

29th 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
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Subject: Outcome of Board Meeting held on 29th August, 2023
Meeting Commenced at: 04:10 p.m. and concluded at 10:00 p.m.

Dear Sirs,

Pursuant to provisions of Regulations 30 & 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Board of Directors of the Company, in its meeting held on 29th August, 2023, has approved the Audited Financial Results (Standalone and Consolidated) for the quarter and year ended 31st March, 2023.

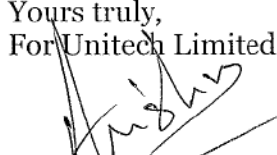
2. In view of the above, copies of the following documents are enclosed herewith:

- (i) Audit Report of Statutory Auditors on Standalone Financial Results, Audited Financial Results (Standalone), Statement of Assets and Liabilities (Standalone), Statement of Cash Flows (Standalone) and Statement on Impact of Audit Qualifications; and
- (ii) Audit Report of Statutory Auditors on Consolidated Financial Results, Audited Financial Results along with Segment Reporting (Consolidated), Statement of Assets & Liabilities (Consolidated), Statement of Cash Flows (Consolidated) and Statement on Impact of Audit Qualifications.

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

Thanking you,

Yours truly,
For Unitech Limited


Anuradha Mishra
Company Secretary
Encl: As above



Independent Auditor’s Report on the Quarterly and Year to Date for the year ended 31st March, 2023 Audited Standalone Financial Results of Unitech Limited Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Unitech Limited

Report on the Audit of Standalone Financial Results

Disclaimer of Opinion

We have audited the accompanying Statement of Standalone Financial Results of Unitech Limited (“the Company”) for the quarter ended 31st March, 2023 and Year to date results for the period from 1st April, 2022 to 31st March, 2023 (“the statement”) attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended (“the Listing Regulations”).

Our audit indicates that, because of the substantive nature and significance of the matter described below, we have not been able to obtain sufficient appropriate evidence to provide a basis for expressing an opinion on the statement as to whether these Standalone Financial Results are prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other recognized accounting practices and policies generally accepted in India has disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, 2015 (as amended) including the manner in which it is to be disclosed, or that it does not contain any material misstatement.

Basis for Disclaimer of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the Auditor’s Responsibilities for the Audit of the Standalone Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. Because of the significance of the matters described below we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion.

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LLP registration No. AAS-8863 (Formerly known as GSA & Associates)
Branches at Akhnoor (Jammu) and Surat (Gujarat)

Based on our audit conducted as above, due to the matters stated below of this report, we believe that the accompanying Statement of Standalone Financial Results is not prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standard (Ind AS) specified under section 133 of the Act as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, and are not disclosing the information required to be disclosed in terms of the Listing Regulations, including the manner in which, it is to be disclosed, or that it contains material misstatement

We draw attention to the followings matters:

- (i) We draw attention to Note no. 4 of the Standalone 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 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

(ii) **Material uncertainty related to going concern**

We draw attention to Note no. 5 of the Standalone Financial Results wherein the management has represented that the Standalone Financial Results have been prepared on a going concern basis, notwithstanding the fact that the Company has incurred losses and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Company also has various litigation matters which are pending before different forums, and various projects of the Company have stalled/ slowed down.

These conditions indicate the existence of material uncertainty that may cast significant doubt about Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution Framework. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of new flats. 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (iii) Unitech Limited (“the Company”) held its annual general meetings for last 2 years with delays. The 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 Company also delayed in filling of its quarterly and annual/year to date results with Security and Exchange Board of India “SEBI”. The 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (iv) We draw attention to Note no. 12 of the Standalone Financial Results. The 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 Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The 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 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 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 Company’s other projects with GNIDA and forfeited Rs. 13,893.42 lakhs.

