



31st August, 2023

National Stock Exchange of India Ltd.

(Listing Compliance)

'Exchange Plaza', C/1, Block G,

Bandra-Kurla Complex,

Bandra (East),

Mumbai – 400 051

Symbol: UNITECH

BSE Limited

(Listing Compliance)

1st Floor, New Trading Ring,

Rotunda Building, P. J. Towers,

Dalal Street, Fort,

Mumbai - 400 001

Scrip Code: 507878

Subject: Compliance under Regulation 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sirs,

In compliance with regulation 30 and 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of newspaper publication of financial results of the Company for the quarter and half year ended 30th September, 2022, quarter and nine months ended 31st December, 2022 and quarter and year ended 31st March, 2023, published on 31st August, 2023 in all editions of 'Financial Express' and 'Jansatta' Delhi edition.

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

Yours truly,

For Unitech Limited

Anuradha Mishra

Company Secretary & Compliance Officer

Encl: As above

copy of application is enclosed).

FINANCIAL EXPRESS

DEBTS RECOVERY TRIBUNAL-II. CHANDIGARH 1st Floor, SCO 33-34-35, Sector 17-A, Chandigarh (Additional space allotted on 3rd & 4th Floor)

FORM NUMBER: 4 [See Regulation-15 91) (b) NOTICE UNDER SECTION 17 OF SECURITIZATION ACT R/W PROVISIONS OF TH

DEBTS RECOVERY TRIBUNAL ACT AND THE DEBTS RECOVERY TRIBUNAL PROCEDURE) RULES, 1993 AS AMENDED FROM TIME TO TIME EXH. NUMBER: 1250

CASE NUMBER: SA/124/2017

RPS INFRASTRUCTURE VS

PIRAMAL CAPITAL AND HOUSING FINANCE LTD. AND OTHERS ^O, DEFENDANT NO.: 2 - SUMIT SAUNDAL J-3/181 DDA FLATS, KALKAJI, NEW

DELHI - 110019, (CO-APPLICANT AND LEGAL HEIR AND REPRESENTATIVE OF LATE 1ST APPLICANT: DIVYA SINGH SAUNDAL W/O SUMIT SAUNDAL. An application under Section 17(1) of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 has been filed before this Tribunal on 25/07/2023 in the court of Presiding Officer / Registrar. (A

Show cause as to why the relief prayed for should not be granted. You are required to file reply, if any, in your defence in the paper book form in two complete sets and produce all the documents and affidavit in your support in the Tribunal personally or through your duly authorized agent or legal practitioner and appear before this Tribunal on 05/09/2023 at 10.30 A.M. failing which the application shall be heard and decided in your absence. You are further directed to supply advance copy of the reply to the SA to the Counsel for the Applicant.

Given under my hand and the seal of this tribunal on this date: 16/08/2023 Sd/. Signature of the officer Authorised to Issue Summons.



IDBI BANK LTD, Retail Recovery, 8th Floor, Plate B, Block 2, NBCC Office Complex, East Kidwai Nagar, New Delhi-110023 Phone No.: 011-69297166, 69297163

SYMBOLIC POSSESSION NOTICE

Notice is hereby given under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interes Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement Rules, 2002. The Bank Issued demand notices to the following borrower/ Co-borrower/ Guarantor on the date mentioned against their name calling upon them to repay the amount within sixty days from the date of receipt of said notice. Since, they failed to repay the amount, notice is hereby given to them and to the public in general that the undersigned has taken the possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against the name of the borrower. The borrower, in particular and the public in general are hereby cautioned not to deal with the property. Any dealing with the property

will be subject to the charge of IDBI Bank Limited for the amount given against their names with future interest and charges thereon.

No.	borrower/ Guarantor and owner of the property	Demand Notice	Symbolic Possession	Mortgaged Property	the notice u/s 13(2)
1.	Mr. Balwan Singh ("Borrower") & Mrs. Kavita ("Co-Borrower")	26.04.2023	29.08.2023	1ST FLOOR, 7, H-3, VATIKA INDIA NEXT, SECTOR-82C, GURUGRAM, HARYANA-122004	11011 1,00,000 (110,000 0010111)
2.	M/s Dinodia Enterprises (Prop Mr. Satya Narayan Sharma)	21.04.2023	29.08.2023	929/5/22, SHIV NAGAR/GANDHI NAGAR, GURUGRAM-122001	Rs. 29,08,241.87/- (Rupees Twenty Nine Lakhs Eight Thousand Two Hundred Forty One and Paise Eighty Seven Only) as on 21.04.2023
Dat	e: 29.08.2023, Place: New	Deihi		Sd./-, 1	Authorised Officer, IDBI Bank Ltd.



Retail Asset Centre: Axis Bank Ltd. Gigaplex, NPC-1, 3rd Floor MIDC, Airoli Knowledge Park Mugulsan Road Airoli Navi Mumbai 400708 Also at: Axis Bank Ltd., Axis House, Tower T-2, 2nd Floor, I-14, Sector-128, Noida Expressway, Jaypee Greens Wishtown Noida (U.P.)-201301 Corporate Office: 'Axis House', Block-B, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli 1/1006/fumbai-400025 Registered Office: 'Trishul', 3rd floor, opposite Samartheswar Temple, Law garden, Ellisbridge, Ahmedalbad-380006

POSSESSION NOTICE UNDER SARFAESI ACT 2002

Whereas The undersigned being the Authorized Officer of Axis Bank Ltd. under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) rules 2002 ssued demand notice upon the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Mortgagor(s) mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Mortgagor(s) having failed to repay the amount. notice is hereby given to the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Mortgagor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Mortgagor(s) in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Axis Bank Ltd. The Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Mortgagor(s) attentions is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Name of Borrower / Co-borrower:-1: Mrs. Puja Arora W/o. Dhiraj Arora R/o- House No- E-573, 3rd Floor, Gk-2, Delhi-110048 Also At- Mrs. Puja

Arora W/o. Dhiraj Arora House No-3, Sultanpur Estate Mandi Road, Delhi-110030 Also At- Mrs. Puja Arora (Proprietor) Om Shalom, N-10 1st And 2nd Floor, Gk-1, delhi-110048 2. Mr. Dhiraj Arora, S/o. Puran Chand Arora, R/o-House No-E-573, 3rd Floor, Gk-2, Delhi-110048 Also At-Mr. Dhiraj Arora, S/o. Puran Chand Arora, Houseno-3, Sultanpur Estate, Mandi Road, Delhi-110030 Description of Property:- Entire Third Floor With Terrace Right Of Land Bearing No. 573, In Block -e, Measuring 400 Sq. Yds. Including One Servant

Quarter Along With 2 Car Parking Rights in The Stilt Portion Of The Property Along With 25% Undivided , Indivisible And Impartible Owener ship Rights Situated In The Residential Colony Known As Greator Kailash, Part-ii, New Delhi In The Revenue Estate Of Village Bahapur Within The Limits Of Municipal Corporation Of Delhi And Bounded As Per Title Deed. Date of Demand Notice | Date of Possession | Amount in Demand Notice (Rs.):- Rs. 4,71,32,756/-(Rupees Four Crore Seventy One Lakh

29-Aug-2023 Thirty Two Thousand Seven Hundred Fifty Six Only) 22-May-2023

The above-mentioned Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Mortgagor(s) are hereby given a 30 days' Notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days' from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: 31-Aug-2023, Place: Noida Sd/- Authorized Officer, Axis Bank Ltd.

UNITECH LIMITED CIN: L74899DL1971PLC009720

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

Tele Fax: 011-26857338 E-mail: share.dept@unitechgroup.com | Web: www.unitechgroup.com

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

unitech

		Quarter Ended	Half Year Ended	Year Ended
SI No.	Particulars	30.09.2022 (Un-audited)	30.09.2022 (Un-audited)	31.03.2022 (Audited)
1	Total Income from Operations	11,713.05	22,941.64	59,723.4
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(64,434.27)	(1,81,574.81)	(98,094.53
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(64,434.27)	(1,81,574.81)	(98,094.53
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary Items)	(64,132.94)	(1,81,285.05)	(1,02,629.20
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(64,058.58)	(1,81,189.37)	(1,02,400.54
6	Equity Share Capital	52,326.02	52,326.02	52,326.0
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-		1,47,863.1
8	Earnings Per Share (of Rs. 2/- each) (for continuing and discontinued operations) Basic and Diluted (Rs.) *(Not Annualized)	(2.45)*	(6.93)*	(3.92

he 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

The Report of Statutory auditors on the consolidated financial statements of Unitech Limited for the period ended September 30, 2022, contains gualifications which are being summarized below: We did not review the financial results of 218 subsidiaries (including foreign subsidiaries) included in the Unaudited Consolidated Financial Results, whose unaudited financial results reflects total assets of

Rs. 10.00,294.02 Lakhs, total revenue of Rs. 18.866.25 Lakhs, net loss after tax of Rs. 23.119.76 Lakhs and total comprehensive loss of Rs. 23.038.30 Lakhs for the guarter ended 30° September. 2022. The management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 138 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are in the process of conducting their audit exercise. For remaining subsidiaries, management is in the process of appointing auditors. Also, to mention here that there are few subsidiaries wherein directors are less than the minimum threshold limit prescribed under the Companies Act, 2013. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. Also included in details of subsidiaries companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Unaudited Consolidated Financial Results, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31" March, (for 26 companies), 31" March, 2016 (for 1 Company) and 31" March, 2010 (for 1 Company). In case of 4 companies, last available unaudited details are used for preparation of these Unaudited Consolidated Financial Results. Further, no details are available with the Holding Company or 4 associates and 17 joint ventures for quarter ending 30° September, 2022 and year to date results from 1° April, 2022 to 30° September, 2022 and accordingly the same have not been considered for consolidation. Further, at the MCA21 portal of Ministry of Corporate Affairs "MCA", the status of 8 subsidiaries as reflected as struck off. Based on the explanation provided by management, they are in the process of initiating action to activate these companies. In view of the above, we have not applied any review procedures on any of the subsidiaries, associates or joint venture and hence cannot express a conclusion on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

Pursuant to regulation 33(3)(h) of the Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India, the holding company shall ensure that, for the purposes of quarterly consolidated financial results, at least 80% of each of the consolidated revenue, assets and profits, respectively, shall have been subject to audit or in case of unaudited results, subjected to limited review The consolidated financial results of the holding company consist of 17.76% of the consolidated revenue, 63.04% of the consolidated assets and 87.28% of the consolidated loss that have been audited by auditors of holding company. Accordingly, the holding company is in noncompliance of the requirements of Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India. Unitech Limited ("the Holding Company") held its annual general meetings for last 2 years. The Holding Company had not applied for any extension for conducting annual general meeting to the Registral

of Companies, NCT of Delhi & Haryana and is in the process of estimation of penalty and other implications due to delay in Holding of annual general meeting. Further, the Holding Company also delayed in filling of its guarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The Holding Company has not taken any provision related to penalty on account of such delay and management is now planning to seek relief against such penalty from SEBI. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of The Unaudited Consolidated Financial Results, which have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of

Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020, September 10, 2020/ October 28, 2020/ April 27, 2022 and which has been filed with the Hon'ble Supreme Court. Through RF, the Holding Company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfil its obligations towards the construction of the projects and meet other liabilities. As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter. Material uncertainty related to going concern

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

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

account an amount of Rs. 45,297.42 lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 30" September, 2022, Management has received certain details of payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. In view of the reconciliation exercise still in process and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Unaudited Consolidated Financial Results of the Company, and hence we are unable to conclude on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Holding Company has classified some of its property plant and equipment as Investment Property under Indian Accounting Standard "Ind AS" 40. According to information given and explanation

The Unaudited Consolidated Financial Results, Confirmations/reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of

provided to us by the management, the Company has not disclosed or obtained fair valuation of any of the properties classified as investment property under Ind AS 40. Due to non availability of any valuation reports, we are not able to express a conclusion on this matter.

Non-current investment and loans

Holding Company has made investments and given loans to its joint ventures, as sociates and other. Details as on 30° September, 2022 are as follows: -

Particulars	Amount invested	Impairment accounted for till 30.09.2022	Carrying amount
Equity investment - joint ventures	54044.62		54044.62
Equity investment – associates	299.25	*	299.25
Equity investment – others	31040.70	9	31040.70
Debenture investment	1303.29	8	1303.29
Investment – CIG	25453.19		25453.19
Corporate guarantees	8.70		8.70
Loans to Joint Ventures and Associates	8381.00		8381.00
Advances to Joint Venture and Associates	21.50	*	21.50

audited since last 3-4 years plus also taking into accounts the factors such as accumulated losses in above said entities, substantial/full erosion of net worth, significant uncertainty on the future of these entities and significant uncertainty on recovery of investments and loans, there are strong indicators of conducting impairment/ expected credit loss assessment for above mentioned investments and loans in accordance with the principles of Indian Accounting Standards 36, "impairment of assets" and Indian Accounting Standards 109 "financial instruments". Further:-Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnousite) of Rs. 31005.45 takhs as on 30" September, 2022. Regarding this investment

the Holding Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in equity shares of Carnousite @ Rs. 1.000 - Rs. 1.500 per share including a premium of Rs. 990 - Rs. 1.490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnousite at a price lower than the market rate as on allotment date. Considering the nature of this investment same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in Carnousite at cost as the matter is subjudice. Investment - CIG - The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by managem

Holding Company is planning to file a separate Intervention Application "IA" before Hon'ble Supreme Court of India requesting Hon'ble Court to take up this matter. Management also explained that CIG funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities. In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Holding Company and accounting of investment at cost which were otherwise to be carried at

FVTOCI, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these non-current investments and non-current loan and its consequential impact on the Unaudited Consolidated Financial Results. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 "March, 2022 in respect of this matter.

Impairment Assessment of Bank and Corporate Guarantees The Holding Company is having outstanding bank and corporate guarantee of Rs. 968,91.26 as per its last audited financials for year ending 31" March, 2022. The Company has not conducted any

mpairment assessment on the same in accordance with the principles of Indian Accounting Standards 109 "financial instruments". In view of the same, we are unable to conclude on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 March, 2022 in respect of this matter.

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

Particulars	Amount	Provision accounted for till 30.09.2022	Carrying amount
Trade Receivable	81264.38	31,521.87	49742.51
Security Deposits	52680.57	934.04	51746.53
Non-Current Loans and Advances	100.00	3000100000)	100.00
Current Loans and Advances	8209.08	520.00	7689.08
Advances for purchase of Shares	31,079.48	31,079.48	1000000
Staff Imprest& Advances	50.75		50.75
Advances to OTHERS	13.08	T 2	13.08

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

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

The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 30° September, 2022 are as follow: -

Particulars	Amount	Provision accounted for till 30.09.2022	Carrying amount
Trade Receivable	81264.38	31,521.87	49742.51
Trade Payable	80507.06	386.34	80120.71
Advances received from Customers	1126315.34		1126315.34
Advances to Suppliers	8116.47		8116.47
Security Deposits	52680.57	934.04	51746.53
Loans to Joint Venture and Associates	8,381.00		8,381.00
Other Loans and advances	8309.08	520.00	7789.08
Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37
Loans from Joint Venture and Associates	15,455.34	-	15,455.34
Security and other deposits payable	22668.17	70	22668.17
Staff Imprest	50.75	*	50.75
Inter Corporate Deposits	20112.06		20112.06
Other Assets	6.349.30	38	6,349.30

receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to conclude upon completeness of the balances appearing in books of accounts of the Holding Company. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

supporting related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required o the books of accounts and its consequential impact on the Unaudited Consolidated Financial results. With respect to the loans and borrowing taken by the Holding Company amounting Rs. 2,79,686.35 Lakhs as on 30° September, 2022, no confirmation has been received till date of this report. Interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks /

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 * March, 2022 in respect of this matter. 4. The Unaudited Consolidated Financial Results, Holding Company is in the process of estimating impact of its contingent liabilities which is subject to the decision of hon'ble Supreme Court of India on proposed resolution framework submitted by the Group. In absence of the same, we are unable to express a conclusion on the impact of such contingent liabilities on the Holding Company

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

Revenue from real estate projects

The Unaudited Consolidated Financial Results, The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can recognise revenue over time is it satisfies any one of the following criteria:-

The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.

On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not satisfies any of the condition specified in paragraph 35 of Indian

Based on the explanation provided by the management, they are in agreement with our understanding and are in the process of evaluation its impact on the present and earlier presented periods. In view of the same, we are unable to express a conclusion on the all the matter mentioned above.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Holding Company has long outstanding statutory liabilities as on 30° September, 2022, details of which are as follows:-

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

Outstanding since ncome tax deducted at source 102,46.88 Financial Year 2014 - 2015 rofessional Tax Financial Year 2018 - 2019 rovident Fund 24.42.87 Financial Year 2015 - 2016 Regarding tax deducted at source, the Holding Company has decided not to deposit outstanding amount of tax deducted at source till 20" January, 2020 i.e. period before the date when court appointed nanagement took over. Accordingly, the same are still outstanding in the books of accounts of the Holding Company.

During period ending 30" September, 2022 the Holding Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time of payment. Same is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment. The Holding Company is filling its GST returns in the states wherein it has obtained registration. However, there is no reconciliation available with the Holding Company for the sales / input tax credit "ITC"

credit "ITC" receivable under Goods and Services Tax Act, 2017. The Holding Company does not have any ITC register and has also not provided any reconciliation between "ITC balance appearing in] books" and "balance appearing in GST department's portal". In absence of any such detail and reconciliation, we are unable to comment on accuracy or completeness of the same. Further, the holding company has long outstanding dues payable to employees amounting to Rs. 6,061.11 Lakhs as on 30° September, 2022. The holding company is in the process of evaluating the period from which dues to employees are outstanding and also in settlement of full and final amount payable to past employees of the holding

company. In view of the all of the above, we are unable to express an opinion on the matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter

8. The Unaudited Consolidated Financial Results, The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits: Unpaid matured deposits (Principal amount) | Principal paid during the | Unpaid matured deposits (Principal amount) **Particulars** as at 31" March, 2022 period (Rs. Lakhs) as at 30" September, 2022 (Rs. Lakhs)

Deposits that have matured on or before March 31, 2017 The total unpaid interest as on 30° September, 2022 (including interest not provided in the books) amount to Rs. 56,372.94 lakhs. Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 3,374.62 lakhs for the current period ended 30" September 2022 (Cumulative upto 30" September 2022 - Rs. 38,491.23 lakhs). Besides, the impact of nonprovision of interest payable on public deposits of Rs. 3,374.62 lakhs for the half year ended 30" September, 2022 on the profit and loss, we are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Holding Company. Accordingly, impact, if any, of the indeterminate liabilities on these Unaudited Consolidated Financial Results is currently not ascertainable, and hence we are unable to express a conclusion on this matter. Further, the Holding Company has also accepted security deposits from various entities amounting to Rs. 22,127.56 Lakhs as on 30"

September, 2022. We have not been provided with any relevant agreement / document against which such security deposits have been received. Due to absence of any related details / document, we are in

The Unaudited Consolidated Financial Results, there have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/or other

charges as the case may be) to the lenders of the Holding Company and the total of such outstanding amount to Rs. 7,36,025.06 Lakhs as on 30° September, 2022. The lenders have initiated the action against the Holding Company under various acts. On account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 "March, 2022 in respect of this matter. 0. The Unaudited Consolidated Financial Results of the Holding Company as on 30th September, 2022 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India

wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481,31.00 lakhs (out of which an amount of Rs. 6,00.00 lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Now the new management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to express a conclusion on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 * March, 2022 in respect of this matter. The group has goodwill amounting to Rs. 383, 80.79 Lakhs appearing in the financial results as on 30" September, 2022 on account of its investment made in subsidiaries. The books of accounts of the

subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/full erosion of net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian

In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Unaudited Consolidated Financial Results We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 * March, 2022 in respect of this matter.

