statements/other financial information of these subsidiaries/foreign branch have been furnished to us, and our opinion on the year to date

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New Delhi

results, to the extent they have been derived from such financial statements/financial information, is based solely on the management reports.

4. We draw attention to the following:

(a) Advances amounting to Rs.72,544.17 lacs (previous year ended on 31st March, 2017 Rs.74,096.94 lacs) are outstanding in respect of advances for purchase of land, and projects pending commencement, excluding joint ventures/collaborations, which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.1552.77 lacs (net) had been recovered / adjusted during the current year. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/ adjustable and that no accrual for diminution of advances is necessary as at 31st March 2018. The management has further represented that as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, they are confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable adjustable since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous year & current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31st March 2018 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

(b) An amount of Rs.128,843.32 lacs is outstanding as at 31st March, 2018 (Previous year ended 31st March 2017 – Rs. 160,277.48 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.18,572.28 lacs (Previous year ended 31st March 2017 – Rs.22,798.63 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customers who have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The

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management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March 2018. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31st March 2018 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs.18,572.28 lacs are doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs.18,572.28 lacs and the loss for the year ended 31st March, 2018 would have been higher by Rs.18,572.28 lacs. Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

c) The Holding Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority (or GNIDA) dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs.105,483.26 lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Holding Company, 25% of the total dues amounting to Rs.13,893.42 lacs has been forfeited out of the total amount paid till date. The Holding Company has incurred total expenditure of Rs.213,911.06 lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 lacs (ii) the balance portions of the total amounts payable, being contractual interest accrued till 31st March 2016 of Rs.99,091.90 lacs; and (iii) other construction costs amounting to Rs.80,597.27 lacs]. The Holding Company is also carrying a corresponding liability of Rs.99,091.90 lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs.66,692.05 lacs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFEASI Act and have also taken notional possession of this land. Further, the Holding Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs. 9,158.39 lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also

R. Nagpal Associates Chartered Accountants New Delhi proposed that in view of the fact that third party interests have been created by the Holding Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Holding Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Holding Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Holding Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, *inter alia,* on carrying value of the project under 'projects in progress' and on the consolidated Ind AS financial results of the group. Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

As per management, the holding Company, GNIDA and the buyers have reached a consensus that the cancellation of lease deed will be revoked; however the same is uncertain as on the date of this report.

d) The Consolidated Ind AS financial statements shows goodwill accounted for on acquisition of subsidiary companies. Owing to the significant reduction in the carrying value of the step down underlying assets/investments, resulting in diminution of carrying value of investments in the standalone Ind AS financial statements, the carrying value of Goodwill has been impaired to the extent of Rs. 98,504.18 lacs. Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter with regard to non-impairment of carrying value of Goodwill which in our opinion was to be impaired to the extent of Rs. 117,041.79 lacs.

e) The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

S.No	Particulars	Principal outstanding as at March 31, 2017 (Rs. lacs)	Principal paid during the current year (Rs lacs)	Unpaid matured deposits (Principal amount) as at March 31 2018 (Rs lacs)
A)	Deposits that have matured on or before March 31, 2017	54,766.35	1,612.02	53,154.33

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Pursuant to Section 74(2) of the Companies Act, 2013, the holding Company had made an application to the Hon'ble Company Law Board (subsequently replaced by the Hon'ble National Company Law Tribunal, New Delhi) seeking extension of time for repayment of the outstanding public deposits (including interest thereon) as is considered reasonable. The holding Company had also identified and earmarked 6 (six) unencumbered land parcels for sale and utilization of the sale proceeds thereof for repayment of the aforesaid outstanding deposits. However, during the financial year 2016-17, the Hon'ble National Company Law Tribunal, New Delhi (NCLT) vide its order dated 04.07.2016 dismissed the said application. On appeal against the said order, the Hon'ble National Company Law Appellate Tribunal, New Delhi (NCLAT) vide its order dated 03.11.2016 extended the date of repayment of deposits upto 31.12.2016. Subsequently, the said appeal was also disposed off by the Hon'ble NCLAT vide its order dated 31.01.2017 without granting any further extension of time. As explained and represented by management, the holding Company is making best possible efforts for sale of the land parcels earmarked for repayment of the deposits but such sale process is taking time due to global economic recession and liquidity crisis, particularly, in the real estate sector of India. However, regardless of these adverse circumstances and difficulties, the management has represented that they are committed to repay all the public deposits along with interest thereon. Considering that the management has not been able to comply with the directions given by the Hon'ble CLB, NCLT and NCLAT to repay the deposits within prescribed time-period, the Registrar of Companies, New Delhi has filed prosecution against the holding Company and its executive directors and key managerial personnel before the Ld. Special Court, Dwarka District Court, New Delhi. However, the Hon'ble High Court of Delhi has stayed the said prosecution. Few depositors filed an intervention application before the Hon'ble Supreme Court in the pending bail matter of the Managing Directors of the holding Company. Considering their application, the Hon'ble Supreme Court vide its order dated 30.10.2017 directed an *amicus curiae* to create a portal where the depositors can provide their requisite information and, accordingly, in compliance with this direction, a portal has been created for the depositors of the holding Company. Accordingly, the matter relating to delay in repayment to the depositors is presently pending before the Hon'ble Supreme Court. 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 above, on the consolidated Ind AS financial results is currently not ascertainable. Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