The 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 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 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, 2023 amounting to Rs. 3,72,777.42 Lakhs (including Rs. 52,220.54 Lakhs booked on account of interest during the year ended 31st March, 2023). Out of the interest mentioned above Rs. 4,846.67 Lakhs has been capitalised in the books of accounts of the 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, and profit/(loss) for the period cannot be ascertained, since the matter is still subjudice, as mentioned hereinabove, vis-à-vis dues of the Company, and hence we are unable to conclude on this matter.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (v) We draw attention to Note no. 6(a) of the Standalone Financial Results, Confirmations/reconciliations are pending in respect of amounts deposited by the 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 31st March, 2023. Management 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 complied with.

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 Standalone Financial Statements of the Company, and hence we are unable to express an opinion on this matter.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (vi) We draw attention to Note no. 6(c) of the Standalone Financial Results, according to information given and explanation provided to us by the management, in respect of Property, Plant and Equipment (PPE) including Investment Property having net value of Rs. 2,996.56 Lakhs (net of accumulated depreciation of Rs. 7,527.88 Lakhs), there is no physical verification conducted by the Company since last two years. Further, the company does not maintain proper records showing full particulars, including quantitative details and situation of Fixed Assets ‘property, plant and equipment, ‘Intangible Assets’ & ‘investment property’’. In view of this and also of the fact that these PPE’s are kept as security for obtaining bank loans and all the loan accounts of the Company (except loan obtained from Punjab National Bank) are at non performing levels, we are not able to express an opinion on this matter.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

(vii) **Non-current investment and loans**

Company has made investments and given loans to its subsidiaries, joint ventures, associates and other. Details as on 31st March, 2023 are as follows: -

Pa Particulars	Amounts in Lakhs of Rs.		
	Amount invested	Impairment accounted for till 31.03.2023	Carrying amount
Equity investment - Indian subsidiaries	753,42.84	307,45.68	445,97.16
Equity investment - foreign subsidiaries	663,76.77	663,76.77	-
Equity investment - joint ventures	54,046.56	-	54,046.56
Equity investment – associates	2,99.25	-	2,99.25
Equity investment – others	310,40.70	-	310,40.70
Debenture investment	15,12.18	-	15,12.18
Investment – CIG	254,53.18	-	254,53.18
Corporate guarantees	8.70	-	8.70
Loans given to subsidiaries	3,76,611.48	1,589.05	375,022.43
Advances given to subsidiaries	619,65.57	-	619,65.57
Loans to Joint Ventures and Associates	83,81.00	-	83,81.00
Advances to Joint Ventures and Associates	21.68	-	21.68
Share Application Money	46.50	-	46.50

We draw attention to Note no. 6(e) of the Standalone 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 4-5 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 (Carnoustie) of Rs. 310,05.45 Lakhs as on 31st March, 2023. Regarding this investment, the Company has already filed an Intervention Application “IA” before Hon’ble Supreme Court of India wherein, the Company has stated that erstwhile management has invested in equity shares of Carnoustie @ 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 Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnoustie 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 Company has decided to carry investment made in Carnoustie at cost as the matter is subjudice.
- Investment – CIG – The Company made investment of Rs. 254,53.18 lakhs in CIG realty fund for which no details are available with the Company. As explained by management, the 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 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 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 Standalone Financial Results.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

(viii) Impairment Assessment of Bank and Corporate Guarantees

The 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

(ix) **Trade receivables and other financial assets**

The company has trade receivable and other financial assets as on 31st March, 2023 are as follows: -

Particulars	Amounts in Lakhs of Rs.		
	Amount	Provision accounted for till 31.03.2023	Carrying Amount
Trade Receivable	78,751.93	31,521.87	47,230.06
Security Deposits	52,818.32	934.04	51,884.28
Non-Current Loans and Advances	100.00	-	100.00
Current Loans and Advances	6,617.34	520.00	6,097.34
Advances for purchase of Shares	31,079.48	31,079.48	-
Staff Imprest & Advances	47.09	-	47.09
Advances to others	13.08	-	13.08

We draw attention to Note no. 6(f) of the Standalone Financial Results, the 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 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 Standalone Financial Results.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

(x) **Inventory and project in progress**

We draw attention to Note no. 6(d) of the Standalone Financial Results, 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. 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 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 realisable 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 the same is still awaited.