22. The Unaudited Consolidated Financial Results, the Holding Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 295.04 Lakhs have been accounted for under advance from customer during the period ending 30° September, 2022. Cumulative total of such receipts which are nit identifiable is Rs. 2,709.20 Lakhs,

Due to non-availability of data and supporting documents, we are unable to express a conclusion on the same. We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31st March, 2022.

23. The Holding Company is not making provisions / accruals of expenses on reporting dates and is accounting for expenses on cash basis. The same is in violation with conceptual framework of Indian

Accounting Standards. Accordingly, we are unable to express an opinion on completeness of financial statements. 24. With respect to below mentioned areas appearing in the books of accounts of the Company as on 30" September, 2022. There are several old outstanding balances for which there is no information/ supporting documents available with the Holding Company: -

Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs Provision for bad and doubtful debts / trade receivables amounting Rs. 323,73.95 lakhs Other loans and advance amounting Rs. 520.00 lakhs

Trade receivables and advance received from customers amounting Rs. 11930,75.62 Lakhs Loans/Advances given to joint ventures and associates amounting to Rs. 83,81.00 Lakhs

Loans taken from joint ventures and associates amounting Rs. 154,55.39 Lakhs Expenses payable amounting Rs. 51,612.66 Lakhs

Current Tax Assets amounting to Rs. 3004.64 Lakhs Deferred Liability amounting Rs. 2,36,049.12 Lakhs

a position to comment on possible impact of the same on the Holding Company.

Accounting Standard 36 - "Impairment of Assets".

Advance given for purchase of land amounting Rs. 61,287,37 Lakhs and its Ind AS adjustments amounting to Rs. 43,65.00 Lakhs Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.

Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs. Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs. Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.

Security Deposit payable (Ind AS Adjustments) amounting to Rs. 13.87 Lakhs.

Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs.

Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs Advance from Customers (Ind AS Adjustments) amounting to Rs. 121,70.42 Lakhs

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

In view of above, we are unable to express a conclusion on the same.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. III. Key Standalone Financials are as follows:

		700W	ananora mani	(Rs. In Lakhs)
01		Quarter Ended	Half Year Ended	Year Ended
ol.	Particulars	30.09.2022	30.09.2022	31.03.2022
NO.		(Un-audited)	(Un-audited)	(Audited)
1	Income from Operations (Turnover)	2,098.94	4,075.40	6,114.76
2	Profit/(Loss) Before Tax	(41,563.73)	(1,58,165.27)	(94,713.64)
3	Profit/(Loss) After Tax	(41,563.73)	(1,58,165.27)	(94,713.64)
4	Total Comprehensive Income for the period Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)	(41,547.32)	(1,58,151.06)	(94,513.36)
IV.	The above is an extract of the detailed format of consolidated Financial Results for quarter& half year ended September 30, 2022 filed with the st			

Considering the significance of amounts involved in above mentioned areas, we are not in a position to express a conclusion on the Unaudited Consolidated Financial Results as on 30° September, 2022.

Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Standalone and Consolidated Financial Results are available on the Stock Exchange websites (www.bseindia.com/www.nseindia.com) and Company's website www.unitechgroup.com.

New Delhi

Yudhvir Singh Malik Chairman & Managing Director

For Unitech Limited

financialexp.epap.in

Place: Gurugram

Dated: 29^a August, 2023

Sr. | Name of Borrower/Co- | Date of | Date of |

In respect to confirmations of bank balances, margin money balance and term deposits, the Holding Company has not sent the confirmation requests to any of the banks. In view of non-existence of

incial institutions and the same are 4-5 years old. Further, the Holding Company is also accruing penal interest in few of the loans. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Unaudited Consolidated

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

 The entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced. The entity's performance does not create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date.

Accounting Standard 115 "revenue from contracts with customers".

Principal amount outstanding (Rs. in lakhs)

appearing as per books of accounts and details filled in the GST returns. As on 30" September, 2022, the Holding Company has an accumulated balance of Rs. 11,837,24 Lakhs pertaining to input tax

गली नं. 17, निकट ईएसआईसी ऑफिस, एमआईडीसी, IndusInd Bank (1) अधेरी (ई), मुम्बई-400093

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

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

ब्याज वापस लौटाने का निर्देश दिया था।

विशेष रूप से ऋणधारकों तथा आम जनता को एतद्द्वारा सतर्क किया जाता है कि वे यहां नीचे वर्णित सम्पत्ति का व्यवसाय न करें तथा इन सम्पत्तियों का किसी भी तरह का व्यवसाय रु. 1,40,44,484.67/- के साथ 12.05.2022 से ब्याज की राशि के लिये ''इंडसइंड बैंक लि.'' के चार्ज के अधीन होगा। ऋणधारक का ध्यान प्रतिभृत परिसम्पत्तियों को विमोचित करने के लिए उपलब्ध समय के संदर्भ में अधिनियम

सम्पत्ति की अनसची मौजा बंजारावाला माफी, परगणा केन्द्रीय दून, जिला देहरादून, उत्तराखंड-248001 में स्थित भूमि खाता नं. 287 (फसली 1415 से 1420), खसरा नं. 139 का, एरिया माप 187.40 वर्ग मी., कुल कवर्ड एरिया माप 111.52 वर्ग मी. पर निर्मित सम्पत्ति का सभी भाग तथा हिस्सा। चौहृद्दी: पर्व: रोड, पश्चिम: अन्य की भिम, उत्तर: रोड, दक्षिण:

की धारा 13 की उप-धारा (8) के प्रावधानों के प्रति आकृष्ट की जाती है।

तिथि: 25.8.2023 प्राधिकृत अधिकारी इंडसइंड बैंक लि स्थानः देहरादून

ऋण वसूली अधिकरण- Π , दिल्ली, 4था तल, जीवन तारा बिल्डिंग, संसद मार्ग, नई दिल्ली-110001 के समक्ष ऋण वसुली अधिकरण (प्रक्रिया नियमावली) 1993 के नियम 12 एवं 13 के साथ पठित बैंकों तथा वित्तीय संस्थानों के बकाया ऋणों की वसूली अधिनियम, 1993 की धारा 19(4) के अंतर्गत सूचन

अधोलिखित के मामले में : ओ ए नं. 606/2022 तिथि 15.07.2023 एक्सिस बैंक लि. आवेदव

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

2. सुश्री आस्थ्या, फ्लैट नं. 508, टावर 26, परातेरिया सेक्ट.-137, नोएडा जीएच-01, एक्सप्रैसवे, नोएडा, उ.प्र. 201307, साथ ही : डी-60, ओखला इंडस्ट्रियल एरिया, फेज-1, नई दिल्ली-20 3. मै. इम्पेरियल हाउसिंग वेन्चर्स प्रा.लि., कमरा सं. 205, वेलकम प्लाजा, 5-551, स्कुल ब्लॉक-2, शकरपुर,

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

ध्यान रहे कि उपरोक्त तिथि को इस अधिकरण के समक्ष उपस्थित नहीं होने पर मामले की सुनवाई तथा निर्णय आपर्क

सभी मामलों पर विचार विडियो कान्फ्रेंसिंग के माध्यम से की जायेगी तथा इस उद्देश्य सेः i) सभी अधिवक्ता/वादीगण सिसको webexapplication/software डाउनलोड करें:

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

iii) किसी प्रकार की आकरिमकताओं के लिये अधिवक्ता/वादीगण फोन नं. 23748478 पर संबंधित अधिकारी से सम्पव

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

सहायक रजिस्ट्रार, डीआरटी-II, दिल्ल

फॉर्म ए सार्वजनिक घोषणा (भारतीय दिवासा और शोधन अक्षनता बोर्ड (स्वैच्छिक परिसमापन प्रक्रिया) विनियमन, 2017 के विनियम 14)

सनलाइट पयुल्स प्राइवेट लिमिटेड के हितधारकों के ध्यानाकर्षण हेत् कारपोरेट व्यक्ति का नाम सनलाइट पयुल्स प्राइवेट लिमिटेड कारपोरेट व्यक्ति के निगमन की तारीख 25.11.2014

रजिस्ट्रार ऑफ कंपनीज़, दिल्ली और हरियाणा

निगमित / पंजीकत है के एनसीटी कारपोरेट पहचान सं. / कारपोरेट व्यक्ति U74140DL2014PTC273478 का सीमित दायित्व पहचान सं. कारपोरेट व्यक्ति के पंजीकृत कार्यालय और एम-58, मार्केंट चंटर कैलाश-2, नई दिल्ली प्रधान कार्यालय (यदि कोई है) का पता

वह प्राधिकार, जिसके अधीन कारपोरेट व्यक्ति

दावा प्रस्तुत करने की अंतिम तिथि

परिसमापन शुरू कर दिया है।

जमा कर सकते हैं।

कारपोरेट व्यक्ति के संबंध में परिसमापन 28.08.2023

प्रारंभ होने की तारीख परिसमापक का नाम, पता, ईमेल पता, नामः शैलेश दवाल टेलीफॉन न0. और पंजीकरण सं. पताः 2/6ए, एलजीएफ, जंगपुरा-ए, नई दिल्ली— 110014 ईमेलः shalleshdayal@gmail.com फोन नंठ. 9811255855 पंजीकरण सo. IBBI/IPA-002/IP-N00834/2019-20/12630

27.09.2023

सनलाइट पयुल्स प्राइवेट लिमिटेड के स्टेकडोल्डरों को आइटम 7 के सामने दिए गए परिसमापक के पते पर 27.09.2023 तक या उससे पहले प्रमाण के साथ अपने दावों को प्रस्तृत करने के लिए विलीय लेनदारों को केवल इलेक्ट्रॉनिक तरीके से प्रमाण के साथ अपने दावों को जमा करना होगा। अन्य सभी लेनदार प्रमाण के साथ अपने दावों को व्यक्तिगत या ढाक या इलेक्ट्रॉनिक तरीके से

एतदद्वारा सुचित किया जाता है कि सनलाइट फ्यूल्स प्राइवेट लिमिटेंड ने 28.08.2023 को स्वैच्छिक

दावों के झूठे या मामक प्रमाण जमा करने पर जुर्माना देना होया।

हस्ता / -रीलेश दवाल परिसमापक 29.08.2023

पवन बिल्डवेल प्राइवेट लिमिटेड (परिसमापन में) पंजी. कार्या.: 59-ए सैनिक फार्म्स, नई दिल्ली-110062

> परिसमापक : श्री अरुण चड्डा परिसमापक का पताः 727, ब्रह्मपुरी, मेरठ-250002, उत्तर प्रदेश परिसमापक कार्यालय : ई-95/2, नारायणा विहार, नई दिल्ली-110028 ईमेलः chadharun@yahoo.com संपर्क नंबर- +91 9810286133

दिवाला तथा दिवालिया संहिता, 2016 के अंतर्गत परिसम्पत्तियों की बिक्री नीलामी की तारीख एवं समय: 27.09.2023 को 11.00 बजे पूर्वा. से 4.00 अप. तक (प्रत्येक 5 मिनट के असीमित विस्तार के साथ)

आदेश तिथि 5.2.2020 के माध्यम से नई दिल्ली में माननीय राष्ट्रीय कम्पनी विधि अधिकरण, नई दिल्ल

पीठ द्वारा नियुक्त परिसमापक के कब्जे में पवन बिल्डवेल प्राईवेट लिमिटेड की परिसमापन सम्पदा के भाग क निर्माण करने वाली पवन बिल्डवेल प्राईवेट लिमिटेड (परिसमापन में) के स्वामित्व की परिसम्पत्तियों तथा सम्पत्तियं की बिक्री। अधोहस्ताक्षरी द्वारा सम्पत्तियों की बिक्री ई-नीलामी प्लेटफार्म https://nesl.co.in/ द्वारा की जाएर्ग एरिया । आरक्षित मूल्य। ईएमडी राशि।

5वां तल, ब्रह्मदत्त टावर कॉमर्शियल स्पेस, प्लॉट नं. के-3 391,3.05 3,30,00,000/-33.00.000/-1,00,000/-पर निर्मित जो सेक्टर-18, नोएडा जिला गौतम बुध नगर (उ.प्र.) 201301 में स्थित है।

र्ड-नीलामी के नियम एवं शर्ते इस प्रकार हैं 1. ई-नीलामी स्वीकृत सेवा प्रदाता मै. नेशनल ई-गवर्नेन्स सर्विसेज लिमिटेड (Nesl) द्वारा "जैसा है जहाँ है" "र

भी जैसा है" तथा "जो कुछ भी वहाँ है आधार" पर की जाएगी। 2. परिसम्पत्तियों के विवरण, ऑनलाइन ई-नीलामी बोली प्रपत्र, उद्घोषणा, प्रतिज्ञा पत्र, ऑनलाइन नीलामी बिक्री वे साधारण नियमों एवं शर्तों से शामिल सम्पूर्ण ई-नीलामी प्रक्रिया दस्तावेज https://nesl.co.in/ पर उपलब्ध है संपर्क : श्री अरावेन्थन एस ई +91-93846-76709, ई-मेल: araventhanse@nesl.co.in

तिथि : 31.8.2023 IBBI/IPA-001/IP-P00165/2017-18/10334 स्थानः दिल्ली

UNITECH LIMITED CIN: L74899DL1971PLC009720

Regd. Office: 6, Community Centre, Saket, New Delhi 110017 Tele Fax: 011-26857338

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

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

unitech

erations the period (before Tax, Exceptional and/or Extraordinary items) the period before tax (after Exceptional and/or Extraordinary items)	30.09.2022 (Un-audited) 11,713.05 (64,434.27)		31.03.2022 (Audited) 59,723.42
the period (before Tax, Exceptional and/or Extraordinary items)	(64,434.27)		59,723.42
	4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	44 04 C74 041	
he period before tax (after Exceptional and/or Extraordinary items)	A Secretary of the second second	(1,81,574.81)	(98,094.53)
The parties agreed that factor expension acted on expension to 1 theretal	(64,434.27)	(1,81,574.81)	(98,094.53)
the period after tax (after Exceptional and/or Extraordinary items)	(64,132.94)	(1,81,285.05)	(1,02,629.20)
ncome for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(64,058.58)	(1,81,189.37)	(1,02,400.54)
	52,326.02	52,326.02	52,326.02
evaluation Reserve) as shown in the Audited Balance Sheet of the previous year		#3	1,47,863.17
FRs. 2/- each) continued operations) (Not Annualized)	(2.45)*	(6.93)*	(3.92)
R	s. 2/- each) ntinued operations)	s. 2/- each) ntinued operations)	s. 2/- each) ntinued operations)

29" August, 2023 The Report of Statutory auditors on the consolidated financial statements of Unitech Limited for the period ended September 30, 2022, contains qualifications which are being summarized below:

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

Pursuant to regulation 33(3)(h) of the Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India, the holding company shall ensure that, for the purposes of quarterly consolidated financial results, at least 80% of each of the consolidated revenue, assets and profits, respectively, shall have been subject to audit or in case of unaudited results, subjected to limited review. The consolidated financial results of the holding company consist of 17.76% of the consolidated revenue, 63.04% of the consolidated assets and 87.28% of the consolidated loss that have been audited by auditors of holding company. Accordingly, the holding company is in noncompliance of the requirements of Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India. Unitech Limited ("the Holding Company") held its annual general meetings for last 2 years. The Holding Company had not applied for any extension for conducting annual general meeting to the Registral

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

of Companies, NCT of Delhi & Haryana and is in the process of estimation of penalty and other implications due to delay in Holding of annual general meeting. Further, the Holding Company also delayed in filling of its guarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The Holding Company has not taken any provision related to penalty on account of such delay and management is now planning to seek relief against such penalty from SEBI. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of The Unaudited Consolidated Financial Results, which have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Directors of the Board of Directors of Di

Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020, September 10, 2020/ October 28, 2020/ April 27, 2022 and which has been filed with the Hon'ble Supreme Court. Through RF, the Holding Company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfil its obligations towards the construction of the projects and meet other liabilities. As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. Material uncertainty related to going concern

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

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

account an amount of Rs. 45,297.42 lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 30" September, 2022. Management has received certain details of payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. In view of the reconciliation exercise still in process and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Unaudited Consolidated Financial Results of the Company, and hence we are unable to conclude on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Holding Company has classified some of its property plant and equipment as Investment Property under Indian Accounting Standard "Ind AS" 40. According to information given and explanation

The Unaudited Consolidated Financial Results, Confirmations/reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of

provided to us by the management, the Company has not disclosed or obtained fair valuation of any of the properties classified as investment property under Ind AS 40. Due to non availability of any valuation reports, we are not able to express a conclusion on this matter. Non-current investment and loans

Holding Company has made investments and given loans to its joint ventures , associates and other. Details as on 30° September, 2022 are as follows: -

Particulars Partic	Amount invested	Impairment accounted for till 30.09.2022	Carrying amount
Equity investment - joint ventures	54044.62		54044.62
Equity investment – associates	299.25	83	299.25
Equity investment – others	31040.70		31040.70
Debenture investment	1303.29	9	1303.29
Investment – CIG	25453.19	*	25453.19
Corporate guarantees	8.70	2	8.70
Loans to Joint Ventures and Associates	8381.00		8381.00
Advances to Joint Venture and Associates	21.50	III III III III III III III III III II	21.50

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

Equity investment – others include investment made in M/s Camoustie Management (India) Private Limited (Carnousite) of Rts. 31005.45 lakhs as on 30° September, 2022. Regarding this investment the Holding Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in equity shares of Carnousite @ Rs. 1,000 - Rs. 1,500 per share including a premium of Rs. 990 - Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnousite at a price lower than the market rate as on allotment date. Considering the nature of this investment. same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in Carnousite at cost as the matter is subjudice

Investment - CIG - The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by management, the Holding Company is planning to file a separate Intervention Application "IA" before Hon'ble Supreme Court of India requesting Hon'ble Court to take up this matter. Management also explained that CIG funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities.