Further, the holding Company has not provided for interest payable on public deposits which works out to Rs. 7,132.03 lacs for the current financial year. Had the holding Company accounted for such interest, the loss for the year ended 31st March 2018 would have been higher by Rs.7,132.03 lacs.

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f. The Hon'ble Supreme Court has vide its Order dated 08.09.2017 appointed an *amicus curiae* with directions to create a web portal where the home buyers could indicate their option of (i) refund of money they have paid to the holding Company/companies in the group, for purchasing residential units or (ii) possession of house. By the stipulated time, the home buyers have preferred their options on the web portal created by the *amicus curiae*, the summary of which is as under:

Home Buyers Seeking-	**Number of home-buyers**	**Amount paid by home buyers (Rs – lacs)**
Possession sought through web portal	4,638	325,059
Customers not before any forum – but seeking possesion	5,597	198,205
Refunds sought through web portal	6,065	258,436

The portal has since been closed on 12.04.2018 on the directions of the Hon'ble Supreme Court. We have been informed by the holding Company that few home buyers who opted for refund are now seeking possession of their house. We have also been informed that the holding Company is trying to meet its construction objectives and has put specific plans to complete the construction in a time bound manner.

In the overall scenario, especially where the amount sought by home buyers as refund is not adjudicated, we are unable to evaluate the ultimate likelihood of reversals of revenues & costs and/or further liabilities, if any on the holding Company, in case the monies have to be refunded to home buyers, and no such impact has been taken in the financial statements of the holding Company for the year.

5. We also draw attention to the following matters:

a) No adjustment has been considered necessary for recoverability of investments in share capital/projects aggregating to Rs. 2,791.23 lacs (Previous year ended on 31st March, 2017 Rs. 2,790.89 lacs) as the matters are still sub-judice and the impact, if any, is unascertainable at this stage. Our opinion is not modified in respect of this matter.

b) 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 invest USD 298,382,949.34 (Previous year USD 298,382,949.34) equivalent to Rs.194068.27 lacs (Previous year Rs. 193467.33 lacs) in Kerrush Investments Ltd (Mauritius). The High Court of Justice, Queen's Bench Division, Commercial Court London had confirmed the said award.

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Though the holding company believed, on the basis of legal advice, that the said award is not enforceable in India on various grounds, including, but not limited to lack of jurisdiction by the LCIA appointed arbitral tribunal to pass the said award, the aggrieved party filed a petition with Hon'ble High Court of Delhi for enforceability of the said award. The Hon'ble High Court of Delhi has passed an order in the case instant. Consequently, the holding company is required to make the aforesaid investment into Kerrush Investments Ltd. (Mauritius), subsequent to which its economic interest in the SRA project in Santacruz Mumbai shall stand increased proportionately thereby creating a substantial asset for the holding company with an immense development potential.

Based on the information obtained and audit 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. Our opinion is not modified in respect of this matter.

c) Based on our audit procedures and on the information and explanations given by the management, we are of the opinion, that during the year, the Holding Company has defaulted in repayment of principal and/or interest to banks, financial institutions, & debenture holders.

Our opinion is not modified in respect of this matter.