Further, the 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 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 Standalone Financial Statements.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

(xi) External Confirmation

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

Particulars	Amount	Amounts in Lakhs of Rs.	
		Provision accounted for till 31.03.2023	Carrying amount
Trade Receivable	78,751.93	31,521.87	47,230.06
Trade Payable	82,070.64	386.34	81,684.30
Advances received from Customers	10,97,542.77	-	10,97,542.77
Advances to Suppliers	7,235.30	-	7,235.30
Security Deposits	52,818.32	934.04	51,884.28
Loans and advances to Subsidiaries	4,38,577.05	1,589.05	4,36,988.00
Loans to Joint Venture and Associates	8,381.00	-	8,381.00
Other Loans and advances	6,717.34	520.00	6,197.34

Particulars	Amount	Amounts in Lakhs of Rs.	
		Provision accounted for till 31.03.2023	Carrying amount
Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37
Loans from Subsidiaries, Joint Venture and Associates	80,368.23	-	80,368.23
Security and other deposits payable	42,995.92	-	42,995.92
Staff Imprest	47.09	-	47.09
Inter Corporate Deposits	13,853.66	-	13,853.66
Other Assets	6,349.22	-	6,349.22

We draw attention to Note no. 7 of the Standalone Financial Results, the 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 Company.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

Bank confirmations

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

With respect to the loans and borrowings taken by the Company amounting to Rs. 2,79,186.01 Lakhs as on 31st March, 2023 no confirmation requests have been sent 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 Company regarding interest rates charged by banks/ financial institutions and the same are 4-5 years old. The company, has before the date of approval of standalone financial statements for the year ended 31st March, 2023, obtained statement of accounts from several banks/financial institutions regarding its borrowings. The 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 company accrued the additional liability in the year ended 31st March, 2023 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 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 Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Standalone Financial Statements.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (xii)** We draw attention to Note no. 6(b) of the Standalone Financial Results, 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 Company. In absence of the same, we are unable to express an opinion on the impact of such contingent liabilities on the Company.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (xiii)** We draw attention to Note no. 6(i) of the Standalone Financial Results, Company has not appointed an internal auditor for the financial year 2020-21, 2021-22 and 2022-23 which is in contravention of the provisions of section 138 of the Companies Act, 2013 which mandates appointment of internal auditor for all listed companies.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (xiv)** We draw attention to Note no. 6(i) of the Standalone Financial Results, the company has not yet appointed a Chief Financial Officer and the prescribed time period under section 203 of the Companies Act, 2013 has already expired. Further the company has not filed any application with Ministry of Corporate Affairs for compounding of the said offence.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (xv)** We draw attention to Note no. 8 of the Standalone Financial Results, The Company has accounted for its investment in one of its subsidiary M/s Unitech Power Transmission Limited, as non-current assets held for sale. Cost of investment as on 31st March, 2023 is Rs. 42,26.26 lakhs. The Company is carrying said investment at cost and has not made any estimation of its fair value less cost to sell as required under provisions of Indian Accounting Standard 105 “Non-Current Assets Held for Sale and Discontinued Operations”. The company post as on 31st March, 2023, has received a binding offer of Rs. 6700.00 Lakhs from a buyer which is also approved by the directors of the company

through circular resolution dated 14.08.2023. In the absence of any fair value assessment by the Company, we are unable to express an opinion on the matter.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (xvi) The company has made many adjustments in accordance with Indian Accounting Standards applicable to the company as on 31st March, 2020. The 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

(xvii) **Revenue from real estate projects**

We draw attention to Note no. 6(g) of the Standalone Financial Results, The Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 “revenue from contracts with customers” specifies that an entity can recognise 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 Company with home buyers, it seems that the Company does not satisfy any of the conditions 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 an opinion on the all the matter mentioned above.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

(xviii) The Company has long outstanding statutory liabilities as on 31st March, 2023 details of which are as follows: -

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

Regarding tax deducted at source, the 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 Company.