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

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

ad atherticancial accete as on 20° September 2022 are as follows

Particulars	Amount	Provision accounted for till 30.09.2022	Carrying amoun
rade Receivable	81264.38	31,521.87	49742.51
ecurity Deposits	52680.57	934.04	51746.53
Ion-Current Loans and Advances	100.00		100.00
urrent Loans and Advances	8209.08	520.00	7689.08
dvances for purchase of Shares	31,079.48	31,079.48	1.5
taff Imprest& Advances	50.75	-	50.75
dvances to OTHERS	13.08	2	13.08

required to the carrying value of these financial assets and its consequential impact on the Unaudited Consolidated Financial Results. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

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

consequential impact on the Unaudited Consolidated Financial Results. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this

The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 30" September, 2022 are as follow: -

Particulars	Amount	Provision accounted for till 30.09.2022	Carrying amount
Trade Receivable	81264.38	31,521.87	49742.51
Trade Payable	80507.06	386.34	80120.71
Advances received from Customers	1126315.34	(-	1126315.34
Advances to Suppliers	8116.47	C Service	8116.47
Security Deposits	52680.57	934.04	51746.53
Loans to Joint Venture and Associates	8,381.00	E manual t	8,381.00
Other Loans and advances	8309.08	520.00	7789.08
Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37
Loans from Joint Venture and Associates	15,455.34	-	15,455.34
Security and other deposits payable	22668.17	i de	22668.17
Staff Imprest	50.75	()+	50.75
Inter Corporate Deposits	20112.06		20112.06
Other Assets	6,349.30	122	6.349.30

receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to conclude upon completeness of the balances appearing in books of accounts of the Holding Company. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. Bank confirmations In respect to confirmations of bank balances, margin money balance and term deposits, the Holding Company has not sent the confirmation requests to any of the banks. In view of non-existence of supporting related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required

With respect to the loans and borrowing taken by the Holding Company amounting Rs. 2,79,686.35 Lakhs as on 30" September, 2022, no confirmation has been received till date of this report. Interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks / financial institutions and the same are 4-5 years old. Further, the Holding Company is also accruing penal interest in few of the loans. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Unaudited Consolidated Financial Results. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31° March, 2022 in respect of this matter.

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

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

Revenue from real estate projects

to the books of accounts and its consequential impact on the Unaudited Consolidated Financial results.

The Unaudited Consolidated Financial Results. The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can recognise revenue over time is it satisfies any one of the following criteria:-The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.

The entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced

The entity's performance does not create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date.

On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not satisfies any of the condition specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers".

Based on the explanation provided by the management, they are in agreement with our understanding and are in the process of evaluation its impact on the present and earlier presented periods. In view of the same, we are unable to express a conclusion on the all the matter mentioned above:

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Holding Company has long outstanding statutory liabilities as on 30" September, 2022, details of which are as follows:-

Nature of dues Principal amount outstanding (Rs. in lakhs) Outstanding since 102.46.88 Financial Year 2014 - 2015 Income tax deducted at source Professional Tax 0.59 Financial Year 2018 - 2019 rovident Fund 24,42.87 Financial Year 2015 - 2016 Regarding tax deducted at source, the Holding Company has decided not to deposit outstanding amount of tax deducted at source till 20" January, 2020 i.e. period before the date when court appointed management took over. Accordingly, the same are still outstanding in the books of accounts of the Holding Company

During period ending 30" September, 2022 the Holding Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time of payment. Same is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment. The Holding Company is filling its GST returns in the states wherein it has obtained registration. However, there is no reconciliation available with the Holding Company for the sales / input tax credit "ITC" appearing as per books of accounts and details filled in the GST returns. As on 30° September, 2022, the Holding Company has an accumulated balance of Rs. 11,837.24 Lakhs pertaining to input tax credit "ITC" receivable under Goods and Services Tax Act, 2017. The Holding Company does not have any ITC register and has also not provided any reconciliation between "ITC balance appearing in books" and "balance appearing in GST department's portal". In absence of any such detail and reconciliation, we are unable to comment on accuracy or completeness of the same. Further, the holding

company has long outstanding dues payable to employees amounting to Rs. 6,061.11 Lakhs as on 30° September, 2022. The holding company is in the process of evaluating the period from which dues to employees are outstanding and also in settlement of full and final amount payable to past employees of the holding In view of the all of the above, we are unable to express an opinion on the matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in espect of this matter.

The Unaudited Consolidated Financial Results, The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits: Unpaid matured deposits (Principal amount) | Principal paid during the | Unpaid matured deposits (Principal amount) **Particulars** as at 31" March, 2022 period (Rs. Lakhs) as at 30" September, 2022 (Rs. Lakhs) 55148.59 Deposits that have matured on or before March 31, 2017.

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

against the Holding Company under various acts. On account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter. 20. The Unaudited Consolidated Financial Results of the Holding Company as on 30th September, 2022 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481,31.00 lakhs (out of which an amount of Rs. 6,00.00 lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Now the new management, is trying to

9. The Unaudited Consolidated Financial Results, there have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/or other

charges as the case may be) to the lenders of the Holding Company and the total of such outstanding amount to Rs. 7,36,025.06 Lakhs as on 30° September, 2022. The lenders have initiated the action

recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kurnar along with interest @ 16% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to express a conclusion on this matter We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter, The group has goodwill amounting to Rs. 383, 80,79 Lakhs appearing in the financial results as on 30th September, 2022 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/full erosion of

net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 - "Impairment of Assets" In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Unaudited Consolidated

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Unaudited Consolidated Financial Results, the Holding Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 295.04 Lakhs have been accounted for under advance from customer during the period ending 30" September, 2022. Cumulative total of such receipts which are nit identifiable is Rs. 2,709.20 Lakhs.

Due to non-availability of data and supporting documents, we are unable to express a conclusion on the same. We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31st March, 2022.

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

With respect to below mentioned areas appearing in the books of accounts of the Company as on 30° September, 2022. There are several old outstanding balances for which there is no information/ supporting documents available with the Holding Company: -

Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs Provision for bad and doubtful debts / trade receivables amounting Rs. 323,73.95 lakhs

Other loans and advance amounting Rs. 520.00 lakhs Trade receivables and advance received from customers amounting Rs. 11930,75.62 Lakhs Loans/Advances given to joint ventures and associates amounting to Rs. 83,81.00 Lakhs

Loans taken from joint ventures and associates amounting Rs. 154,55.39 Lakhs

Expenses payable amounting Rs. 51,612.66 Lakhs Current Tax Assets amounting to Rs. 3004.64 Lakhs Deferred Liability amounting Rs. 2.36.049.12 Lakhs

Advance given for purchase of land amounting Rs. 61,287,37 Lakhs and its Ind AS adjustments amounting to Rs. 43,65.00 Lakhs Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.

Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs.

Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs. Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.

Security Deposit payable (Ind AS Adjustments) amounting to Rs. 13.87 Lakhs. Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs

Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs Advance from Customers (Ind AS Adjustments) amounting to Rs. 121,70.42 Lakhs

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

Holding Company. In view of above, we are unable to express a conclusion on the same.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31* March, 2022 in respect of this matter. Key Standalone Financials are as follows:

	no y challed and a control of the second and a control of			
		umate - become ac		(Rs. In Lakhs)
		Quarter Ended	Half Year Ended	Year Ended
No.	Particulars	30.09.2022 (Un-audited)	30.09.2022 (Un-audited)	31.03.2022 (Audited)
1	Income from Operations (Turnover)	2,098.94	4,075.40	6,114.76
2	Profit/(Loss) Before Tax	(41,563.73)	(1,58,165.27)	(94,713.64)
3	Profit/(Loss) After Tax	(41,563.73)	(1,58,165.27)	(94,713.64)
	Tatal Companies Income for the period Companies Destité and for the period (after test and Other Companies Income (after test	(44 E 47 99)	/4 CO 4C4 0C1	704 E12 201

15. The Holding Company has not provided the complete details of pending litigations against the Holding Company, outstanding bank and corporate guarantees and commitments to be performed by the

Total Comprehensive Income for the period Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax) (41,547.32) (1,58,151.06) (94,513.36) IV. The above is an extract of the detailed format of consolidated Financial Results for quarter& half year ended September 30, 2022 filed with the stock exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Standalone and Consolidated Financial Results are available on the Stock Exchange websites (www.bseindia.com/www.nseindia.com) and Company's website www.unitechgroup.com.

Yudhvir Singh Malik

For Unitech Limited

Chairman & Managing Director

Place: Gurugram Dated: 29" August, 2023

FINANCIAL EXPRESS

POLITICS

China: Don't over-interpret map

PRESS TRUST OF INDIA Beijing, August 30

CHINA ON WEDNESDAY defended its move to release a new "standard map" for 2023 showing Arunachal Pradesh and Aksai Chin as part of its territory, saying that it is a "routine practice" in accordance with its law and urged India to "stay objective and

India had lodged a strong protest with China over its so-called 'standard map' laying claim over Arunachal Pradesh and the Aksai Chin

calm" and refrain from "overinterpreting" the issue. India on Tuesday lodged a strong protest with China over its so-called "standard map" laying claim over Arunachal Pradesh and the Aksai Chin, and asserted that such steps only complicate the resolution

The External Affairs Ministry also rejected these claims as having "no basis".

of the boundary question.

"Just making absurd claims does not make other people's territories yours," external affairs minister S Jaishankar told NDTV.

Asked about India's diplomatic protest, Chinese Foreign Ministry spokesman Wang Wenbin told a media briefing in Beijing on Wednesday that "on August 23, the Ministry of National Resources of China released the 2023 edition of the standard map". "It is a routine practice in China's exercise of sovereignty in accordance with the law. We hope relevant sides can stay objective and calm, and refrain from over-interpreting the issue,"

Wang said. China on Monday officially released the 2023 edition of its "standard map" that claimed Arunachal Pradesh and Aksai Chin as belonging to that country.

on the Unaudited Consolidated Financial Results.

women family heads country-wide **EXPRESS NEWS SERVICE** Bengaluru, august 30

KARNATAKA'S GRUHA LAK-**SHMI** scheme, under which women heads of families receive Rs 2,000 each month, will be replicated across the country, Congress leader Rahul Gandhi announced Wednesday. It will serve as a safety net for women, he said at the

launch of the scheme by the Karnataka government in

Rahul: To replicate K'taka scheme for

"Our five schemes in Karnataka are not just schemes, but a governance model. Our thinking is that the government should work for the poor and weak, and no one should be left behind irrespective of religion, caste or the language they speak. What we did for women in Karnataka, we are going to replicate it across the country. And Karnataka is showing the way for the country," he said.

In a speech where he stressed on the role of women in the development of Karnataka, Gandhi hailed Gruha Lakshmi as the world's largest cash transfer

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Extract of Un-Audited Consolidated Financial Results for the guarter & nine months period ended 31st December, 2022

U	LC	

unitach

Outstanding since

as at 31" December, 2022 (Rs. Lakhs)

(2,00,815.04)

(2,00,785.08)

(94,513.36)

Yudhvir Singh Malik

Chairman & Managing Director

(42,634.01)

24		Quarter Ended	Nine Months Ended	Year Ended
SI No.	Particulars	31.12.2022	31.12.2022	31.03.2022
nu.		(Un-audited)	(Un-audited)	(Audited)
1	Total Income from Operations	9,774.15	32,715.79	59,723.4
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(66,523.05)	(2,48,097.86)	(98,094.5)
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(66,523.05)	(2,48,097.86)	(98,094.5)
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(66,324.50)	(2,47,609.55)	(1,02,629.2)
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(66,319.31)	(2,47,508.68)	(1,02,400.5
6	Equity Share Capital	52,326.02	52,326.02	52,326.0
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year			2,51,246.1
8	Earnings Per Share (of Rs. 2/- each)			
	(for continuing and discontinued operations)	590,000	25 65	
	Basic and Diluted (Rs.) *(Not Annualized)	(2.53)*	(9.46)*	(3.93

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 on their respective meetings held on 29" August, 2023

The Report of Statutory auditors on the consolidated financial statement of Unitech Limited for the period ended December 31, 2022, contains qualifications which are being summarized below We did not review the financial results of 218 subsidiaries (including foreign subsidiaries) included in the Unaudited Consolidated Financial Results, whose unaudited financial results reflects total revenue of Rs. 26,480.78 Lakhs, net loss after tax of Rs. 46,794.49 Lakhs and total comprehensive loss of Rs. 46,723.60 Lakhs for the quarter ended 31" December, 2022. The management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 138 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are in the process of conducting their audit exercise. For remaining subsidiaries, management is in the process of appointing auditors.

Also, to mention here that there are few subsidiaries wherein directors are less than the minimum threshold limit prescribed under the Companies Act, 2013. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries

Also included in details of subsidiaries companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Unaudited Consolidated Financial Results, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31" March, 2017 (for 26 companies), 31" March, 2016 (for 1 company) and 31" March, 2010 (for 1 company). In case of 4 companies, last available unaudited details are used for preparation of these Unaudited Consolidated Financial Results

Further, at the MCA21 portal of Ministry of Corporate Affairs "MCA", the status of 8 subsidiaries as reflected as struck off. Based on the explanation provided by management, they are in the process of

In view of the above, we have not applied any review procedures on any of the subsidiaries, associates or joint venture and hence carnot express a conclusion on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

Pursuant to regulation 33(3)(h) of the Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India, the holding company shall ensure that, for the purposes of quarterly consolidated financial results, at least 80% of each of the consolidated revenue, assets and profits, respectively, shall have been subject to audit or in case of unaudited results, subjected to limited review. dated financial results of the holding company consist of 19.06% of the consolidated revenue; 63.14% of the consolidated assets and 81.12% of the consolidated loss that have been audited by auditors of holding company. Accordingly, the holding company is in non-compliance of the requirements of Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India. n view of the above, we are unable to express an opinion on this matter.

Unitech Limited ("the Holding Company") held its annual general meetings last 2 years with delays. The Holding Company had not applied for any extension for conducting annual general meeting to the Registrar of Companies, NCT of Delhi & Haryana and is in the process of estimation of penalty and other implications due to delay in holding of annual general meeting.

Further, the Holding Company also delayed in filling of its guarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The Holding Company has not taken any provision related to penalty on account of such delay and management is now planning to seek relief against such penalty from SEBI.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Resolution Framework (RF) for United group which has been prepared under the directions of the Board of Directors of United Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020/ September 10, 2020/ October 28, 2020/ April 27, 2022 and which has been filed with the Hon'ble Supreme Court. Through RF, The Holding Company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfill its obligations towards the construction of the projects and meet other liabilities.

As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs; concessions etc. have not been considered in the books of accounts. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

The Unaudited Consolidated Financial Results wherein the Holding Company has represented that the Unaudited Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that, the Holding Company has incurred losses, and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Holding Company also has various litigation matters which are pending before different forums, and various projects of the Holding Company have stalled/slowed down.

These conditions indicate the existence of material uncertainty that may cast significant doubt about Holding Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Holding Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution Framework. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of new flats. This activity is getting conducted under supervision of Justice A.M. Sapre, as appointed by Hon'ble Supreme Court of India Considering the above, we are unable to express a conclusion on this matter.

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

The Holding Company had received a "cancellation of lease deed" notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/ Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 lakhs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The Holding Company had contractually entered into agreements to sell with 352 buyers and has also received advances from such buyers amounting to Rs. 6,682.10 lakhs (net of repayment). No contract

GNIDA has, in the meanwhile, in terms of the Order of the Hon'ble Supreme Court dated 18.09.2018, deposited on behalf of the Holding Company, an amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), out of the monies paid by the Holding Company, with the registry of the Hon'ble Supreme Court. Out of the amount received from GNIDA, the Hon'ble Supreme Court has refunded the amount received in advance along with the interest to those 342 homebuyers who has submitted the relevant documents, as per details of the position of accounts as on 22" November, 2022 received from Hon'ble Supreme Court.

GNIDA has adjusted Rs. 9,200.00 lakhs of Unitech group's liabilities towards the Holding Company's other projects with GNIDA and forfeited Rs. 13,893.42 lakhs. The Holding Company had paid a sum of Rs. 34,221.90 lakhs, including Rs. 4,934.95 lakhs of stamp duty on the land for the said land.

The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the Holding Company has, subsequently, shown the amount of Rs. 18,339.80 lakhs as recoverable from GNIDA in its books of accounts including stamp duty of Rs. 4,934,95 lakhs and lease rent paid of Rs. 61,13.11 lakhs. Further, the Holding Company is also carrying

 a) Other construction costs amounting to Rs. 80,575.05 lakhs in respect of the projects to come upon the said land which also includes interest capitalised of Rs. 696,84.68 lakhs. b) Deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31° December, 2022 amounting to Rs. 3,59,206.51 Lakhs (including Rs. 38,649.63 Lakhs booked on

account of interest during the period ended 31" December, 2022). Out of the interest mentioned above Rs. 4,846.67 Lakhs has been capitalised in the books of accounts of the Holding Company. The same is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs" The impact on the accounts viz. inventory, projects in progress, customer advances, amount payable to or receivable from GNIDA, cannot be ascertained; since the matter is still subjudice, as mentioned

hereinabove, vis-à-vis dues of the Holding Company, and hence we are unable to conclude on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

The Unaudited Consolidated Financial Results, Confirmations/reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of account an amount of Rs. 36,609.89 lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 31" December, 2022. Management has received certain details of payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. In view of the reconciliation exercise still in process and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Unaudited Consolidated Financial Results of the Company, and hence we are unable to conclude on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31° March, 2022 in respect of this matter. The Holding Company has classified some of its property plant and equipment as Investment Property under Indian Accounting Standard "Ind AS" 40. According to information given and explanation

provided to us by the management, the Company has not disclosed or obtained fair valuation of any of the properties classified as investment property under Ind AS 40. Due to non-availability of any valuation reports, we are not able to express a conclusion on this matter.

Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 31° December, 2022 are as follows: -

n:	Amount invested	Immairment accounted for till 21 12 2022	Carmina amount
Particulars	Amount invested	Impairment accounted for till 31.12.2022	Carrying amount
Equity investment - joint ventures	54045.58	+	54045.58
Equity investment – associates	2,99.25	*	2,99.25
Equity investment – others	310,40.70		310,40.70
Debenture investment	13,03.29		13,03.29
Investment - CIG	254,53.19	*	254,53.19
Corporate guarantees	8.70		8.70
Loans to Joint Ventures and Associates	83,81.00	8	83,81.00
Advances to Joint Ventures and Associates	21.65		21.65

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

Equity investment - others include investment made in M/s Carnoustie Management (India) Private Limited (Carnousite) of Rs. 310, 05, 45 lakhs as on 31" December, 2022. Regarding this investment, the Holding Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in equity shares of Carnousite @ Rs. 1,000 - Rs. 1,500 per share including a premium of Rs. 990 - Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnousite at a price lower than the market rate as on allotment date. Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in Carnousite at cost as the matter is subjudice.