6 In our opinion and to the best of our information and according to the explanations given to us these year to date consolidated Ind AS financial results, *subject to our observations in the Paragraph 4 above*::

(i) include the year to date financial results, read with Paragraph 3 above, of the following entities -

Unitech Limited, Abohar Builders Private Limited, Aditya Properties Private Limited, Agmon Projects Private Limited, Akola Properties Limited, Algoa Properties Private Limited, Alice Builders Private Limited, Alkosi Limited, Aller Properties Private Limited, Alor Golf Course Private Limited, Alor Maintenance Private Limited, Alor Projects Private Limited, Alor Recreation Private Limited, Amaro Developers Private Limited, Amarprem Estates Private Limited, Amur Developers Private Limited, Andes Estates Private Limited, Angul Properties Private Limited, Arahan Properties Private Limited, Arcadia Build Tech Limited, Arcadia Projects Private Limited, Ardent Build Tech Limited, Askot Builders Private Limited, Azores Properties Limited, Bageris Limited, Bolemat Limited, Boracim Limited, Broomfield Builders Private Limited, Broomfield Developers Private Limited, Brucosa Limited, Bengal Universal Consultants Private Limited, Bengal Unitech Hospitality Private Limited, Burley Holding Limited, Bengal Unitech Universal Infrastructure Private Limited, Bengal Unitech Universal Siliguri Projects Limited, Bengal Unitech Universal Townscape Limited, Camphor Properties Pvt Ltd, Cape Developers Private Limited, Cardus Projects Private Limited, Chintpurni Constructions Private Limited, Clarence Projects Private Limited, Clover Projects Private Limited, Coleus Developers Private Limited, Colossal Projects Private Limited, Comegenic Limited, Comfrey Developers Private Limited, Cordia Projects Private Limited, Crimson Developers Private Limited, Croton Developers Private Limited, Crowbel Limited, Dantas

R. Nagpal Associates New Delhi Chartered Accountants

Properties Private Limited, Deoria Properties Limited, Deoria Realty Private Limited, Devoke Developers Private Limited, Devon Builders Private Limited, Dhaulagiri Builders Private Limited, Dhruva Realty Projects Limited, Dibang Properties Private Limited, Drass Projects Private Limited, Elbe Builders Private Limited, Elbrus Builders Private Limited, Elbrus Developers Private Limited, Elbrus Properties Private Limited, Empecom Corporation British Virgin, Erebus Projects Private Limited, Erica Projects Private Limited, Firisa Holdings Limited, Flores Projects Private Limited, Flores Properties Limited, Girnar Infrastructures Private Limited, Glenmore Builders Private Limited, Global Perspectives Limited, Gramhuge Holdings Limited, Grandeur Real tech Developers Private Limited, Greenwood Projects Private Limited, Gretemia Holdings Limited, Gurgaon Recreations Park Limited, Halley Developers Private Limited, Halley Projects Private Limited, Harsil Builders Private Limited, Harsil Properties Private Limited, Hassan Properties Private Limited, Hatsar Estates Private Limited, Havelock Estates Private Limited, Havelock Investments Limited, Havelock Properties Limited, Havelock Realtors Limited, High strength Projects Private Limited, Impactlan Limited, Insecond Limited, Jalore Properties Private Limited, Jorhat Properties Private Limited, Unitech Infra-con Limited, Kerria Projects Private Limited, Khatu Shyamji Infraventures Private Limited, Khatu Shyamji Infratech Private Limited, Konar Developers Private Limited, Kortel Limited, Landscape Builders Limited, Lavender Developers Private Limited, Lavender Projects Private Limited, Mahoba Builders Limited, Mahoba Schools Limited, Manas Realty Projects Private Limited, Mandarin Developers Private Limited, Madison Builders Private Limited, Mansar Properties Private Limited, Marine Builders Private Limited, Masla Builders Private Limited, Mayurdhwaj Projects Private Limited, Medlar Developers Private Limited, Medwyn Builders Private Limited, Moonstone Projects Private Limited, Moore Builders Private Limited, Munros Projects Private Limited, Nectrus Limited, New India Construction Co. Limited, Nirvana Real Estate Projects Limited, Nuwell Limited, Onega Properties Private Limited, Panchganga Projects Limited, Plassey Builders Private Limited, Primrose Developers Private Limited, Purus Projects Private Limited, Purus Properties Private Limited, Quadrangle Estates Private Limited, Reglinia Holdings Limited, Rhine Infrastructures Private Limited, Risster Holdings Limited, Robinia Developers Private Limited, Ruhi Construction Co. Limited, Sabarmati Projects Private Limited, Samay Properties Private Limited, Sandwood Builders & Developers Private Limited, Sangla Properties Private Limited, Sankoo Builders Private Limited, Sanyog Builders Limited, Sanyog Properties Private Limited, Sarnath Realtors Limited, Serveia Holdings Limited, Seyram Limited, Shri Khatu Shyam Ji Infrapromoters Private Limited, Shrishti Buildwell Private Limited, Simpson Estates Private Limited, Somerville Developers Limited, Spanwave Services Limited, Sublime Developers Private Limited, Sublime Properties Private Limited, Supernal Corrugation India Limited, Surfware Consultants Limited, Tabas Estates Private Limited, Technosolid Limited, Transdula Limited, Unitech Acacia Projects Private Limited, Unitech Agra Hi Tech Township Limited, Unitech Alice Projects Private Limited, Unitech Ardent Projects Private Limited, Unitech Builders & Projects Limited, Unitech Build-Con Private Limited, Unitech Builders Limited, Unitech Buildwell Private Limited, Unitech Business Parks Limited, Unitech Capital Private Limited, Unitech Chandra Foundation, Unitech Colossal Projects Private Limited, Unitech Commercial & Residential Projects Private Limited, Unitech Country Club Limited, Unitech Cynara Projects Private Limited, Unitech Developers & Hotels Private Limited, Unitech Hi Tech Builders Private Limited, Unitech High Vision Projects Limited, Unitech Hi Tech Developers Limited, Unitech Holdings Limited, Elixir Hospitality Management Limited, Unitech Hospitality Services Limited, Unitech Hotels Limited, Unitech Hotel Services Private Limited, Unitech Hotels & Projects Limited, Unitech Hotels Private Limited, Unitech Hyderabad Projects Limited, Unitech Hyderabad Township Limited, Unitech Industries Limited, Unitech Industries & Estates Private Limited, Unitech Infopark Limited, Unitech Infra Limited, Unitech Infra- Developers Limited, Unitech Infra-Properties Limited, Unitech Kochi