During financial year ending 31st March, 2023, the Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time pf 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 Company is filling its GST returns in the states wherein it has obtained registration. However, there is no reconciliation available with the Company for the sales / input tax credit “ITC” appearing as per books of accounts and details filled in the GST returns.

Further in the Standalone Financial Results, which includes balance of Rs. 12,677.74 lakhs pertaining to balance of input tax credit “ITC” receivables by the Company under Goods and Services Tax Act, 2017. The 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 company has long outstanding dues payable to employees amounting to Rs. 5,980.48 Lakhs as on 31st March, 2023. The 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 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (xix)** We draw attention to Note no. 10 of the Standalone Financial Results, The Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

Particulars	Unpaid matured deposits (Principal amount) as at 31 st March 2022	Principal paid during the period (Rs. Lakhs)	Unpaid matured deposits (Principal amount) as at 31 st March 2023 (Rs. Lakhs)
Deposits that have matured on or before March 31, 2017	551,48.59	1405.03	537,43.56

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 Company has not provided for interest payable on public deposits which works out to Rs. 6,678.84 lakhs for the current period ended 31st March, 2023 (Cumulative upto 31st 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 31st 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 Company. Accordingly, impact, if any, of the indeterminate liabilities on these Standalone Financial Results is currently not ascertainable, and hence we are unable to express an opinion on this matter.

Further, the Company has also accepted security deposits from various entities amounting to Rs. 22,129.99 Lakhs as on 31st 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 in a position to comment on possible impact of the same on the Company.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (xx)** We draw attention to Note no. 9 of the Standalone 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 company and the total of such outstanding amount to Rs. 7,95,501.55 Lakhs as on 31st March, 2023. The lenders have initiated the action against the company under various act(s). 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

(xxi) We draw attention to Note No. 11 of the Standalone Financial Results of the Company as on 31st March, 2023 which contains the details of Intervention Application “IA” before Hon’ble Supreme Court of India wherein, the 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

(xxii) We draw attention to Note no. 6(h) of the Standalone Financial Results, the 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 31st 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 standalone financial statements for the year ended 31st March, 2022.

(xxiii) With respect to opening balances appearing in the books of accounts of the Company as on 31st March, 2023. There are several old outstanding balances for which there is no information/ supporting documents available with the 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
- Allowances for bad and doubtful loans and advances to related parties amounting to Rs. 15,89.04 lakhs
- Other loans and advance amounting to Rs. 520.00 lakhs
- Trade receivables and advances received from customers amounting Rs. 11930,75.62 Lakhs
- Loans/ advances given to subsidiaries, joint ventures and associates amounting to Rs. 4689,32.90 Lakhs
- Loans taken from subsidiaries, joint ventures and associates amounting to Rs. 74,192.20 Lakhs

- Expenses payable amounting to Rs. 51,612.66 Lakhs
- Current Tax Assets amounting to Rs. 3004.64 Lakhs
- Deferred Liability amounting to Rs. 2,36,049.12 Lakhs
- Advance given for purchase of land amounting to 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 Subsidiary - Corporate Guarantee amounting to Rs. 8.70 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.
- Loans to Subsidiaries (Ind AS Adjustments) amounting to Rs. 50,730.57 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 Standalone Financial Results as on 31st March, 2023.

We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

- (xxiv) The 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.