Investment – CIG – The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by management, the Holding Company is planning to file a separate Intervention Application "IA" before Hon'ble Supreme Court of India requesting Hon'ble Court to take up this matter. Management also explained that CIG funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities.

In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Holding Company and accounting of investment at cost which were otherwise to be carried a FVTOCI, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these non-current investments and non-current loan and its consequential impact on the Unaudited Consolidated Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. Impairment Assessment of Bank and Corporate Guarantees

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

Trade receivables and other financial assets

The Holding Company has trade receivable and other financial assets as on 31" December, 2022 are as follows: -

		Ai	mounts in Lakhs of R
Particulars	Amount	Provision accounted for till 31.12.2022	Carrying amount
Trade Receivable	81034.05	31,521.87	49512.18
Security Deposits	52753.48	934,04	51819.44
Non-Current Loans and Advances	100.00		100.00
Current Loans and Advances	8270.64	520.00	7750.64
Advances for purchase of Shares	31,079.48	31,079.48	
Staff Imprest & Advances	51.85		51.85
Advances to others	13.08		13.08

The Holding company has not assessed loss allowance for expected credit losses on financial assets in accordance with the principles of Indian Accounting Standards AS 109 - "Financial Instruments". In view of non-existence of any expected credit loss policy in the Holding Company, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these financia assets and its consequential impact on the Unaudited Consolidated Financial Results.

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

Holding Company, as on 31° December, 2022, has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs. 17,54,366.46 Lakhs. Holding Company is currently carrying these inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers". In view of the fact that in majority of the projects of the Holding Company, construction and other operational activities are on hold since last 24-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realised value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories". Further, management is in the process of verification of title documents for land and other immovable assets.

As per the explanation provided by the management, pursuant to the approval of Hon'ble Supreme Court of India, Project Management Consultants (PMCs) have been appointed for the projects for estimation of work done till date, cost to be incurred further to complete the projects and to provide applicable completion timelines. These PMC's have also conducted actual physical assessment of the projects and submitted their reports. Management was earlier of the view that NRV assessment of inventory and PIP can be made only after the appointed PMCs complete their assessment of respective projects and submit their final reports but same is still awaited. Further, the Holding Company has capitalized expenses to the tune of Rs. 96,34.22 Lakhs as on 31" December, 2022 as construction expenses (including interest expense of Rs. 61,54.51 lakhs). This

Same is in contravention of the provisions of Indian Accounting Standard 16 "Property plant and equipment" and Indian Accounting Standard 23 "Borrowing cost" as construction activity for all the projects is stalled since last 4-5 years. This has resulted in understatement of current year loss by above said amount. Also further, the Holding Company, in its financial statements has bifurcated PIP under two headings — "Project in progress on which revenue is not recognized" and "Amount recoverable from project in progress (on which revenue is recognized)". We have not been provided with any basis on which this bifurcation is made.

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

In view of the absence of any NRV assessment by the management and absence of any physical verification report, capitalization of expenses and interest cost, and absence of any basis of bifurcation of projects in financial statements, we are unable to conclude upon the existence and adjustments, if any, that may be required to the carrying value of these inventories and PIP and its consequential impact

ne motioning company has not initiated the process of external confirmation for outstanding balances of following areas as on 3 f. December, 2022 are as follows: -					
		Ar	nounts in Lakhs of Rs.		
Particulars	Amount	Provision accounted for till 31.12.2022	Carrying amount		
Trade Receivable	81034.05	31,521.87	49512.18		
Trade Payable	80337.41	386.34	79951.07		
Advances received from Customers	1121678.26		1121678.26		
Advances to Suppliers	7118.40		7118.40		
Security Deposits	52753.48	934.04	51819.44		
Loans to Joint Venture and Associates	8,381.00	e un non-	8,381.00		
Other Loans and advances	8370.64	520.00	7850.64		
Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37		
Loans from Joint Venture and Associates	15,455.34	-	15,455.34		
Security and other deposits payable	22625.63		22625.63		
Staff Imprest	47.54		47.54		
Inter Corporate Deposits	13,853.66		13,853.66		
Other Appells	0.240.64		0.240.54		

The Holding company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to conclude upon completeness of the balances appearing in books of accounts of the Holding Company

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

n respect to confirmations of bank balances, margin money balance and term deposits, the Holding Company has not sent the confirmation requests to any of the banks. In view of non-existence of

supporting related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Unaudited Consolidated Financial Results

With respect to the loans and borrowing taken by the Holding Company amounting Rs. 2,79,439.50 Lakhs as on 31" December, 2022, no confirmation has been received till date of this report The company is accruing interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding

interest rates charged by banks/ financial institutions and the same are 4-5 years old. The Holding Company, has before the date of approval of unaudited standalone financial results for the period ending 31" December, 2022, obtained statement of accounts from several banks / financial institutions regarding its borrowings. The Holding Company analysed the statements, obtained from banks / financial institutions, and additional liability, related to interest and penal interest, was identified to the tune of Rs. 907,77.98 Lakhs. The Holding Company accrued the additional liability in the period ending 31° December, 2022 whereas the interest / penal interest periods also. Non accounting of interest / penal interest in earlier period, as part of error accounting, is in contravention to the provisions of Indian Accounting Standard 8 "Accounting policies, changes in accounting estimates and errors". The Holding Company, is still in process of getting these statements from remaining banks financial institutions. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Unaudited Standalone Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. 4 Holding Company is in the process of estimating impact of its contingent liabilities which is subject to the decision of hon ble Supreme Court of India on proposed resolution framework submitted by the

Group. In absence of the same, we are unable to express a conclusion on the impact of such contingent liabilities on the Holding Company. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

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

6. Revenue from real estate projects The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can recognise revenue over time is it satisfies any one of the following

. The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs The entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced

. The entity's performance does not create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date. On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not satisfies any of the condition specified in paragraph 35 of Indian

Based on the explanation provided by the management, they are in agreement with our understanding and are in the process of evaluation its impact on the present and earlier presented periods.

In view of the same, we are unable to express a conclusion on the all the matter mentioned above. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

The Holding Company has long outstanding statutory liabilities as on 31" December, 2022, details of which are as follows:-Nature of dues Principal amount outstanding (Rs. in lakhs)

Income tax deducted at source Financial Year 2014 - 2015 Professional Tax Financial Year 2018 - 2019 24,42.87 Provident Fund Financial Year 2015 - 2016 Regarding tax deducted at source, the Holding Company has decided not to deposit outstanding amount of tax deducted at source till 20" January, 2020 i.e. period before the date when court appointed management took over. Accordingly, the same are still outstanding in the books of accounts of the Holding Company,

is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment. The Holding Company is filling its GST returns in the states wherein it has obtained registration. However, there is no reconciliation available with the Holding Company for the sales / input tax credit "ITC" appearing as per books of accounts and details filled in the GST returns.

During period ending 31" December, 2022 the Holding Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time of payment. Same

As on 31° December, 2022, the Holding Company has an accumulated balance of Rs. 11,952.70 Lakhs pertaining to input tax credit "ITC" receivable under Goods and Services Tax Act, 2017. The Holding Company does not have any ITC register and has also not provided any reconciliation between "ITC balance appearing in books" and "balance appearing in GST department's portal". In absence of any

such detail and reconciliation, we are unable to comment on accuracy or completeness of the same. Further, the holding company has long outstanding dues payable to employees amounting to Rs. 5,855.29 Lakhs as on 31" December, 2022. The holding company is in the process of evaluating the period

from which dues to employees are outstanding and also in settlement of full and final amount payable to past employees of the holding company. In view of the all of the above, we are unable to express an opinion on the matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 * March, 2022 in respect of this matter. 8. The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

Unpaid matured deposits (Principal amount) | Principal paid during the | Unpaid matured deposits (Principal amount) as at 31" March, 2022 period (Rs. Lakhs)

Deposits that have matured on or before March 31, 2017 The total unpaid interest as on 31st December, 2022 (including interest not provided in the books) amount to Rs. 58,059.98 lakhs. Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 5,061.66 lakhs for the current period ended 31" December, 2022 (Cumulative upto 31" December 2022 - Rs. 40,178:27 lakhs).

Besides, the impact of non-provision of interest payable on public deposits of Rs. 5,061.66 lakhs for the nine months ended 31" December, 2022 and year to date from 1" April, 2022 to 31" December, 2022 on the profit and loss, we are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Holding Company, Accordingly, impact, if any, of the indeterminate liabilities on these Unaudited Consolidated Financial Results is currently not ascertainable, and hence we are unable to express a conclusion on this matter

Further, the Holding Company has also accepted security deposits from various entities amounting to Rs. 22,087.21 Lakhs as on 31" December, 2022. We have not been provided with any relevant agreement / document against which such security deposits have been received. Due to absence of any related details / document, we are in a position to comment on possible impact of the same on the We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 March, 2022 in respect of this matter.

9. There have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/or other charges as the case may be) to the lenders of the Holding company and the total of such outstanding amount to Rs. 7.65.412.42 Lakhs as on 31" December, 2022. The lenders have initiated the action against the Holding company under various acts. On

account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express conclusion on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. 20. The Holding Company as on 31" December, 2022 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481, 31.00 lakhs (out of which an amount of Rs. 6,00.00 lakins got adjusted on account of some dues of M/s Dandamundi Estate). Now the new management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr.

D.A. Kurnar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. 21. The group has goodwill amounting to Rs. 383,80.79 Lakhs appearing in the financial results as on 31" December, 2022 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/full erosion of

net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 – "Impairment of Assets". In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Unaudited Consolidated

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

22. The Holding Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 365.53 Lakhs have been accounted for under advance from customer during the period ending 31" December, 2022. Cumulative total of such receipts which are nit identifiable is Rs. 2,779.69 Lakhs.

Due to non-availability of data and supporting documents, we are unable to express a conclusion on the same. We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31" March, 2022.

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

24.] With respect to opening balances appearing in the books of accounts of the Holding Company as on 31" December, 2022. There is no information / supporting documents available with the Holding Company related to following accounts: -

 Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs Provision for bad and doubtful debts / trade receivables amounting Rs. 323,73.95 lakhs

. Other loans and advance amounting Rs. 520:00 lakhs Trade receivables and advance received from customers amounting Rs. 11930,75.62 Lakhs

 Loans/Advances given to joint ventures and associates amounting to Rs. 83.81.00 Lakhs Loans taken from joint ventures and associates amounting Rs. 154,55.39 Lakhs

 Expenses payable amounting Rs. 51,612.66 Lakhs . Current Tax Assets amounting to Rs. 3004.64 Lakhs . Deferred Liability amounting Rs. 2,36,049.12 Lakhs

 Advance given for purchase of land amounting Rs. 61,287,37 Lakhs and its Ind AS adjustments amounting to Rs. 43,65.00 Lakhs Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9.60.83 Lakhs.

Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2.867.51 Lakhs.

 Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs. Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.

 Security Deposit payable (Ind AS Adjustments) amounting to Rs. 13.87 Lakhs. . Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs.

. Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs

Profit/(Loss) After Tax

 Advance from Customers (Ind AS Adjustments) amounting to Rs. 121,70.42 Lakhs Considering the significance of amounts involved in above mentioned areas, we are not in a position to express a conclusion on the Unaudited Consolidated Financial Results as on 31° December, 2022.

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

In view of above, we are unable to express a conclusion on the same.

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

Total Comprehensive Income for the period Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)

	we had given a disciantier of opinion of the Consolidated Financial Statements for the year ended 31 interior, 2022 intespect of this matter.			
111.	Key Standalone Financials are as follows:			0.0
	Extra popular supervisor supervisor supervisor contrave			(Rs. In Lakhs)
e.		Quarter Ended	Nine Months Ended	Year Ended
Ma.	Particulars	31.12.2022	31.12.2022	31.03.2022
NO.	P. Wang Parla Masan	(Un-audited)	(Un-audited)	(Audited)
1	Income from Operations (Turnover)	2,159.60	6,235.00	6,114.76
2	Profit/(Loss) Before Tax	(42,649.76)	(2,00,815.04)	(94,713.64)

IV. The above is an extract of the detailed format of Consolidated Financial Results for quarter & nine months ended December 31, 2022 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Standalone and Consolidated Financial Results are available on the Stock Exchange websites (www.bseindia.com/www.nseindia.com) and Company's website www.unitechgroup.com. For Unitech Limited

New Delhi

Dated: 29th August, 2023

unitech

13.853.66

Outstanding since

as at 31" December, 2022 (Rs. Lakhs)

टाटा पावर दिल्ली डिस्ट्रिब्यूशन लिमिटेड टाटा पावर एवं दिल्ली सरकार का संयुक्त उपक्रम

रजि, आफिस : एनडीपीएल हाउस, हडसन् लाइन, किन्सवे केम्प, दिल्ली-110009 फोन : 66112222, फैक्स : 27468042, इंमेल : TPDDL@tatapower-ddl.com CIN No. : U40109DL2001PLC111526, वेबसाइट : www.tatapower-ddi.com

निविदा सूचना आमंत्रित Aug 31, 2023 टाटा पावर-डीडीएल निम्न मदों के लिए निविदाएं आमंत्रित करता है: बोली जमा कराने की

निविदा पूछताछ सं. अंतिम तारीख और समय/ लागत/धरोहर दस्तावेज निविदा खोलने कार्य का विवरण जमा त्तरि (रु) की बिक्री की तारीख और समय 22.09.2023:1530 Hrs/ TPDDL/ENGG/ENQ/200001579/23-24 10.61 Crs/ 17.92.000 22.09.2023;1600 Hrs RC for Supply of 500 KVA DTs TPDDL/ENGG/ENQ/200001580/23-24 70 Lacs/ 22.09.2023;1600 Hrs/ 1.09.2023 Rate Contract for LAN Works in 22.09.2023;1630 Hrs 1,75,000 TATA POWER-DDL TPDDL/ENGG/ENQ/200001581/23-24 25.78 Crs/ 21.09.2023;1600 Hrs/ 1.08.2023 Rate Contract for NB-IoT & 4G based 21.09.2023;1630 Hrs 4,70,000 communication network for AMI

सम्पूर्ण निविदा एवं शुद्धिपत्र दस्तावेज हमारी वेबसाइट पर उपलब्ध website www.tatapower-ddl.com-→Vendor Zone -→ Tender / Corrigendum Documents

conducting their audit exercise. For remaining subsidiaries, management is in the process of appointing auditors.

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

new flats. This activity is getting conducted under supervision of Justice A.M. Sapre, as appointed by Hon'ble Supreme Court of India.

The Holding Company had paid a sum of Rs. 34,221.90 lakhs, including Rs. 4,934.95 lakhs of stamp duty on the land for the said land.

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

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

is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs".

Particulars 1 4 1

आईडीबीआई बैंक लिमिटेड; रिटेल रिकवरी, 8वॉं तल, प्लेट बी, ब्लॉक 2, एनबीसीसी ऑफिस कॉम्पलेक्स, ईस्ट किदबई नगर, नई दिल्ली-110023 फोन नं.: 011-69297166, 69297163

त्तीय आस्तिया क प्रातमातकरण आर पुनानमाण आर प्रातमात हित का प्रवतन आधानयम्, 2002 क तहत आर सुरक्षा हित (प्रवत

नियम, 2002 के नियम 3 के साथ पठित धारा 13(12) के तहत प्रदत्त शक्तियों का प्रयोग करते हुए नोटिस दिया जाता है। बैंक ने निम्नलिखित कर्जदार / सह-कर्जदार / गारंटर को उनके नाम के सामने दी गई तारीख पर डिमांड नोटिस जारी किया है, जिसमें उक्त नोटिस की प्राप्ति की तारीख से साठ दिनों के भीतर राशि चुकाने के लिए कहा गया है। चुंकि, वे राशि चुकाने में विफल रहे, इसलिए उन्हें और आम तौर पर जनता को नोटिस दिया जाता है कि अधोहस्ताक्षरी ने उक्त नियमों के नियम 8 के साथ पठित अधिनियम की धारा 13(4) के तहत उसे प्रदत्त शक्तियों का प्रयोग करते हुए उधारकर्ता के नाम के सामने उल्लिखित तिथियों पर नीचे वर्णित संपत्ति का कब्जा ले लिया है। विशेष रूप से उधारकर्ता, और सामान्य रूप से जनता को एतदद्वारा आगाह किया जाता है कि संपत्ति के साथ लेन–देन न करें। संपत्ति के साथ कोई भी लेन–देन उनके नाम के सामने दी गई राशि एवं भविष्य के ब्याज और उस पर लगने वाले शूल्क हेतू **आईडीबीआई बैंक लिमिटेड** के

प्रभार	प्रभार के अधीन होगा.						
क्र. स.	कर्जदार/सह—कर्जदार /गारंटर और संपत्ति के मालिक का नाम	मांग सूयना की तिथि	सांकेतिक कब्जे की तिथि	बंघक रखी हुई संपत्ति का विवरण	धारा 13(2) के तहत नोटिस में उल्लिखित बकाया राशि		
1.	श्री बलवान सिंह ("कर्जादार") एवं श्रीमती कविता (''सह–कर्जदार')	26.04.2023	29.08.2023	प्रथम तल, 7, एच—3, वाटिका इण्डिया नेक्स्ट, सेक्टर—82सी, गुरुग्राम, हरियाणा—122004	रु. 74,50,068/- (रुपए चौहत्तर लाख पचास हजार अढ़सठ मात्र) 10.03.2023 के अनुसार		
2.	मैसर्स दिनोदिया इंटरप्राइजेज (प्रोपराइटर श्री सत्या नारायण शर्मा)	21.04.2023	29.08.2023	गाँधी नगर, गुरुग्राम—122001	रु. 29,08,241.87/- (रुपए उनतीस लाख आठ हजार दो सौ इक्तालिस तथा पैसे सत्तासी मात्र) 21.04.2023 के अनुसार		
दिन	दिनांकः 29.08.2023, स्यानः नई दिल्ली हस्ता./-, प्राधिकृत अधिकारी, आईडीबीआई बैंक लिमिटेड						

AXIS BANK

रोड ऐरोली नवी मुंबई-400708, यहाँ भी :एक्सिस बैंक लिभिटेड, एक्सिस हाउस, टॉवर टी-2, दूसरी मंजिल, आई-14, सेक्टर-128, नोएडा एक्सप्रेसवें नेपी ग्रीन्स विशलउन, नोएडा (यूपी) -201301,कॉर्पोरेट कार्यालयः 'एक्सिस हाउस', लॉक- बी, बॉम्बे डाइंग मिल्स कंपाउंड, पांडुरंग बुधकर मार्ग वर्ली, मुंबई-400025, पंजीकृत कार्यालयः 'त्रिशूल', तीसरी मंजिल, समर्थेश्वर मंदिर के सामने, लॉ गार्डन, एलिसब्रिज, अहमदाबाद-380006