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SEZ Limited, Unitech Konar Projects Private Limited, Unitech Manas Projects Private Limited, Unitech Miraj Projects Private Limited, Unitech Nelson Projects Private Limited, Unitech Overseas Limited, Unitech Pioneer Nirvana Recreation Private Limited, Unitech Pioneer Recreation Limited, Unitech Power Transmission Limited, Unitech Property Management Pvt Ltd, Unitech Real Estate Builders Limited, Unitech Real Estate Management Private Limited, Unitech Real Tech Properties Limited, Unitech Realty Builders Private Limited, Unitech Realty Developers Limited, Unitech Realty Private Limited, Unitech Realty Ventures Limited, Unitech Reliable Projects Private Limited, Unitech Residential Resorts Limited, Unitech Samus Projects Private Limited, Unitech Valdel Hotels Private Limited, Unitech Vizag Projects Limited, Uni Homes Private Limited, Unitech Libya for General Contracting and Real Estate Investment (foreign branch), Unitech Global Limited, Unitech Malls Limited, Vectex Limited, Zanskar Builders Private Limited, Zanskar Realtors Private Limited, Zanskar Realty Private Limited, Zimuret Limited

(ii) have been presented in accordance with the requirements of Regulations 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016; and

(iii) give a true and fair view of the consolidated net loss, consolidated comprehensive income and other financial information for the consolidated year to date results for the period from 1st April 2017 to 31st March 2018.