Management's Responsibilities for the Standalone Financial Results

This Statement, which includes the Standalone Financial Results is the responsibility of the Company's Board of Directors, and has been approved by them for the issuance. The Statement has been prepared on the basis of the Standalone Financial Statements for the year ended 31st March, 2023. This responsibility includes the preparation and presentation of the Standalone Financial Results for the Quarter and Year ended 31st March, 2023 that give a true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and

other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial Results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Results, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Standalone Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Standalone Financial Results including the disclosures, and whether the Annual Standalone Financial Results represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

1. Other Matter:

- (i) We draw your attention to Note no. 13 to the Standalone Financial Results. The Company had received an arbitral award dated 6th July 2012 passed by the London Court of International Arbitration (LCIA) wherein the arbitration tribunal has directed the Company to purchase the investment of Cruz City 1 (a company owned by Lehman Bros.) in Kerrush Investment Ltd. (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31st March 2022 – USD 298,382,949.34). The High Court of Justice, Queen's Bench Division, Commercial Court London had confirmed the said award.

Further, consequent to the order passed by the Hon'ble High Court of Delhi in the case instant, the company is required to make the aforesaid investment into Kerrush Investments Ltd. (Mauritius). The decree of the aforesaid amount against the company is pending for execution.

Based on the information obtained and audit procedures performed, we are unable to assess whether the underlying SRA project in Santacruz, Mumbai would be substantial to justify the carrying value of these potential investments.

We had mentioned this matter under "other matter" on the standalone financial statements for the year ended 31st March, 2022.

- (ii) We draw attention to Note no. 15 of the Standalone Financial Results, A forensic audit of the Company was conducted as per directions of the Hon'ble Supreme Court, and the report on the forensic audit was submitted in a sealed envelope to the Hon'ble Supreme Court.

We have been informed that the report on the forensic audit is not available with the Company or its Board of Directors; hence impact of observations in the forensic audit report can be ascertained only after the same is obtained.

We had mentioned this matter under “other matter” on the standalone financial statements for the year ended 31st March, 2022.

- (iii) We draw attention to Note no. 14 of the Standalone Financial Results, we did not audit the financial statements/ information of Libya branch office, included in the Standalone Financial Results of the Company, whose financial statements/ information reflect total assets of Rs. 13,28.47 lakhs (Previous year Rs. 13,28.47 lakhs) as at 31st March, 2023 and total revenues of Rs. NIL (Previous year Rs. NIL) for the year ended on that date, as considered in the standalone financial statements and described above. The company has also made provision against all assets of Rs. 13,28.47 Lakhs (Previous year 2020-21 Rs. 13,28.47 Lakhs). The financial statements/ information of this branch has not yet been audited by the branch auditor due to the adverse political situation prevailing in Libya.

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

We had mentioned this matter under “other matter” on the standalone financial statements for the year ended 31st March, 2022.

- (iv) The Standalone Financial Results include figures of year ended 31st March, 2023 as reported in these Standalone Financial Results are the balancing figures between unaudited figures in respect of period ended 31st December, 2021 and published year to date figures upto 31st March, 2023.

UDIN – 23529619BGTYFE5138

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

TANUJ Digitally signed
by TANUJ
CHUGH
CHUGH Date: 2023.08.29
18:12:21 +05'30'