सरफेसी अधिनियम २००२ के तहत कब्जा-सूचना

के नाते और प्रतिभृति हित (प्रवर्तन) नियम 2002 के नियम 9 के साथ पठित धारा 13(12) के तहत प्रदत्त शक्तियों का प्रयोग करते हुए निम्नलिखि उधारकर्ता(ओं) / सह-उधारकर्ता (ओं) / गारंटर(रों) / गिरवीकता(ओं),को नोटिस में उल्लिखित राशि को उक्त नोटिस प्राप्त होने की तारीख से 60 दिनों के भीतर चव ाने के लिए मांग नोटिस जारी किया। उधारकर्ता(ओं) / सह—उधारकर्ता (ओं) / गारंटर(रों) / गिरवीकता(ओं) द्वारा राशि का भगतान करने में विफल रहे.एतहवा उधारकर्ता(ओं) / सह-उधारकर्ता (ओं) / गारंटर(रों) / गिरवीकता(ओं) और आम जनता को नोटिस दिया जाता है कि अधोहस्ताक्षरी ने नीचे दी गई तारीखों पर ज नियमों के नियम 8 के साथ पिठत उक्त अधिनियम की धारा 13(4) के तहत उसे प्रदत्त शक्तियों का प्रयोग करते हुए नीचे वर्णित संपत्ति पर कब्जा कर लिया है उधारकर्ता(ओ) / सह—उधारकर्ता (ओ) / गारंटर(रों) / गिरवीकता(ओं) को विशेष रूप से और आम जनता को एतद्दवारा चेतावनी दी जाती है कि वे संपत्ति का लेन-दे न करें और संपत्ति के साथ कोई भी लेन-देन ऐक्सिस बैंक लिमिटेड के प्रभार के अधीन होगा। प्रतिभति संपत्तियों को भनाने के लिए उपलब्ध समय के संबंध अधिनियम की धारा 13के उप–धारा (8) के प्रावधानों के तहत उधारकर्ता(ओं) / सह–उधारकर्ता (ओं) / गारंटर(रों) / गिरवीकर्ता(ओं) का ध्यान आकर्षित किया जाता है

जीके–2, दिल्ली–110048, इसके अलावा– श्री धीरज अरोड़ा,पुत्र पूरन चंद अरोड़ा, हाउस नंबर–3, सुल्तानपुर एस्टेट, मंडी रोड, दिल्ली–110030 संपत्ति का विवरणः— आवासीय कॉलोनी, जिसे ग्रेटर कैलाश, भाग-II, नई दिल्ली के राजस्य संपदा के रूप में जाना जाता है, गांव बहापुर दिल्ली नगर निर् सीमा के भीतर में स्थित भूमि क्रमांक 573, ब्लॉक-ई में छत के अधिकार के साथ सम्पूर्ण तीसरी मंजिल, माप क्षेत्र 400 वर्ग गज जिसमें एक सेवक कक्ष व साथ-साथ संपत्ति के स्टिल्ट हिस्से में 2 कार पार्किंग के अधिकार के साथ-साथ 25: अविभाजित, अविभाज्य और अविभाज्य मालिकाना अधिकार शामिल हैं, और

उधारकर्ता/सह—उधारकर्ता का नामः 1.श्रीमती पूजा अरोड़ा पत्नी धीरज अरोड़ा,निवासी—हाउस नंबर—ई—573,तीसरी मंजिल, जीके—2, दिल्ली—110048, इसवे

अलावा—श्रीमती पूजा अरोडा पत्नी धीरज अरोडा, हाउस नंबर—3, सुल्तानपुर एस्टेट मंडी रोड, दिल्ली—110030,इसके अलावा—श्रीमती पूजा अरोडा (मालिक) ओर

शालोम, एन-10 पहली और दूसरी मंजिल,जीके-1, दिल्ली-110048, 2. श्री धीरज अरोडा, पुत्र पुरन चंद अरोडा, निवासी-मकान नंबर-ई-573, तीसरी मंजिल

टाइटल डीड के अनुसार घिरा हुआ है। मांग सूचना की तिथिः कब्जे की तिथिः

22-मई-2023	29-अगस्त-2023	रु.४,71,32,756 / — (रुपये चार करोड़ इकहत्तर लाख बत्तीस हजार सात सी छप्पन मात्र)	
ऊपर वर्णित ऋणी/सह–उर	धारकर्ता / जमानतदार(रो)	🖊 बंधककर्ता(ओं) को एतद्द्वारा राशि चुकाने के लिए 30 दिनों का नोटिस दिया जाता है, अन्यथा गिर्र	र्व
रखी हुई संपत्तियां प्रतिभृति	हित (प्रवर्तन) नियम 200	02 के नियम 8 और 9 के प्रावधानों के अनुसार, बिक्री नोटिस के प्रकाशन की तारीख से 30 दिनों व	က်

समाप्ति पर बेची जाएंगी।

दिनांकः 31-अगस्त-2023 स्थानः नोएडा हस्ता/- अधिकृत अधिकारी, एक्सिस बैंक लिमिटेड

CIN: L74899DL1971PLC009720

Read. Office: 6, Community Centre, Saket, New Delhi 110017 Tele Fax: 011-26857338

Amount in Lakhs of Rs.

Impairment accounted for till 31.12.2022

Carrying amount

In view of the absence of any NRV assessment by the management and absence of any physical verification report, capitalization of expenses and interest cost, and absence of any basis of bifurcation of projects in financial statements, we are unable to conclude upon the existence and adjustments, if any, that may be required to the carrying value of these inventories and PIP and its consequential impact on the Unaudited Consolidated Financial Results.

13,853.66

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Holding company has not initiated the process of external confirmation for outstanding balances of following areas as on 31° December: 2022 are as follow: -Amounts in Lakhs of Rs. **Particulars** Provision accounted for till 31.12.2022 Amount Carrying amount 81034.05 31.521.87 Trade Receivable 49512.18 Frade Payable 80337.41 386.34 79951.07 Advances received from Customers 1121678.26 1121678.26 Advances to Suppliers 7118.40 7118.40 Security Deposits 52753.48 934.04 51819.44 oans to Joint Venture and Associates 8,381.00 8,381.00 Other Loans and advances 8370.64 520.00 7850.64 Advances for purchase of land and project pending commencement 612.87.37 300,00.00 312,87.37 oans from Joint Venture and Associates 15,455.34 15,455,34 Security and other deposits payable 22625.63 22625.63 47.54 47.54 Staff Imprest

6,349.54 6.349.54 Other Assets The Holding company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to conclude upon completeness of the balances appearing

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

nter Corporate Deposits

In respect to confirmations of bank balances, margin money balance and term deposits, the Holding Company has not sent the confirmation requests to any of the banks. In view of non-existence of supporting related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Unaudited Consolidated Financial Results. With respect to the loans and borrowing taken by the Holding Company amounting Rs. 2,79,439.50 Lakhs as on 31" December, 2022, no confirmation has been received till date of this report.

The company is accruing interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks/ financial institutions and the same are 4-5 years old. The Holding Company, has before the date of approval of unaudited standalone financial results for the period ending 31" December, 2022, obtained statement of accounts from several banks / financial institutions regarding its borrowings. The Holding Company analysed the statements, obtained from banks / financial institutions, and additional liability, related to interest and penal interest, was identified to the tune of Rs. 907,77.98 Lakhs. The Holding Company accrued the additional liability in the period ending 31" December, 2022 whereas the interest / penal interest pertained to the earlier periods also. Non accounting of interest / penal interest in earlier period, as part of error accounting, is in contravention to the provisions of Indian Accounting Standard 8 "Accounting policies, changes in accounting estimates and errors". The Holding Company, is still in process of getting these statements from remaining banks / financial institutions. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required

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

4. Holding Company is in the process of estimating impact of its contingent liabilities which is subject to the decision of hon'ble Supreme Court of India on proposed resolution framework submitted by the Group. In absence of the same, we are unable to express a conclusion on the impact of such contingent liabilities on the Holding Company.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter. 5. The Holding Company has made many adjustments in accordance with Indian Accounting Standards applicable to the company as on 31st March, 2020. The Holding Company is in the process of identifying the impact already incorporated in the books of accounts in previous years. In view of the same, we are unable to express a conclusion on completeness of the impact of Indian Accounting Standard appearing in the books of account of the company.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter. The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time.

Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can recognise revenue over time is it satisfies any one of the following

to the books of accounts and its consequential impact on the Unaudited Standalone Financial Results.

 The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs. The entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced

The entity's performance does not create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date.

On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not satisfies any of the condition specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers".

Based on the explanation provided by the management, they are in agreement with our understanding and are in the process of evaluation its impact on the present and earlier presented periods. In view of the same, we are unable to express a conclusion on the all the matter mentioned above.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter. The Holding Company has long outstanding statutory liabilities as on 31" December, 2022, details of which are as follows:-Nature of dues Principal amount outstanding (Rs. in lakhs)

102,46,88 Financial Year 2014 - 2015 Income tax deducted at source 0.59 Financial Year 2018 - 2019 Professional Tax Provident Fund 24,42.87 Financial Year 2015 - 2016 Regarding tax deducted at source, the Holding Company has decided not to deposit outstanding amount of tax deducted at source till 20th January, 2020 i.e., period before the date when court appointed management took over. Accordingly, the same are still outstanding in the books of accounts of the Holding Company During period ending 31" December, 2022 the Holding Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time of payment. Same

is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment. The Holding Company is filling its GST returns in the states wherein it has obtained registration. However, there is no reconciliation available with the Holding Company for the sales / input tax credit "ITC" As on 31" December, 2022, the Holding Company has an accumulated balance of Rs. 11,952.70 Lakhs pertaining to input tax credit "ITC" receivable under Goods and Services Tax Act, 2017. The Holding

Company does not have any ITC register and has also not provided any reconciliation between "ITC balance appearing in books" and "balance appearing in GST department's portal". In absence of any such detail and reconciliation, we are unable to comment on accuracy or completeness of the same. Further, the holding company has long outstanding dues payable to employees amounting to Rs. 5,855.29 Lakhs as on 31° December, 2022. The holding company is in the process of evaluating the period

from which dues to employees are outstanding and also in settlement of full and final amount payable to past employees of the holding company. In view of the all of the above, we are unable to express an opinion on the matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits: Unpaid matured deposits (Principal amount) | Principal paid during the | Unpaid matured deposits (Principal amount) **Particulars** as at 31" March, 2022 period (Rs. Lakhs)

55148.59 54841.77 Deposits that have matured on or before March 31, 2017. 306.82 The total unpaid interest as on 31" December, 2022 (including interest not provided in the books) amount to Rs. 58,059.98 lakhs. Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 5,061.66 lakhs for the current period ended 31" December, 2022 (Cumulative upto 31" December 2022 – Rs. 40, 178, 27 lakhs). Besides, the impact of non-provision of interest payable on public deposits of Rs. 5,061.66 lakhs for the nine months ended 31" December, 2022 and year to date from 1" April, 2022 to 31" December,

2022 on the profit and loss, we are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Holding Company. Accordingly, impact, if any, of the indeterminate liabilities on these Unaudited Consolidated Financial Results is currently not ascertainable, and hence we are unable to express a conclusion on this matter. Further, the Holding Company has also accepted security deposits from various entities amounting to Rs. 22,087.21 Lakhs as on 31° December, 2022. We have not been provided with any relevant agreement / document against which such security deposits have been received. Due to absence of any related details / document, we are in a position to comment on possible impact of the same on the

Company We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. There have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/or other charges as the case may be) to the lenders of the Holding company and the total of such outstanding amount to Rs. 7,65,412.42 Lakhs as on 31° December, 2022. The lenders have initiated the action against the Holding company under various acts. On

account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express conclusion on this matter We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Holding Company as on 31" December, 2022 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481, 31.00 lakhs (out of which an

amount of Rs. 6,00.00 takks got adjusted on account of some dues of M/s Dandamundi Estate). Now the new management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kurmar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to express a conclusion on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31° March, 2022 in respect of this matter. The group has goodwill amounting to Rs. 383,80.79 Lakhs appearing in the financial results as on 31" December, 2022 on account of its investment made in subsidiaries. The books of accounts of the

subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/full erosion of

net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 - "Impairment of Assets" In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Unaudited Consolidated

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter. 22. The Holding Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 365.53 Lakhs have been accounted for under advance from customer during the period ending 31" December, 2022. Cumulative total of such receipts which are nit identifiable is Rs. 2,779.69 Lakhs.

Due to non-availability of data and supporting documents, we are unable to express a conclusion on the same. We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31" March, 2022.

same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to 23. The Holding Company has decided to 24. The Holding Compa

Accounting Standards, Accordingly, we are unable to express an opinion on completeness of financial statements. 24. With respect to opening balances appearing in the books of accounts of the Holding Company as on 31" December, 2022. There is no information / supporting documents available with the Holding Holding Company is planning to file a separate Intervention Application "IA" before Hon'ble Supreme Court of India requesting Hon'ble Court to take up this matter. Management also explained that CIG

Company related to following accounts: -

. Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs • Provision for bad and doubtful debts / trade receivables amounting Rs. 323,73.95 lakhs

. Other loans and advance amounting Rs. 520.00 lakhs Trade receivables and advance received from customers amounting Rs. 11930.75.62 Lakhs

 Loans/Advances given to joint ventures and associates amounting to Rs. 83.81.00 Lakhs. Loans taken from joint ventures and associates amounting Rs. 154,55.39 Lakhs

Expenses payable amounting Rs. 51.612.66 Lakhs

 Current Tax Assets amounting to Rs. 3004.64 Lakhs Deferred Liability amounting Rs. 2,36,049.12 Lakhs

 Advance given for purchase of land amounting Rs. 61,287.37 Lakhs and its Ind AS adjustments amounting to Rs. 43,65,00 Lakhs Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs

 Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs. Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs.

 Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs. Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.

 Security Deposit payable (Ind AS Adjustments) amounting to Rs. 13.87 Lakhs. . Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs

 Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs Advance from Customers (Ind AS Adjustments) amounting to Rs. 121.70.42 Lakhs

Considering the significance of amounts involved in above mentioned areas, we are not in a position to express a conclusion on the Unaudited Consolidated Financial Results as on 31" December, 2022. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31* March, 2022 in respect of this matter. 25. The Holding Company has not provided the complete details of pending litigations against the Holding Company, outstanding bank and corporate guarantees and commitments to be performed by the

Holding Company, In view of above, we are unable to express a conclusion on the same.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter. III. Key Standalone Financials are as follows:

(Rs. In Lakhs) Quarter Ended Nine Months Ended Year Ended Particulars 31.12.2022 31.12.2022 31.03.2022 (Un-audited) (Un-audited) (Audited) 2,159.60 6,235.00 42,649.76) (2.00, 815.04)

Income from Operations (Turnover) 6,114.76 Profit/(Loss) Before Tax (94,713.64)Profit/(Loss) After Tax 42,649.76) (2,00,815.04) (94,713.64) Total Comprehensive Income for the period. Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax). (42,634.01) (2,00,785.08) (94,513.36) The above is an extract of the detailed format of Consolidated Financial Results for quarter & nine months ended December 31, 2022 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Standalone and Consolidated Financial Results are available on the Stock Exchange websites (www.bseindia.com/www.nseindia.com) and Company's website www.unitechgroup.com.

> For Unitech Limited Yudhvir Singh Malik Chairman & Managing Director

TATA POWER-DDL

(A) IDBI BANK

साकातक कब्जा सूचना

UNITECH LIMITED

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

Extract of Un-Audited Consolidated Financial Results for the quarter & nine months period ended 31" December, 2022

(Rs. in Lakhs except EPS) Quarter Ended Nine Months Ended Year Ended 31.12.2022 31.12.2022 31.03.2022 Particulars 4 8 1 (Un-audited) (Un-audited) (Audited) Total Income from Operations 9,774.15 32,715.79 Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items) (66,523.05)(2,48,097.86)

Contracts - 011-66112222

59,723.42 (98,094.53)Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items) (66.523.05)(2.48,097.86)(98,094.53) Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items) 1,02,629.20 (66,324.50) (2.47,609.55)Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)] (66,319.31) (2.47,508.68)1.02,400.54 52,326.02 52,326.02 52,326.02 Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year 2,51,246.16 (for continuing and discontinued operations) Basic and Diluted (Rs.) *(Not Annualized) (2.53)*(9.46)*(3.92)

Earnings Per Share (of Rs. 2/- each) Notes: 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 on their respective meetings held on

The Report of Statutory auditors on the consolidated financial statement of Unitech Limited for the period ended December 31, 2022, contains qualifications which are being summarized below We did not review the financial results of 218 subsidiaries (including foreign subsidiaries) included in the Unaudited Consolidated Financial Results, whose unaudited financial results reflects total revenue of Rs. 26,480.78 Lakhs, net loss after tax of Rs. 46,794.49 Lakhs and total comprehensive loss of Rs. 46,723.60 Lakhs for the quarter ended 31" December, 2022. The management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 138 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are in the process of

Also included in details of subsidiaries companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Unaudited Consolidated Financial Results, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31" March, 2017 (for 26 companies), 31" March, 2016 (for 1 company) and 31" March, 2010 (for 1 company). In case of 4 companies, last available unaudited details are used for preparation of these Unaudited Consolidated Financial Results.

Further, at the MCA21 portal of Ministry of Corporate Affairs "MCA", the status of 8 subsidiaries as reflected as struck off, Based on the explanation provided by management, they are in the process of

Also, to mention here that there are few subsidiaries wherein directors are less than the minimum threshold limit prescribed under the Companies Act, 2013. For the purpose of consolidation, management

In view of the above, we have not applied any review procedures on any of the subsidiaries, associates or joint venture and hence cannot express a conclusion on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. Pursuant to regulation 33(3)(h) of the Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India, the holding company shall ensure that, for the purposes of quarterly

ed financial results, at least 80% of each of the consolidated revenue, assets and profits, respectively, shall have been subject to audit or in case of unaudited results, subjected to limited review The consolidated financial results of the holding company consist of 19.06% of the consolidated revenue, 63.14% of the consolidated assets and 81.12% of the consolidated loss that have been audited by auditors of holding company. Accordingly, the holding company is in non-compliance of the requirements of Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India. In view of the above, we are unable to express an opinion on this matter. Unitech Limited ("the Holding Company") held its annual general meetings last 2 years with delays. The Holding Company had not applied for any extension for conducting annual general meeting to the

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

The Resolution Framework (RF) for United group which has been prepared under the directions of the Board of Directors of United Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020/ September 10, 2020/ October 28, 2020/ April 27, 2022 and which has been filed with the Hon'ble Supreme Court. Through RF, The Holding Company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfill its obligations towards the construction of the projects and meet other liabilities. As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts.

Material uncertainty related to going concern The Unaudited Consolidated Financial Results wherein the Holding Company has represented that the Unaudited Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that, the Holding Company has incurred losses, and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Holding Company also has various litigation matters which are pending before different forums, and various projects of the Holding Company have stalled/slowed down. These conditions indicate the existence of material uncertainty that may cast significant doubt about Holding Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Holding Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on

the Resolution Framework. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of

The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/ Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 lakhs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The Holding Company had contractually entered into agreements to sell with 352 buyers and has also received advances from such buyers amounting to Rs. 6,682.10 lakhs (net of repayment). No contract revenue has been recognized on this project.