For R. Nagpal Associates
Chartered Accountants
Firm Registration No. 002626N

R. Nagpal Associates Chartered Accountants New Delhi

(CA. Ravinder Nagpal)
Partner
Membership No. 081594

Place: New Delhi
Date: 11th June 2018

ANNEXURE I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Consolidated Financial Results
Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2018
[*See* Regulation 33 of the SEBI (LODR) Regulations, 2015]

1 Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications) Rs. In Lacs	Adjusted Figures (audited figures after adjusting for qualifications) Rs. In Lacs
1	Turnover / Total income	221,019.74	221,019.74
2	Total Expenditure	255,683.60	448,422.77
3	Total tax expenses	(1,444.98)	(1,444.98)
4	Exceptional & prior period items	(98,577.88)	(98,577.88)
5	Net Profit/(Loss)	(131,796.76)	(225,958.05)
6	Earnings Per Share		
	Basic	(4.96)	(8.64)
	Diluted	(4.96)	(8.64)
7	Total Assets	2,679,199.58	2,493,592.44
8	Total Liabilities	1,911,970.66	1,919,102.69
9	Minority Interest	(999.33)	(999.33)
10	Net Worth	768,228.24	575,489.08
11	Any other financial item(s) (as felt appropriate by the management)		

2 Audit Qualification:-

Matter 1

1 Details of Audit Qualification:-

An amount of Rs.128,843.32 lacs is outstanding as at 31st March, 2018 (Previous year ended 31st March 2017 – Rs. 160,277.48 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.18,572.28 lacs (Previous year ended 31st March 2017 – Rs.22,798.63 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customers who have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March 2018. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31st March 2018 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs.18,572.28 lacs are doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs.18,572.28 lacs and the loss for the year ended 31st March, 2018 would have been higher by Rs.18,572.28 lacs. Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

2 Type of Audit Qualification: Qualified Opinion

3 Frequency of qualification: Repetitive 3rd year

4 For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:

Management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables balance outstanding are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March, 2018. They are confident of appropriately adjusting / recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future.

5 For Audit Qualification(s) where the impact is not quantified by the auditor: NA

(i) Management's estimation on the impact of audit qualification:

(ii) If management is unable to estimate the impact, reasons for the same:

(iii) Auditors' Comments on (i) or (ii) above:

6 Amount involved in qualification in Rs. lacs 18,572.28

Matter 2

1 Details of Audit Qualification:-

Advances amounting to Rs.72,544.17 lacs (previous year ended on 31st March, 2017 Rs.74,096.94 lacs) are outstanding in respect of advances for purchase of land, and projects pending commencement, excluding joint ventures/collaborations, which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.1552.77 lacs (net) had been recovered / adjusted during the current year. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/ adjustable and that no accrual for diminution of advances is necessary as at 31st March 2018. The management has further represented that as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, they are confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable adjustable since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous year & current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31st March 2018 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.

2 Type of Audit Qualification: Qualified Opinion

3 Frequency of qualification: Repetitive, 7th year

4 For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:

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

5 For Audit Qualification(s) where the impact is not quantified by the auditor: NA
(i) Management's estimation on the impact of audit qualification:
(ii) If management is unable to estimate the impact, reasons for the same:
(iii) Auditors' Comments on (i) or (ii) above:
6 Amount involved in qualification in Rs. lacs 72,544.17

Matter 3

1 Details of Audit Qualification:-

The Holding Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority (or GNIDA) dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs.105,463.26 lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Holding Company, 25% of the total dues amounting to Rs.13,893.42 lacs has been forfeited out of the total amount paid till date. The Holding Company has incurred total expenditure of Rs.213,911.06 lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 lacs (ii) the balance portions of the total amounts payable, being contractual interest accrued till 31st March 2016 of Rs.99,091.90 lacs; and (iii) other construction costs amounting to Rs.80,597.27 lacs]. The Holding Company is also carrying a corresponding liability of Rs.99,091.90 lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs.66,692.05 lacs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFEASI Act and have also taken notional possession of this land. Further, the Holding Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs. 9,158.39 lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Holding Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Holding Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Holding Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Holding Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, inter alia, on carrying value of the project under 'projects in progress' and on the consolidated Ind AS financial results of the group. Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter. As per management, the holding Company, GNIDA and the buyers have reached a consensus that the cancellation of lease deed will be revoked; however the same is uncertain as on the date of this report.

2 Type of Audit Qualification: Qualified Opinion
3 Frequency of qualification: Repetitive 3rd year

4 For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
Management has written a letter to GNIDA dated 1 December 2015, wherein management has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approx. 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. The company has been informed during the meeting held with GNIIDA officials on 30.05.2017, that the authority is revoking the cancellation of the lease deed of the said plot, and shall reinstate the land position as it was before.