Tanuj Chugh
Partner
Membership No: 529619

Place: Gurugram
Date: 29th August, 2023

UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2023

(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2023	31.12.2022	31.03.2022	31.03.2023	31.03.2022
		Audited	Unaudited	Audited	Audited	Audited
1.	Revenue from Operation	535.62	1,672.46	1,094.14	5,365.81	5,023.61
2.	Other Income	6,442.99	487.14	513.64	7,847.80	1,091.15
3.	Total Income ((1+2))	6,978.61	2,159.60	1,607.78	13,213.61	6,114.76
4.	Expenses					
	Real estate, Construction and Related Expenses including Cost of Land sold	996.56	1,146.01	1,351.01	4,887.77	4,889.59
	Changes in Inventories of finished properties, land, land development right and work in progress	-	-	-	-	-
	Employee Benefits Expense	787.87	264.57	827.16	1,640.80	1,708.12
	Finance Costs	43,956.78	43,082.62	24,519.50	2,45,203.81	92,846.66
	Depreciation and Amortisation Expense	64.51	63.04	67.79	251.44	251.76
	Other expenses	1,278.84	243.12	326.29	2,150.78	1,132.27
	Total Expenses	47,084.56	44,809.37	27,091.76	2,54,134.60	1,00,828.40
5.	Profit/(Loss) from Operations before Exceptional Items & Tax (3-4)	(40,105.95)	(42,649.77)	(25,483.97)	(2,40,920.99)	(94,713.64)
6.	Exceptional Items / Provision for Impairment	-	-	-	-	-
7.	Profit/(Loss) before Tax (5+/-6)	(40,105.95)	(42,649.77)	(25,483.97)	(2,40,920.99)	(94,713.64)
8.	Tax Expense					
	(a) Current Tax					
	Current Year	-	-	-	-	-
	Earlier Years	-	-	-	-	-
	(b) Deferred Tax	-	-	-	-	-
9.	Net Profit from Ordinary Activities after tax (7+/-8)	(40,105.95)	(42,649.77)	(25,483.97)	(2,40,920.99)	(94,713.64)
10.	Extraordinary items (Net of Tax Expense)	-	-	-	-	-
11.	Net Profit for the Year (9+/-10)	(40,105.95)	(42,649.77)	(25,483.97)	(2,40,920.99)	(94,713.64)
12.	Other Comprehensive Income / (Loss)					
	A (i) Items that will be reclassified to Profit or Loss	-	-	-	-	-
	(ii) Income Tax relating to items that will be reclassified to Profit and Loss	-	-	-	-	-
	B (i) Items that will not be reclassified to Profit and Loss	9.94	15.75	(117.69)	39.90	200.28
	(ii) Income Tax relating to items that will not be reclassified to Profit and Loss	-	-	-	-	-
	Total Other Comprehensive Income / (Loss)	9.94	15.75	(117.69)	39.90	200.28
13.	Total Comprehensive Income (11+/-12)	(40,096.01)	(42,634.02)	(25,601.66)	(2,40,881.09)	(94,513.36)
14.	Other Equity excluding Revaluation Reserves					
15.	Paid-up equity share capital	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
16.	Earning Per share (Before Extraordinary Items) (of Rs. 2 each) *(Not Annualised)					
	Basic and Diluted (Rs.)	(1.53)	(1.63)*	(0.97)	(9.21)	(3.62)
17.	Earning Per share (After Extraordinary Items) (of Rs.2 each) *(Not Annualised)					
	Basic and Diluted (Rs.)	(1.53)	(1.63)*	(0.97)	(9.21)	(3.62)



Y.S. Malik

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

Unitech Limited

CIN: L74899DL1971PLC009720

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

Standalone Statement of Assets & Liabilities

(Rs. In Lakhs)