GNIDA has, in the meanwhile, in terms of the Order of the Hon'ble Supreme Court dated 18.09.2018, deposited on behalf of the Holding Company, an amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), out of the monies paid by the Holding Company, with the registry of the Hon'ble Supreme Court. Out of the amount received from GNIDA, the Hon'ble Supreme Court has refunded the amount received in advance along with the interest to those 342 homebuyers who has submitted the relevant documents, as per details of the position of accounts as on 22" November, 2022 received from Hon'ble Supreme Court. GNIDA has adjusted Rs. 9,200.00 lakhs of Unitech group's liabilities towards the Holding Company's other projects with GNIDA and forfeited Rs. 13,893.42 lakhs.

The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the Holding Company has, subsequently, shown the amount of Rs. 18,339.80 lakhs as recoverable from GNIDA in its books of accounts including stamp duty of Rs. 4,934.95 lakhs and lease rent paid of Rs. 61,13.11 lakhs. Fur ther, the Holding Company is also carrying a) Other construction costs amounting to Rs. 80,575.05 lakhs in respect of the projects to come upon the said land which also includes interest capitalised of Rs. 696,84.68 lakhs b) Deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31" December, 2022 amounting to Rs. 3,59,206.51 Lakhs (including Rs. 38,649.63 Lakhs booked or account of interest during the period ended 31" December, 2022). Out of the interest mentioned above Rs. 4,846.67 Lakhs has been capitalised in the books of accounts of the Holding Company. The same

The impact on the accounts viz. inventory, projects in progress, customer advances, amount payable to or receivable from GNIDA, cannot be ascertained, since the matter is still subjudice, as mentioned hereinabove, vis-a-vis dues of the Holding Company, and hence we are unable to conclude on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Unaudited Consolidated Financial Results, Confirmations/reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of

account an amount of Rs. 36,609.89 lakks deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 31st December, 2022. Management has received certain details of

payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. In view of the reconciliation exercise still in process

and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Unaudited Consolidated Financial Results of the Company, and hence we are unable to conclude on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Holding Company has classified some of its property plant and equipment as Investment Property under Indian Accounting Standard "Ind AS" 40. According to Information given and explanation

provided to us by the management, the Company has not disclosed or obtained fair valuation of any of the properties classified as investment property under Ind AS 40. Due to non-availability of any valuation reports, we are not able to express a conclusion on this matter. Non-current investment and loans

Amount invested

Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 31" December, 2022 are as follows:-

54045.58 54045.58 Equity investment - joint ventures 2,99.25 2,99.25 Equity investment - associates 310,40.70 310,40.70 Equity investment - others Debenture investment 13.03.29 13,03.29 254,53,19 254,53,19 Investment - CIG Corporate guarantees 8.70 8.70 83.81.00 83,81,00 Loans to Joint Ventures and Associates Advances to Joint Ventures and Associates The Unaudited Consolidated Financial Results, considering the fact that the accounts of these above mentioned foreign entities are not available with the management and for Indian entities, they are not audited since last 3- 4 years plus also taking into accounts the factors such as accumulated losses in above said entities, substantial/full erosion of net worth, significant uncertainty on the future of these

entities and significant uncertainty on recovery of investments and loans, there are strong indicators of conducting impairment/ expected credit loss assessment for above mentioned investments and Ioans in accordance with the principles of Indian Accounting Standards 36, "impairment of assets" and Indian Accounting Standards 109 "financial instruments" Equity investment - others include investment made in M/s Carnoustie Management (India) Private Limited (Carnoustie) of Rs. 310, 05.45 lakhs as on 31" December, 2022. Regarding this investment.

the Holding Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in equity shares of Carnousite @ Rs. 1,000 - Rs. 1,500 per share including a premium of Rs. 990 - Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnousite at a price lower than the market rate as on allotment date. Considering the nature of this investment. carry investment made in Carnousite at cost as the matter is subjudice Investment - CIG - The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by management, the

other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities. In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Holding Company and accounting of investment at cost which were otherwise to be carried at FVTOCI, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these non-current investments and non-current loan and its consequential impact on the Unaudited Consolidated Financial Results.

funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter, Impairment Assessment of Bank and Corporate Guarantees

projects and submit their final reports but same is still awaited.

Place: Gurugram

Dated: 29° August, 2023

The Holding Company is having outstanding bank and corporate guarantee of Rs. 968, 91.26 as per its last audited financials for year ending 31" March, 2022. The company has not conducted any impairment assessment on the same in accordance with the principles of Indian Accounting Standards 1.09 "financial instruments". In view of the same, we are unable to conclude on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 March, 2022 in respect of this matter. Trade receivables and other financial assets The Holding Company has trade receivable and other financial assets as on 31" December, 2022 are as follows: -

Amounts in Lakhs of Rs. Provision accounted for till 31.12.2022 **Particulars** Amount Carrying amount 81034.05 31,521.87 Trade Receivable 49512.18 Security Deposits 52753.48 934.04 51819.44 Non-Current Loans and Advances 100.00 100.00 520.00 7750.64 8270.64 Current Loans and Advances 31,079.48 31,079.48 Advances for purchase of Shares Staff Imprest & Advances 51.85 51.85 Advances to others 13.08

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

Holding Company, as on 31" December, 2022, has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs. 17,54,366.46 Lakhs. Holding Company is currently carrying these

inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers". In view of the fact that in majority of the projects of the Holding Company, construction and other operational activities are on hold since last 24-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realised value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories". Further, management is in the process of verification of title documents for land and other immovable assets. As per the explanation provided by the management, pursuant to the approval of Hon'ble Supreme Court of India, Project Management Consultants (PMCs) have been appointed for the projects for estimation of work done till date, cost to be incurred further to complete the projects and to provide applicable completion timelines. These PMC's have also conducted actual physical assessment of the projects and submitted their reports. Management was earlier of the view that NRV assessment of inventory and PIP can be made only after the appointed PMCs complete their assessment of respective

Further, the Holding Company has capitalized expenses to the tune of Rs. 96,34.22 Lakhs as on 31" December, 2022 as construction expenses (including interest expense of Rs. 61,54.51 lakhs). This Same is in contravention of the provisions of Indian Accounting Standard 16 "Property plant and equipment" and Indian Accounting Standard 23 "Borrowing cost" as construction activity for all the projects is stalled since last 4-5 years. This has resulted in understatement of current year loss by above said amount. Also further, the Holding Company, in its financial statements has bifurcated PIP under two headings - "Project in progress on which revenue is not recognized" and "Amount recoverable from project in progress (on which revenue is recognized)". We have not been provided with any basis on which this bifurcation is made.

FINANCIAL EXPRESS

PUBLIC NOTICE

We M/s Kayaar Nutri Foods LLP hereby announce that partners has decided to shift its registered office from Shed No.1 1St/F, MasoodPur Dairy Farm Vasant Kunj, New Delhi-110070 to Gurgaon at Khasra No. 1170, Behrampur Road, HSIDC, Phase- VII Gurugram, Haryana, 122004.

Anyone having an objection should let us know at following: KAYAAR NUTRI FOOD LLP Registered Office Address: Mobile:- 9582818178/9871692119 E-Mail:- rajeevsahnismo@gmail.com Sd/- Designated Partne SakshiSahni



charges and expenses till date of payment.

Email: vjmbal@bankofbaroda.co.in Annexure K - POSSESSION NOTICE (For Immovable property)

(As per Appendix IV read with rule 8(1)of the Security Interest (Enforcement) Rules, 2002) Whereas, the undersigned being the authorised Officer of the Bank of Baroda under the Securitization and Reconstruction of Financia Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 17.06.2023 calling upon the borrower Mr. Balbir Singh Tyag and Guarantor Mrs. Usha Devi W/o Sh. Balbir Singh Tyagi to repay the amount mentioned in the notice Rs.3,44,035.16/- (Rupees

Three Lakhs Forty Four Thousand Thirty Five rupees and Sixteen paise only) as on 01.06.2023 with further interest thereon at the Contractual rate plus costs, charges and expenses till date of payment within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the Public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section(4) of section 13 of the

Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this the 28th day of August of the year 2023. The Borrower/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property/ies will be subject to the charge of Bank of Baroda for an amount of Rs.3,44,035,16/- (Rupees Three Lakhs Forty Four Thousand Thirty Five rupees and Sixteen paise only) together and further interest thereon at the contractual rate plus costs,

The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immovable property Equitable mortgage of House No. MCF-944-A, Tyagi Depot, Subhash Colony, Ballabgarh, Khasra No. 90/15, within the revenue estate of Mauza Ballabgarh in the name of Mrs. Usha Devi W/o Sh. Balbir Singh Tyagi (Guarantor). **Total Area – 50 Sq. Yards**

ATE: 28-08-2023, PLACE: Ballabyari Authorised Officer, Bank of Barod

बैक ऑफ़ बड़ीदा Bank of Baroda

BRANCH: SAMBHAL

POSSESSION NOTICE

(For Immovable Property)

(As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002) Whereas, the undersigned being the Authorized Officer of the Bank of Baroda, Sambhal Branch under the Securitisation and Reconstruction of

Financial Assets and Enforcement of security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002, issued a demand notice calling upon the Borrower/Guarantors as given below to repay the amount mentioned below within 60 days from the receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower/Guarantors and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/ her under Section (4) of section 13 of the act read with rule 8 of the security interest Enforcement rules, 2002 on the date mentioned below against their names. The Borrower/Guarantors in particular and the public in general are hereby cautioned not to deal with the property, and any dealings with the property will be subject to the charge of BANK OF BARODA, SAMBHAL BRANCH for the amount detailed below and interest together with expenses thereon. The Borrower's attention is invited to provisions of Sub-section 8 of section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of the Borrowers/Guarantors	Description of Immovable Properties	Date of Demand Notice	Outstanding Amount
Sorrower: M/s Turki Ent Udhyog, Through its Proprietor Mr. Mohd Mobin 6/o Mr. Chhidda Khan, Village Kalalkhera, Post Rehtol, Distt Sambhal-44302 (U.P.), Guarantor: 1. Mr. Mohd Arif S/o Mr. Ayyub Ahmad Urf Chhidda, Resident Address: Phulwar, Miyan Sarai, Distt Sambhal-244302 (U.P.). 2. Mr. Hilal Ahmad S/o Mr. Maula Baksh, Resident Address: Phulwar, Miyan Sarai, Distt Sambhal- 244302 (U.P.). 3. Mr. Mohd. Haneef S/o Mr. Chhidda Khan, Resident Address: Village Kalalkhera, Post Rehtol, Dist Sambhal- 244302 (U.P.). Guarantor/Proprietor: Mr. Mohd Mobin S/o Mr. Chhidda Khan, Resident Address: Village Kalalkhera, Post Rehtol, Dist Sambhal- 244302 (U.P.).	square meter situated at Khasra No. 318, Mohalla Dheemri Paschim, Nearby EWS Houses, MDA Colony, Azad Nagar, Tehsil- Sadar & District Moradabad registered at Sub Registrar office Moradabad in Vol.1, Zild No. 12519, Pages 361-386, Serial No. 5439 on 29.03.2016 in the name of Mr. Mohd, Haneef S/o Mr. Chhidda Khan. Bounded as per sale deed: East: Plot of Rhure	Date of Possession 29.08.2023	as on 05.06.2023 + further interest
ate: 30.08.2023 Place:	Sambhal Authorize	d Officer, B	Sank of Baroda

UNITECH LIMITED CIN: L74899DL1971PLC009720

Read. Office: 6. Community Centre. Saket. New Delhi 110017 Tele Fax: 011-26857338

E-mail: share.dept@unitechgroup.com | Web: www.unitechgroup.com Extract of Audited Consolidated Financial Results for the Quarter & Year Ended 31st March, 2023

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Amounts in Lakhs of Rs.

Outstanding since

Financial Year 2014 - 2015

			(Rs. in Lak	hs except EP:
		Quarter Ended	Year En 31.03.2023 (Audited) 49,195.57 (3,11,375.76)	nded
l lo.	Particulars	31.03.2023 (Audited)		31.03.2022 (Audited)
	Total Income from Operations	16,479.78	49,195.57	59,723.4
	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(63,277.90)	(3,11,375.76)	(98,094.53
	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(63,277.90)	(3,11,375.76)	(98,094.53
	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary Items)	(62,719.08)	(3,10,328.64)	(99,417.36
	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(62,696.17)	(3,10,204.85)	(1,02,400.54
	Equity Share Capital	52326.02	52326.02	52326.0
	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-	1,37,769.04	1,47,863.1
	Earnings Per Share (of Rs. 2/- each) (for continuing and discontinued operations)			
	Basic and Diluted (Rs.) *(Not Annualized)	(2.44)	(10.65)	(3.92

The above Financial Results (prepared on consolidated basis) have been reviewed by the Audit Committee and approved by the Board of Directors of United Limited at their respective meetings held on The Report of Statutory auditors on the consolidated financial statements of Unitech Limited for the period ended March 31, 2023, contains qualifications which are being summarized below:

We did not audit the financial results of 218 subsidiaries (including foreign subsidiaries) included in the Consolidated Financial Results, whose unaudited financial results reflects total assets of Rs. 10,00,685,72 Lakhs, total revenue of Rs. 35,981.96 Lakhs, net loss after tax of Rs. 69,407.65 Lakhs and total comprehensive loss of Rs. 69,323.76 Lakhs for the year ended 31st March, 2023. The management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 138 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are in the process of conducting their audit exercise. For remaining subsidiaries, management is in the process of appointing auditors. Also, to mention here that there are few subsidiaries wherein directors are less than the minimum threshold limit prescribed under the Companies Act, 2013. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. Also included in details of subsidiaries companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Consolidated Financial Results, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets per tain to the financial year ending 31" March, 2017 (for 26 companies), 31" March, 2016 (for 1 Company) and 31" March, 2010 (for 1 Company). In case of 4 companies, last available unaudited details are used for preparation of these Consolidated Financial Results.

Further, no details are available with the Holding Company for 4 associates and 17 joint ventures for year ending 31" March, 2023 and accordingly the same have not been considered for consolidation. Further, at the MCA21 portal of Ministry of Corporate Affairs "MCA", the status of 8 subsidiaries as reflected as struck off. Based on the explanation provided by management, they are in the process of initiating action to activate these companies.

In view of the above, we have not applied any audit procedures on any of the subsidiaries, associates or joint venture and hence cannot express an opinion on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 March, 2022 in respect of this matter.

Pursuant to regulation 33(3)(h) of the Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India, the holding company shall ensure that, for the purposes of quarterly consolidated financial results, at least 80% of each of the consolidated revenue, assets and profits, respectively, shall have been subject to audit. The consolidated financial results of the holding company consist of 26.86% of the consolidated revenue, 62.78% of the consolidated assets and 77.65% of the consolidated loss that have been audited by auditors of holding company. Accordingly, the holding company is in non-compliance of the requirements of Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India.

In view of the above, we are unable to express an opinion on this matter. The Consolidated Financial Results, which have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020/ September 10, 2020/ October 28, 2020/ April 27, 2022 and which has been filed with the Hon'ble Supreme Court. Through RIF, the Holding Company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the Company is able to fulfil its obligations towards the construction of the projects and meet other liabilities.

As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 d March, 2022 in respect of this matter.

Material uncertainty related to going concern

The Holding Company has represented that the Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that, the Holding Company has incurred losses, and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Holding Company also has various litigation matters which are pending before different forums, and various projects of the Holding Company have stalled/slowed down.

These conditions indicate the existence of material uncertainty that may cast significant doubt about Holding Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Holding Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution Framework. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of new flats. This activity is getting conducted under supervision of Justice A.M. Sapre, as appointed by Hon'ble Supreme Court of India. Considering the above, we are unable to express an opinion on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Holding Company had not applied for any extension for conducting annual general meeting to the Registrar of Companies, NCT of Delhi & Haryana. The Holding Company is in the process of estimation

of penalty and other implications due to delay in Holding of annual general meeting. Further, the Holding Company also delayed in filling of its quarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The Holding Company has not taken any provision

related to penalty on account of such delay and management is now planning to seek relief against such penalty from SEBI. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/ Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 lakhs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The Holding Company had contractually entered into agreements to sell with 352 buyers and has also received advances from such buyers amounting to Rs. 6,682.10 lakhs (net of repayment). No contract revenue has been recognized on this project.

GNIDA has, in the meanwhile, in terms of the Order of the Hon'ble Supreme Court dated 18.09.2018, deposited on behalf of the Holding Company, an amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), out of the monies paid by the Holding Company, with the registry of the Hon'ble Supreme Court. Out of the amount received from GNIDA, the Hon'ble Supreme Court has refunded the amount received in advance along with the interest to those 342 homebuyers who has submitted the relevant documents, as per details of the position of accounts as on 22nd November, 2022 received from Hon'ble Supreme Court.

GNIDA has adjusted Rs. 9,200.00 lakhs of Unitech group's liabilities towards the Holding Company's other projects with GNIDA and forfeited Rs. 13,893.42 lakhs. The Holding Company had paid a sum of Rs. 34,221.90 lakhs, including Rs. 4,934.95 lakhs of stamp duty on the land for the said land.

The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the Holding Company has, subsequently, shown the amount of Rs. 18,339.80 lakhs as recoverable from GNIDA in its books of accounts including stamp duty of Rs. 4,934.95 lakhs and lease rent paid of Rs. 61,13,11 lakhs. Further, the Holding Company is also carrying a) Other construction costs amounting to Rs. 80,575,05 lakhs in respect of the projects to come upon the said land which also includes interest capitalised of Rs. 696,84.68 lakhs.

 b) Deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31st March, 2022 amounting to Rs. 3,72,777.42 Lakhs (including Rs. 52,220.54 Lakhs booked or account of interest during the year ended 31" March, 2023). Out of the interest mentioned above Rs. 4,846.67 Lakhs has been capitalised in the books of accounts of the Holding Company. The same is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs".