5 For Audit Qualification(s) where the impact is not quantified by the auditor: NA
(i) Management's estimation on the impact of audit qualification:
(ii) If management is unable to estimate the impact, reasons for the same:
(iii) Auditors' Comments on (i) or (ii) above:
6 Amount involved in qualification in Rs. lacs 94,490.69

Matter 4

1 Details of Audit Qualification:-
The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

S.No	Particulars	Principal outstanding as at 31st March, 2017 (Rs. lacs)	Principal paid during the current year (Rs lacs)	Unpaid matured deposits (Principal amount) as at 31st March 2018 (Rs lacs)
A)	Deposits that have matured on or before March 31, 2017	54,766.35	1,612.02	53,154.33

Pursuant to Section 74(2) of the Companies Act, 2013, the holding Company had made an application to the Hon'ble Company Law Board (subsequently replaced by the Hon'ble National Company Law Tribunal, New Delhi) seeking extension of time for repayment of the outstanding public deposits (including interest thereon) as is considered reasonable. The holding Company had also identified and earmarked 6 (six) unencumbered land parcels for sale and utilization of the sale proceeds thereof for repayment of the aforesaid outstanding deposits. However, during the financial year 2016-17, the Hon'ble National Company Law Tribunal, New Delhi (NCLT) vide its order dated 04.07.2016 dismissed the said application. On appeal against the said order, the Hon'ble National Company Law Appellate Tribunal, New Delhi (NCLAT) vide its order dated 03.11.2016 extended the date of repayment of deposits upto 31.12.2016. Subsequently, the said appeal was also disposed off by the Hon'ble NCLAT vide its order dated 31.01.2017 without granting any further extension of time. As explained and represented by management, the holding Company is making best possible efforts for sale of the land parcels earmarked for repayment of the deposits but such sale process is taking time due to global economic recession and liquidity crisis, particularly, in the real estate sector of India. However, regardless of these adverse circumstances and difficulties, the management has represented that they are committed to repay all the public deposits along with interest thereon. Considering that the management has not been able to comply with the directions given by the Hon'ble CLB, NCLT and NCLAT to repay the deposits within prescribed time-period, the Registrar of Companies, New Delhi has filed prosecution against the holding Company and its executive directors and key managerial personnel before the Ld. Special Court, Dwarka District Court, New Delhi. However, the Hon'ble High Court of Delhi has stayed the said prosecution. Few depositors filed an intervention application before the Hon'ble Supreme Court in the pending bail matter of the Managing Directors of the holding Company. Considering their application, the Hon'ble Supreme Court vide its order dated 30.10.2017 directed an amicus curiae to create a portal where the depositors can provide their requisite information and, accordingly, in compliance with this direction, a portal has been created for the depositors of the holding Company. Accordingly, the matter relating to delay in repayment to the depositors is presently pending before the Hon'ble Supreme Court. 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 above, on the consolidated Ind AS financial results is currently not ascertainable. Our opinion on the consolidated Ind AS financial statements for the year ended 31st March, 2017 was also qualified in respect of this matter.
Further, the holding Company has not provided for interest payable on public deposits which works out to Rs. 7,132.03 lacs for the current financial year. Had the holding Company accounted for such interest, the loss for the year ended 31st March 2018 would have been higher by Rs.7,132.03 lacs.

2 Type of Audit Qualification: Qualified Opinion
3 Frequency of qualification: Appeared First Time

4 For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
The company and management is working towards the resolution of the delays in repayment of the public deposits. As the matter is now before various forums appropriate actions will be taken to comply with the orders and directions passed.

5 For Audit Qualification(s) where the impact is not quantified by the auditor:
(i) Management's estimation on the impact of audit qualification:
(ii) If management is unable to estimate the impact, reasons for the same:
(iii) Auditors' Comments on (i) or (ii) above:
6 Amount involved in qualification in Rs. lacs 7,132.03

For and on behalf of the Board of Directors

For R Nagpal Associates
Chartered Accountants
FRN: 002626N

Ravinder Nagpal
Partner
Membership No.081594

Ajay Chandra
Managing Director
DIN : 00004234

Sanjay Chandra
Managing Director
DIN : 00004484

Sunil Rekhi
Chairman, Audit Committee
DIN : 00062990

Deepak KumarTyagi
Chief Financial Officer

Place: New Delhi
Date: 11th June 2018