The impact on the accounts viz. inventory, projects in progress, customer advances, amount payable to or receivable from GNIDA, cannot be ascertained, since the matter is still subjudice, as mentioned hereinabove, vis-à-vis dues of the Holding Company, and hence we are unable to conclude on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. Confirmations/reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of account an amount of Rs. 31,191.85 lakhs deposited

with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 31" March, 2023. Management of Holding Company has received certain details of payments made and monies received in the registry from the Court and has accrued the same in its books of accounts, However, there are still variations of Rs. 934.15 Lakhs between balance as per books of accounts vs balance as per registry details and management is in the process of reconciliation of the same. Further, for the payments made from its registry, there was no deduction made on account of tax at source and no goods and services tax liability, wherever applicable on reverse charge basis have been

In view of the reconciliation exercise still in process, possible tax non compliances, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the

ultimate impact these transactions would have on the Consolidated Financial Statements of the Holding Company, and hence we are unable to express an opinion on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

Non-current investment and loans

folding Company has made investments and given loans to its joint ventures, associates and others. Details as on 31" March, 2023 are as follows:

Particulars	Amount invested	Impairment accounted for till 31.03.2023	Carrying amount
Equity investment - joint ventures	54046.56	9	54046.56
Equity investment – associates	2,99.25		2,99.25
Equity investment – others	310,40.70	*	310,40.70
Debenture investment	13,03.29	*	13,03.29
Investment - CIG	254,53.18	25	254,53.18
Corporate guarantees	8.70	8	8.70
Loans to Joint Ventures and Associates	83,81.00		83,81.00
Advances to Joint Ventures and Associates	21.68		21.68

accounts the factors such as accumulated losses in above said entities, substantial/full erosion of net worth, significant uncertainty on the future of these entities and significant uncertainty on recovery of investments and loans, there are strong indicators of conducting impairment/ expected credit loss assessment for above mentioned investments and loans in accordance with the principles of Indian "Accounting Standards 36, "impairment of assets" and Indian Accounting Standards 109 "financial instruments Further:-Equity investment — others include investment made in M/s Carnoustie Management (India) Private Limited (Carnousite) of Rs. 310,05.45 lakhs as on 31st March, 2023. Regarding this investment, the

Holding Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in equity shares of Carnousite @ Rs. 1,000 - Rs. 1,500 per share including a premium of Rs. 990 - Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnousite at a price lower than the market rate as on allotment date. Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in Carnousite at cost as the matter is subjudice Investment - CIG - The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by management, the

funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities. In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Holding Company and accounting of investment at cost which were otherwise to be carried at

Holding Company is planning to file a separate Intervention Application "IA" before Hon'ble Supreme Court of India requesting Hon'ble Court to take up this matter. Management also explained that CIG

FVTOCI, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these non-current investments and non-current loan and its consequential impact on the audited Consolidated Financial Results. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2022 in respect of this matter.

Impairment Assessment of Bank and Corporate Guarantees

The Holding Company is having outstanding bank and corporate guarantee of Rs. 1,07,059.26 as per its last audited financials for year ending 31" March, 2023. The Company has not conducted any impairment assessment on the same in accordance with the principles of Indian Accounting Standards 109 "financial instruments". In view of the same, we are unable to conclude on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. Trade receivables and other financial assets

The Holding Company has trade receivable and other financial assets as on 31° March, 2023 are as follows: -

Place: Gurugram

Dated: 29th August, 2023

Particulars	Amount	Provision accounted for till 31.03.2023	Carrying amoun
Trade Receivable	78751.93	31,521.87	47230.06
Security Deposits	52818.32	934.04	51884.28
Non-Current Loans and Advances	100.00		100.00
Current Loans and Advances	6617.34	520.00	6097.34
Advances for purchase of Shares	31,079.48	31,079.48	nonii
Staff Imprest & Advances	47.09	25	47.09
Advances to others	13.08		13.08

The Holding Company has not assessed loss allowance for expected credit losses on financial assets in accordance with the principles of Indian Accounting Standards AS 109 - "Financial Instruments". In view of non-existence of any expected credit loss policy in the Holding Company, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these financial assets and its consequential impact on the audited Consolidated Financial Results.

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

Holding Company, as on 31st March, 2023 has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs. 17,56,942.48 Lakhs. Holding Company is currently carrying these inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers". In view of the fact that in majority of the projects of the Holding Company, construction and other operational activities are on hold since last 24-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realised value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories".

Further, management is in the process of verification of title documents for land and other immovable assets. As per the explanation provided by the management, pursuant to the approval of Hon'ble Supreme Court of India, Project Management Consultants (PMCs) have been appointed for the projects for stimation of work done till date, cost to be incurred further to complete the projects and to provide applicable completion timelines. These PMC's have also conducted actual physical assessment of the

projects and submitted their reports. Management was earlier of the view that NRV assessment of inventory and PIP can be made only after the appointed PMCs complete their assessment of respective projects and submit their final reports but same is still awaited Further, the Holding Company has during the year capitalized expenses to the tune of Rs. 11,249.80 Lakhs as construction expenses (including interest expense of Rs. 6,154.51 lakhs). This Same is in contravention of the provisions of Indian Accounting Standard 16 "Property plant and equipment" and Indian Accounting Standard 23 "Borrowing cost" as construction activity for all the projects is stalled since last 4-5 years. This has resulted in understatement of current year loss by above said amount.

Also further, the Holding Company, in its financial statements has bifurcated PIP under two headings - "Project in progress on which revenue is not recognized" and "Amount recoverable from project in progress (on which revenue is recognized)". We have not been provided with any basis on which this bifurcation is made. In view of the absence of any NRV assessment by the management and absence of any physical verification report, capitalization of expenses and interest cost during the year, and absence of any basis of bifurcation of projects in financial statements, we are unable to express an opinion upon the existence and adjustments, if any, that may be required to the carrying value of these inventories and PIP and its consequential impact on the Consolidated Financial Statements.

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

Income tax deducted at source

Property and a section

The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 31° March, 2023 are as follow:

Particulars	Amount	Provision accounted for till 31.03.2023	Carrying amount
Trade Receivable	78751.93	31,521.87	47230.06
Trade Payable	82070.64	386.34	81684.30
Advances received from Customers	1097542.77	-	1097542.77
Advances to Suppliers	7235.30		7235.30
Security Deposits	52818.32	934.04	51884.28
Loans to Joint Venture and Associates	8,381.00		8,381.00
Other Loans and advances	6717.34	520.00	6197.34
Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37
Loans from Joint Venture and Associates	15,455.34	-	15,455.34
Security and other deposits payable	42995.92		42995.92
Staff Imprest	47.09		47.09
Inter Corporate Deposits	13,853.66		13,853.66
Other Assets	6,349.22		6,349.22

The Holding Company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to conclude upon completeness of the balances appearing

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

In respect to confirmations of bank balances, margin money balance and term deposits, the Holding Company has not sent the confirmation requests to any of the banks. In view of non-existence of supporting related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Consolidated Financial Results. With respect to the loans and borrowing taken by the Holding Company amounting Rs 279186.01 Lakhs as on 31" March, 2023 no confirmation has been received till date of this report. Interest expense

on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks / financial institutions and the same are 4-5 years old. Further, the Holding Company is also accruing penal interest in few of the loans. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the audited Consolidated Financial Results. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 "March, 2022 in respect of this matter. 13. The Holding Company is in the process of estimating impact of its contingent liabilities which is subject to the decision of Hon'ble Supreme Court of India on proposed resolution framework submitted by

the Group. In absence of the same, we are unable to express an opinion on the impact of such contingent liabilities on the Holding Company. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 "March, 2022 in respect of this matter. 4. The Holding Company has made many adjustments in accordance with Indian Accounting Standards applicable to the Company as on 31" March, 2020. The Holding Company is in the process of

identifying the impact already incorporated in the books of accounts in previous years. In view of the same, we are unable to express an opinion on completeness of the impact of Indian Accounting Standard appearing in the books of account of the Company. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. Revenue from real estate projects

We draw attention to Note no. 9(g) of the Consolidated Financial Results, The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can

ecognize revenue over time if it satisfies any one of the following criteria:-• The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.

. The entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced . The entity's performance does not create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date.

On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not satisfy any of the condition specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers".

Based on the explanation provided by the management, they are in agreement with our understanding and are in the process of evaluation of its impact on the present and earlier presented periods, In view of the above, we are unable to express an opinion on all the matter mentioned above. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 "March, 2021 in respect of this matter.

16. The Holding Company has long outstanding statutory liabilities as on 31" March, 2023 details of which are as follows:-Nature of dues Principal amount outstanding (Rs. in lakhs)

0.59 Financial Year 2018 - 2019 Professional Tax 24,42.87 Provident Fund Financial Year 2015 – 2016 Regarding tax deducted at source, the Holding Company has decided not to deposit outstanding amount of tax deducted at source till 20" January, 2020 i.e. period before the date when court appointed management took over. Accordingly, the same are still outstanding in the books of accounts of the Holding Company. During financial year ending 31" March, 2023, the Holding Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time of payment.

102,46.88

Unpaid matured deposits (Principal amount) Principal paid during the Unpaid matured deposits (Principal amount)

Same is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment. The Holding Company is filing its GST returns in the states wherein it has obtained registration. However, there is no reconciliation available with the Holding Company for the sales / input tax credit "ITC" appearing as per books of accounts and details filled in the GST returns.

Further, in the Consolidated Financial Results, which includes balance of Rs. 12,677.74 lakhs pertaining to balance of input tax credit "ITC" receivables by the Holding Company under Goods and Services Tax Act, 2017. The Holding Company does not have any ITC register and has also not provided any reconciliation between "ITC balance appearing in books" and "balance appearing in GST department's portal". In absence of any such detail and reconciliation, we are unable to comment on accuracy or completeness of the same. Further, the holding company has long outstanding dues payable to employees amounting to Rs. 5,980.48 Lakhs as on 31" March, 2023. The holding company is in the process of evaluating the period

from which dues to employees are outstanding and also in settlement of full and final amount payable to past employees of the holding company. In view of all of the above, we are unable to express an opinion on the matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 "March, 2022 in respect of this matter. The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

Particulars as at 31" March, 2022 Deposits that have matured on or before March 31, 2017 55 148 59

period (Rs. Lakhs) as at 31" March, 2023 (Rs. Lakhs) 1,405.03 53,743,56 The total unpaid interest as on 31st March, 2023 (including interest not provided in the books) amount to Rs. 59,677.16 lakhs. Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 6,678.84 lakhs for the current year ended 31" March, 2023 (Cumulative upto 31" March, 2023) Rs. 41,795.45 lakhs)

of penalties/strictures or further liabilities, if any on the Holding Company. Accordingly, impact, if any, of the indeterminate liabilities on these Consolidated Financial Results is currently not ascertainable, and hence we are unable to express an opinion on this matter Further, the Holding Company has also accepted security deposits from various entities amounting to Rs. 22,129.99 Lakhs as on 31" March, 2023. We have not been provided with any relevant agreement document against which such security deposits have been received. Due to absence of any related details / document, we are not in a position to comment on possible impact of the same on the

Besides, the impact of non-provision of interest payable on public deposits of Rs. 6,678.84 lakhs for the year ended 31" March, 2023 on the profit and loss, we are unable to evaluate the ultimate likelihood

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. 8. There have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/or other charges as the case may be) to the lenders of the Holding Company and the total of such outstanding amount to Rs 795,501.55 Lakhs as on 31° March, 2022. The lenders have initiated the action against the Holding Company under various acts. On account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express an opinion on this matter

We had given a disclaimer of goinlon on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. 19. The Consolidated Financial Results of the Holding Company as on 31" March, 2022 which contains the details of Intervention Application "IA" before Hon"ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481,31.00 lakhs (out of which an amount of Rs. 6,00.00 lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Now the new management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to express an opinion on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. 10. The group has goodwill amounting to Rs. 383,80,79 Lakhs appearing in the Financial Results as on 31" March, 2023 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/full erosion of net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 - "Impairment of Assets" In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Consolidated Financial

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 "March, 2022 in respect of this matter. 21. The Consolidated Financial Results, the Holding Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 483.74 Lakhs have been accounted for under

advance from customer during the financial year ending 31" March, 2023. Cumulative total of such receipts which are not identifiable is Rs. 2,897.90 Lakhs. Due to non-availability of data and supporting documents, we are unable to express an opinion on the same.

We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31 "March, 2022. With respect to opening balances appearing in the books of accounts of the Holding Company as on 01" April, 2020 there is no information / supporting documents available with the Holding Company

related to following accounts: - Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs. Provision for bad and doubtful debts / trade receivables amounting Rs. 323,73.95 lakhs

. Other loans and advance amounting Rs. 520.00 lakhs Trade receivables and advance received from customers amounting Rs. 11930,75.62 Lakhs

 Loans/Advances given to joint ventures and associates amounting to Rs. 83,81.00 Lakhs Loans taken from joint ventures and associates amounting Rs. 154,55.39 Lakhs

. Expenses payable amounting Rs. 51,612.66 Lakhs . Current Tax Assets amounting to Rs. 3004.64 Lakhs

 Deferred Liability amounting Rs. 2,36,049.12 Lakhs Advance given for purchase of land amounting Rs. 61,287,37 Lakhs and its Ind AS adjustments amounting to Rs. 43,65,00 Lakhs Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs

Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.

 Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs. Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs.

• Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs. . Other Payables (Ind AS Adjustments) amounting to Rs. 7.19 Lakhs

Considering the significance of amounts involved in above mentioned areas, we are not in a position to express an opinion on the Consolidated Financial Results as on 31" March, 2022.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. 23. The Holding Company has not provided the complete details of pending litigations against the Company, outstanding bank and corporate quarantees and commitments to be performed by the Company.

In view of above, we are unable to express an opinion on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 "March, 2022 in respect of this matter. III. Key Standalone Financials are as follows:

	(F				
01		Quarter Ended	Year Ended		
SI.	Particulars	31.03.2023	31.03.2023	31.03.2022	
NO.		(Audited)	(Audited)	(Audited)	
1	Income from Operations (Turnover)	6,978.61	13,213.61	6,114.76	
2	Profit/(Loss) Before Tax	(40,105.95)	(2,40,920.99)	(94,713.64)	
3	Profit/(Loss) After Tax	(40,105.95)	(2,40,920.99)	(94,713.64)	
4	Total Comprehensive Income for the period. Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)	(40,096.01)	(2,40,881.09)	(94,513.36)	
IV.	The above is an extract of the detailed format of consolidated Financial Results for quarter and year ended March 31, 2023 filed with the store	ck exchanges under	Regulation 33 of the	he SEBI (Listing	

Yudhvir Singh Malik

Chairman & Managing Director

New Delhi

(www.bseindia.com/www.nseindia.com) and Company's website www.unitechgroup.com. For Unitech Limited

Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Standalone and Consolidated Financial Results are available on the Stock Exchange websites

जनसत्ता संवाददाता देहरादून, ३० अगस्त।

पिछले साल भाजपा छोड़कर कांग्रेस में आए पूर्व कैबिनेट मंत्री हरक सिंह रावत के कालेज और पेट्रोल पंप पर सतर्कता विभाग के एक दल ने छापा मारा।

दल ने उनके दोनों ठिकानों से कई महत्त्वपूर्ण कागजात बरामद किए। इस दौरान जब हरक सिंह रावत अपने कालेज पहुंचे तो उनकी छापामार दल के सदस्यों से कहासूनी भी हुई, परंतु सतर्कता

Material uncertainty related to going concern

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

अन्य मामले में हरक सिंह रावत की सीबीआइ

सतर्कता विभाग ने हरक सिंह रावत के बेटे के पाखरो रेंज में अवैध पेड़ कटान व निर्माण को रावत और विधायक मदन बिष्ट के बहुचर्चित देहरादून के शंकरपुर स्थित दून इंस्टीट्यूट आफ लेकर गम्भीर आरोप लगे थे। मेडिकल साइंस और छिद्दरवाला स्थित

रावत कालेज में पहुंच गए। इस दौरान उनकी दल के साथ नोकझोंक भी हुई। भाजपा सरकार हरक सिंह रावत पर अब सतर्कता विभाग में वन मंत्री रहते हुए हरक सिंह रावत व कुछ की नजरें भी टेढी हो गयी हैं। बुधवार को विभागीय अधिकारियों पर कार्बेट पार्क की गए थे। इस दौरान तत्कालीन मुख्यमंत्री हरीश

अमरावती पेट्रोल पंप में दलबल के साथ छापा जांच एजंसी ने 6 हजार पेड़ों के अवैध कटान व मारा। सतर्कता विभाग की कई टीम दस्तावेज निर्माण को लेकर गंभीर टिप्पणी की थी। इन खंगालने के अलावा पूछताछ भी कर रही है। आरोपों के बाद मुख्यमंत्री पुष्कर सिंह धामी ने इस

मामले की जांच सतर्कता विभाग को सौंप दी थी । इस मामले में वन विभाग के कई अधिकारी लपेटे में है। 2016 में हरीश रावत की सरकार को गिरा बागी हरक सिंह भाजपा में शामिल हो स्टिंग प्रकरण को लेकर हरक सिंह रावत इस प्रकरण में केंद्र की विभिन्न पर्यावरणीय सीबीआई जांच के दायरे में है। दो महीने पहले सीबीआइ ने आवाज के नमूना के लिए हरक,हरीश, मदन बिष्ट व स्टिंग करने वाले उमेश

नैनीताल को बम से उड़ाने की धमकी देने के आरोप में युवक गिरफ्तार

जनसत्ता संवाददाता देहरादून, ३० अगस्त।

नैनीताल को बम से उड़ाने की धमकी देने के आरोप में एक युवक को उत्तराखंड विशेष कार्य बल (एसटीएफ) ने आंध्र प्रदेश से गिरफ्तार को मेडिकल जांच के लिए बीडी पांडे अस्पताल किया है। पुलिस ने बुधवार को यह जानकारी दी। लाया गया। भट्ट ने बताया कि चार अक्तूबर को

ने बताया कि आरोपी को आंध्र प्रदेश से गिरफ्तार पर धमकी भरा संदेश डाला था।

करने के बाद आज हल्ह्यानी लाया गया।

उन्होंने बताया कि पिछले साल अक्तूबर में नितिन शर्मा के नाम से धमकी देने वाले आरोपी ने अब धर्म परिवर्तन कर लिया है और वह अपनी पहचान खालिद बता रहा है। बुधवार को आरोपी नैनीताल के वरिष्ठ पुलिस अधीक्षक पंकज भट्ट आरोपी ने पुलिस के आधिकारिक इंस्टाग्राम पेज

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projects and submitted their reports. Management was earlier of the view that NRV assessment of inventory and PIP can be made only after the appointed PIMCs complete their assessment of respective projects and submit their final reports but same is still awaited. Further, the Holding Company has during the year capitalized expenses to the tune of Rs. 11,249.80 Lakhs as construction expenses (including interest expense of Rs. 6,154.51 lakhs). This Same is in

contravention of the provisions of Indian Accounting Standard 16 "Property plant and equipment" and Indian Accounting Standard 23 "Borrowing cost" as construction activity for all the projects is stalled since last 4-5 years. This has resulted in understatement of current year loss by above said amount. Also further, the Holding Company, in its financial statements has bifurcated PIP under two headings — "Project in progress on which revenue is not recognized" and "Amount recoverable from project in

progress (on which revenue is recognized)". We have not been provided with any basis on which this bifurcation is made In view of the absence of any NRV assessment by the management and absence of any physical verification report, capitalization of expenses and interest cost during the year, and absence of any basis of bifurcation of projects in financial statements, we are unable to express an opinion upon the existence and adjustments, if any, that may be required to the carrying value of these inventories and PIP and its

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

The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 31" March, 2023 are as follow:

Amounts in Lakhs of					
Particulars	Amount	Provision accounted for till 31.03.2023	Carrying amount		
Trade Receivable	78751.93	31,521.87	47230.06		
Trade Payable	82070.64	386.34	81684.30		
Advances received from Customers	1097542.77	*	1097542.77		
Advances to Suppliers	7235.30		7235.30		
Security Deposits	52818.32	934.04	51884.28		
Loans to Joint Venture and Associates	8,381.00	50.0	8,381.00		
Other Loans and advances	6717.34	520.00	6197.34		
Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37		
Loans from Joint Venture and Associates	15,455.34	5-5	15,455.34		
Security and other deposits payable	42995.92	(((((((((((((((((((42995.92		
Staff Imprest	47.09	(4)	47.09		
Inter Corporate Deposits	13,853.66	S (20)	13,853.66		
Other Assets	6.349.22		6.349.22		

The Holding Company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to conclude upon completeness of the balances appearing in books of accounts of the Holding Company.

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

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

With respect to the loans and borrowing taken by the Holding Company amounting Rs 279186.01 Lakhs as on 31" March, 2023 no confirmation has been received till date of this report. Interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks / financial institutions and the same are 4-5 years old. Further, the Holding Company is also accruing penal interest in few of the loans. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the audited Consolidated Financial Results. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31 "March, 2022 in respect of this matter.

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

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

Revenue from real estate projects We draw attention to Note no. 9(g) of the Consolidated Financial Results, The Holding Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can

recognize revenue over time if it satisfies any one of the following criteria:-• The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs

 The entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced The entity's performance does not create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date.

On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not satisfy any of the condition specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers".

Based on the explanation provided by the management, they are in agreement with our understanding and are in the process of evaluation of its impact on the present and earlier presented periods. In view of the above, we are unable to express an opinion on all the matter mentioned above.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2021 in respect of this matter. 6. The Holding Company has long outstanding statutory liabilities as on 31" March, 2023 details of which are as follows:-

Nature of dues

102,46.88 Financial Year 2014 - 2015 ncome tax deducted at source Professional Tax Financial Year 2018 - 2019 Provident Fund 24,42.87 Financial Year 2015 - 2016 Regarding tax deducted at source, the Holding Company has decided not to deposit outstanding amount of tax deducted at source till 20" January, 2020 i.e. period before the date when court appointed

Principal amount outstanding (Rs. in lakhs)

nanagement took over. Accordingly, the same are still outstanding in the books of accounts of the Holding Company. During financial year ending 31" March, 2023, the Holding Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time of payment. Same is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment. The Holding Company is filing its GST returns in the states wherein it has obtained registration. However, there is no reconciliation available with the Holding Company for the sales / input tax credit "ITC"

appearing as per books of accounts and details filled in the GST returns. Further, in the Consolidated Financial Results, which includes balance of Rs. 12,677,74 lakhs pertaining to balance of input tax credit "ITC" receivables by the Holding Company under Goods and Services Tax Act, 2017. The Holding Company does not have any ITC register and has also not provided any reconciliation between "ITC balance appearing in books" and "balance appearing in GST department's

portal". In absence of any such detail and reconciliation, we are unable to comment on accuracy or completeness of the same. Further, the holding company has long outstanding dues payable to employees amounting to Rs. 5,980.48 Lakhs as on 31" March, 2023. The holding company is in the process of evaluating the period from which dues to employees are outstanding and also in settlement of full and final amount payable to past employees of the holding company. In view of all of the above, we are unable to express an opinion on the matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Holding Company has falled to repay deposits accepted by it including interest thereon in respect of the following deposits:

Unpaid matured deposits (Principal amount) | Principal paid during the | Unpaid matured deposits (Principal amount) **Particulars** as at 31" March, 2022 period (Rs. Lakhs) as at 31" March, 2023 (Rs. Lakhs) 55.148.59 1,405.03 53,743.56 Deposits that have matured on or before March 31, 2017 The total unpaid interest as on 31" March, 2023 (including interest not provided in the books) amount to Rs. 59,677.16 lakhs. Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 6,678.84 lakhs for the current year ended 31" March, 2023 (Cumulative upto 31" March, 2023

Rs. 41,795.45 lakhs) Besides, the impact of non-provision of interest payable on public deposits of Rs. 6,678.84 lakhs for the year ended 31" March, 2023 on the profit and loss, we are unable to evaluate the ultimate likelihood

of penalties/strictures or further liabilities, if any on the Holding Company. Accordingly, impact, if any, of the indeterminate liabilities on these Consolidated Financial Results is currently not ascertainable, and hence we are unable to express an opinion on this matter. Further, the Holding Company has also accepted security deposits from various entities amounting to Rs. 22,129.99 Lakhs as on 31" March, 2023. We have not been provided with any relevant agreement document against which such security deposits have been received. Due to absence of any related details / document, we are not in a position to comment on possible impact of the same on the

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. There have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/or other charges as the case may be) to the lenders of the Holding Company and the total of such outstanding amount to Rs 795,501.55 Lakhs as on 31" March, 2022. The lenders have initiated the action against the Holding Company under various acts. On account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express an opinion on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. 9. The Consolidated Financial Results of the Holding Company as on 31" March, 2022 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D. A. Kumar and deposited an amount of Rs. 481,31,00 lakhs (out of which an amount of Rs. 6,00,00 lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Now the new management, is trying to recover the amounts deposited

with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to express an opinion on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The group has goodwill amounting to Rs. 383,80.79 Lakhs appearing in the Financial Results as on 31" March, 2023 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/full erosion of

net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 - "Impairment of Assets"

In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Consolidated Financial We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter,

The Consolidated Financial Results, the Holding Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 483,74 Lakhs have been accounted for under advance from customer during the financial year ending 31" March, 2023. Cumulative total of such receipts which are not identifiable is Rs. 2,897.90 Lakhs.

Due to non-availability of data and supporting documents, we are unable to express an opinion on the same. We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31st March, 2022.

With respect to opening balances appearing in the books of accounts of the Holding Company as on 01" April, 2020 there is no information / supporting documents available with the Holding Company related to following accounts: -

 Provision for bad and doubtful debts / trade receivables amounting Rs. 323,73.95 lakhs . Other loans and advance amounting Rs. 520.00 lakhs Trade receivables and advance received from customers amounting Rs. 11930,75.62 Lakhs

Loans/Advances given to joint ventures and associates amounting to Rs. 83,81.00 Lakhs

. Loans taken from joint ventures and associates amounting Rs. 154,55.39 Lakhs . Expenses payable amounting Rs. 51,612.66 Lakhs

 Current Tax Assets amounting to Rs. 3004.64 Lakhs Deferred Liability amounting Rs. 2,36,049.12 Lakhs Advance given for purchase of land amounting Rs. 61,287,37 Lakhs and its Ind AS adjustments amounting to Rs. 43,65.00 Lakhs

Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs

. Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.

. Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs.

. Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs. Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.

Other Payables (Ind AS Adjustments) amounting to Rs. 7.19 Lakhs

Considering the significance of amounts involved in above mentioned areas, we are not in a position to express an opinion on the Consolidated Financial Results as on 31" March, 2022.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter. The Holding Company has not provided the complete details of pending litigations against the Company, outstanding bank and corporate guarantees and commitments to be performed by the Company.

In view of above, we are unable to express an opinion on the same. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

Key Standalone Financials are as follows: (Rs. In Lakhs) **Quarter Ended** Year Ended 31.03.2023 31.03.2023 (Audited) (Audited)

Particulars 31.03.2022 (Audited) Income from Operations (Turnover) 6,978.61 13,213.61 6,114.76 Profit/(Loss) Before Tax (40,105.95)(2,40,920.99) (94,713,64) (2,40,920.99) Profit/(Loss) After Tax (40,105.95) (94,713.64) Total Comprehensive Income for the period Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax) (40,096.01) (94,513.36) (2,40,881.09) IV. The above is an extract of the detailed format of consolidated Financial Results for quarter and year ended March 31, 2023 filed with the stock exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Standalone and Consolidated Financial Results are available on the Stock Exchange websites

(www.bseindia.com/www.nseindia.com) and Company's website www.unitechgroup.com. For Unitech Limited

Yudhvir Singh Malik Chairman & Managing Director

कैबिनेट मंत्री के ठिकानों पर सतर्कता विभाग ने मारा छापा छापे की खबर मिलते ही पूर्व मंत्री हरक सिंह विभाग के दल ने ने छापामारी जारी रखी। एक

जांच चल रही है।

Extract of Audited Consolidated Financial Results for the Quarter & Year Ended 31" March, 2023

			(Rs. in Lak	hs except EPS)	
		Quarter Ended	Year Ended		
SI No	Particulars	31.03.2023 (Audited)	31.03.2023 (Audited)	31.03.2022 (Audited)	
1	Total Income from Operations	16,479.78	49,195.57	59,723.42	
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(63,277.90)	(3,11,375.76)	(98,094.53)	
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(63,277.90)	(3,11,375.76)	(98,094.53)	
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(62,719.08)	(3,10,328.64)	(99,417.36)	
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(62,696.17)	(3,10,204.85)	(1,02,400.54)	
6	Equity Share Capital	52326.02	52326.02	52326.02	
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	9,000	1,37,769.04	1,47,863.17	12.
8	Earnings Per Share (of Rs. 2/- each) (for continuing and discontinued operations)	1	0.000		
	Basic and Diluted (Rs.) *(Not Annualized)	(2.44)	(10.65)	(3.92)	

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

The Report of Statutory auditors on the consolidated financial statements of Unitech Limited for the period ended March 31, 2023, contains qualifications which are being summarized below We did not audit the financial results of 218 subsidiaries (including foreign subsidiaries) included in the Consolidated Financial Results, whose unaudited financial results reflects total assets of Rs. 10,00,685.72 Lakhs, total revenue of Rs. 35,981.96 Lakhs, net loss after tax of Rs. 69,407.65 Lakhs and total comprehensive loss of Rs. 69,323.76 Lakhs for the year ended 31* March, 2023. Th management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 138 Indian subsidiaries companies, auditors have been appointed and the appointed auditors are in the process of conducting their audit exercise. For remaining subsidiaries, management is in the process of appointing auditors. Also, to mention here that there are few subsidiaries wherein directors are less than the minimum threshold limit prescribed under the Companies Act, 2013. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. Also included in details of subsidiaries companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Consolidated Financial Results, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31" March, 2017 (for 26 companies), 31" March, 2016 (for 1 Company) and 31" March, 2010 (for 1 Company), In case of 4 companies, last available unaudited details are used for preparation of these Consolidated Financial Results.

Further, no details are available with the Holding Company for 4 associates and 17 joint ventures for year ending 31" March, 2023 and accordingly the same have not been considered for consolidation. Further, at the MCA21 portal of Ministry of Corporate Affairs "MCA", the status of 8 subsidiaries as reflected as struck off. Based on the explanation provided by management, they are in the process of initiating action to activate these companies.

In view of the above, we have not applied any audit procedures on any of the subsidiaries, associates or joint venture and hence cannot express an opinion on the same.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter Pursuant to regulation 33(3)(h) of the Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India, the holding company shall ensure that, for the purposes of guarterly consolidated financial results, at least 80% of each of the consolidated revenue, assets and profits, respectively, shall have been subject to audit. The consolidated financial results of the holding company consist of 26.86% of the consolidated revenue, 62.78% of the consolidated assets and 77.65% of the consolidated loss that have been audited by auditors of holding company. Accordingly, the holding company is in non-compliance of the requirements of Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India.

In view of the above, we are unable to express an opinion on this matter. The Consolidated Financial Results, which have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020/ September 10. 2020/ October 28, 2020/ April 27, 2022 and which has been filed with the Hon'ble Supreme Court. Through RF, the Holding Company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the Company is able to fulfil its obligations towards the construction of the projects and meet other liabilities.

As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

The Holding Company has represented that the Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that, the Holding Company has incurred losses, and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Holding Company also has various litigation matters which are pending before different forums, and various projects of the Holding Company have stalled/slowed down.

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

These conditions indicate the existence of material uncertainty that may cast significant doubt about Holding Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Holding Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution Framework. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of new flats. This activity is getting conducted under supervision of Justice A.M. Sapre, as appointed by Hon'ble Supreme Court of India.

The Holding Company had not applied for any extension for conducting annual general meeting to the Registrar of Companies, NCT of Delhi & Haryana. The Holding Company is in the process of estimation of penalty and other implications due to delay in Holding of annual general meeting. Further, the Holding Company also delayed in filling of its quarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The Holding Company has not taken any provision related to penalty on account of such delay and management is now planning to seek relief against such penalty from SEBI.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/ Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 (akths. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The Holding Company had contractually entered into agreements to sell with 352 buyers and has also received advances from such buyers amounting to Rs. 6,682.10 lakhs (net of repayment). No contract

revenue has been recognized on this project. GNIDA has, in the meanwhile, in terms of the Order of the Hon'ble Supreme Court dated 18.09.2018, deposited on behalf of the Holding Company, an amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs and interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), out of the monies paid by the Holding Company, with the registry of the Hon'ble Supreme Court. Out of the amount received from GNIDA, the Hon'ble Supreme Court has refunded the amount received in advance along with the interest to those 342 homebuyers who has submitted the relevant documents, as per details of the position of accounts as on 22nd November, 2022 received from Hon'ble Supreme Court.

GNIDA has adjusted Rs. 9,200.00 lakhs of Unitech group's liabilities towards the Holding Company's other projects with GNIDA and forfeited Rs. 13,893.42 lakhs. The Holding Company had paid a sum of Rs. 34.221.90 lakhs, including Rs. 4,934.95 lakhs of stamp duty on the land for the said land.

The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the Holding Company has, subsequently, shown the amount of Rs. 18,339.80 lakhs as recoverable from GNIDA in its books of accounts including stamp duty of Rs. 4,934.95 lakhs and lease rent paid of Rs. 61,13,11 lakhs. Further, the Holding Company is also carrying a) Other construction costs amounting to Rs. 80,575,05 lakhs in respect of the projects to come upon the said land which also includes interest capitalised of Rs. 696,84.68 lakhs.

b) Deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31" March, 2022 amounting to Rs. 3,72,777.42 Lakhs (including Rs. 52,220.54 Lakhs booked on account of interest during the year ended 31" March, 2023). Out of the interest mentioned above Rs. 4,846.67 Lakhs has been capitalised in the books of accounts of the Holding Company. The same is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs" The impact on the accounts viz. inventory, projects in progress, customer advances, amount payable to or receivable from GNIDA, cannot be ascertained, since the matter is still subjudice, as mentioned

with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 31° March, 2023. Management of Holding Company has received certain details of payments made and monies received in the registry from the Court and has accrued the same in its books of accounts. However, there are still variations of Rs. 934.15 Lakhs between balance as per books of accounts vs balance as per registry details and management is in the process of reconciliation of the same. Further, for the payments made from its registry, there was no deduction made on account of tax at source and no goods and services tax liability, wherever applicable on reverse charge basis have been

Confirmations/reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of account an amount of Rs. 31,191.85 lakhs deposited

In view of the reconciliation exercise still in process, possible tax non compliances, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Consolidated Financial Statements of the Holding Company, and hence we are unable to express an opinion on this matter. We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter.

Non-current investment and loans Holding Company has made investments and given loans to its joint ventures, associates and others. Details as on 31" March, 2023 are as follows:

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

hereinabove, vis-à-vis dues of the Holding Company, and hence we are unable to conclude on this matter.

Particulars	Amount invested	Impairment accounted for till 31.03.2023	Carrying amount		
Equity investment - joint ventures	54046.56	× ×	54046.56		
Equity investment – associates	2,99.25	A	2,99.25		
Equity investment – others	310,40.70	8	310,40.70		
Debenture investment	13,03.29		13,03.29		
Investment – CIG	254,53.18	¥-	254,53.18		
Corporate guarantees	8.70	*	8.70		
Loans to Joint Ventures and Associates	83,81.00	18	83,81.00		
Advances to Joint Ventures and Associates	21.68		21.68		

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

Equity investment - others include investment made in M/s Carnoustie Management (India) Private Limited (Carnousite) of Rs. 310,05.45 lakhs as on 31" March, 2023. Regarding this investment, the Holding Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in equity shares of Carnousite @ Rs. 1,000 - Rs. 1,500 per share including a premium of Rs. 990 - Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnousite at a price lower than the market rate as on allotment date. Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in Carnousite at cost as the matter is subjudice

Investment - CIG - The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by management, the Holding Company is planning to file a separate Intervention Application "IA" before Hon'ble Supreme Court of India requesting Hon'ble Court to take up this matter. Management also explained that CIG funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income "FVTOCI" as required under Indian Accounting Standards 109 "financial instruments" but the Holding Company has decided to carry investment made in CIG funds at cost

as the matter is under investigation by various authorities. In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Holding Company and accounting of investment at cost which were otherwise to be carried at FVTOCI, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these non-current investments and non-current loan and its consequential impact on the

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

The Holding Company is having outstanding bank and corporate guarantee of Rs. 1.07.059.26 as per its last audited financials for year ending 31st March, 2023. The Company has not conducted any impairment assessment on the same in accordance with the principles of Indian Accounting Standards 109 "financial instruments". In view of the same, we are unable to conclude on the same.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31" March, 2022 in respect of this matter: Trade receivables and other financial assets The Holding Company has trade receivable and other financial assets as on 31" March, 2023 are as follows: -Amounts in Lakhs of Rs.

Provision accounted for till 31.03.2023 Carrying amount **Particulars** Amount Trade Receivable 78751.93 31.521.87 47230.06 Security Deposits 52818.32 934.04 51884.28 Non-Current Loans and Advances 100.00 100.00 520.00 Current Loans and Advances 6617.34 6097.34 Advances for purchase of Shares 31,079.48 31,079.48 47.09 Staff Imprest & Advances 47.09

13.08 Advances to others 13.08 The Holding Company has not assessed loss allowance for expected credit losses on financial assets in accordance with the principles of Indian Accounting Standards AS 109 - "Financial Instruments". In view of non-existence of any expected credit loss policy in the Holding Company, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these financial assets and its consequential impact on the audited Consolidated Financial Results.

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

Holding Company, as on 31st March, 2023 has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs. 17,56,942.48 Lakhs. Holding Company is currently carrying these inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers". In view of the fact that in majority of the projects of the Holding Company, construction and other operational activities are on hold since last 24-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realised value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories". Further, management is in the process of verification of title documents for land and other immovable assets.

As per the explanation provided by the management, pursuant to the approval of Hon'ble Supreme Court of India, Project Management Consultants (PMCs) have been appointed for the projects for estimation of work done till date, cost to be incurred further to complete the projects and to provide applicable completion timelines. These PMC's have also conducted actual physical assessment of the

Dated: 29th August, 2023

Place: Gurugram