Sl.No.	Particulars	As At March 31, 2023	As At March 31, 2022
A	ASSETS		
1	Non Current Assets		
	Property, Plant and Equipment	1,835.68	1,839.19
	Investment property	1,160.88	1,180.35
	Other Intangible Assets	29.34	13.72
	Intangible Assets under Development	46.83	31.47
2	Financial Assets		
	(i) Investments	1,57,613.28	1,57,618.07
	(ii) Loans	220.25	219.80
	(iii) Other Financial Assets	2,510.01	2,249.54
	Other non current Assets	6.02	-
	Total Non Current Assets	1,63,422.29	1,63,152.14
	Current Assets		
	Inventories	62,517.96	62,517.96
3	Financial Assets		
	(i) Investments	-	-
	(ii) Trade Receivables	47,230.06	49,118.35
	(iii) Cash and Cash equivalents	22,680.21	2,255.51
	(iv) Bank Balance other than (iii) above	8,122.41	36,541.92
	(v) Loans	4,51,314.24	4,48,926.95
	(vi) Other Financial Assets	49,534.44	49,538.48
	Current Tax Assets (Net)	3,811.22	3,219.69
	Other Current Assets	8,85,011.70	8,83,682.98
	Total Current Assets	15,30,222.24	15,35,801.84
	Non Current Assets Classified As Held For Sale	4,226.26	4,226.26
	Total Assets	16,97,870.79	17,03,180.24
B	EQUITY AND LIABILITIES		
1	Equity		
	Equity Share Capital	52,326.02	52,326.02
	Other Equity	(1,574.75)	2,39,306.35
	Total Equity	50,751.27	2,91,632.37
2	LIABILITIES		
	Non Current Liabilities		
	Financial Liabilities		
	(i) Borrowings	142.31	519.31
	(ii) Other Financial Liabilities	452.64	3.76
	Deferred Tax Liabilities	777.34	777.34
	Long Term Provisions	453.03	503.30
	Total Non Current Liabilities	1,825.32	1,803.71
3	Current Liabilities		
	Financial Liabilities		
	(i) Borrowings	5,09,000.03	5,08,273.30
	(ia) Lease Liability	162.36	112.50
	(ii) Trade payables	81,684.30	80,252.05
	(iii) Other Financial Liabilities	5,42,139.14	3,47,551.18
	Other Current Liabilities	5,12,273.51	4,73,536.29
	Short Term Provisions	34.86	18.84
	Total Current Liabilities	16,45,294.20	14,09,744.16
	Total Equity & Liabilities	16,97,870.79	17,03,180.24



Y.S. Malik

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

UNITECH LIMITED		STANDALONE	
Cash Flow Statement			
For the period ended 31st March 2023		(₹ in Lakhs)	
Particulars	As at 31st March, 2023	As at 31st March, 2022	
Cash Flow from Operating Activities			
Profit/(Loss) before tax	(2,40,920.99)	(94,713.66)	
Adjustments for			
Interest income	(6,638.91)	(796.19)	
Unrealised foreign exchange (gain)/loss	127.22	43.68	
(Profit) / loss on disposal of tangible PPE - net	(7.38)	-	
Borrowing costs charged to profit and loss account	2,45,203.81	92,846.66	
IND AS and other adjustments	39.90	-	
Dividend Income	(6.10)	(3.63)	
Depreciation and amortization expenses	251.44	251.76	
Operating loss before working capital changes	(1,950.99)	(2,371.38)	
Adjustments for:			
Trade Payables, Financial & Other Liabilities	(2,019.46)	(2,887.63)	
Provisions	(34.22)	(331.13)	
Trade and other receivables	1,761.07	(1,202.95)	
Loans & Advances & Other Assets	24,536.23	(20,553.78)	
Cash generated/(used) from/in operations	22,292.63	(27,346.87)	
Income taxes (paid)/refund-net	(591.54)	(188.43)	
Net Cash Flow from Operating Activities (A)	21,701.10	(27,535.30)	
Cash Flow from Investing Activities			
Purchase of PPE including capital work in progress	(260.64)	(274.32)	
Sale of PPE	8.60	-	
Dividend received	6.10	3.63	
Sale / (Purchase) of investments (net)	4.79	(2.87)	
Loans received from subsidiaries (including partnership firms), associates and joint ventures	(1,203.70)	5,952.98	
Loans repaid by subsidiaries (including partnership firms), associates and joint ventures	(3,909.98)	25,778.91	
Interest received	6,543.24	551.69	
Net Cash Flow from Investing Activities (B)	1,188.40	32,010.02	
Cash Flow from Financing Activities			
Repayment of long term borrowings	(988.29)	(1,265.58)	
Repayment of Public deposits	(1,405.03)	(2,812.32)	
Borrowing cost paid	(71.46)	(179.56)	
Net Cash Flow from Financing Activities (C)	(2,464.78)	(4,257.46)	
Net change in cash and cash equivalents (A+B+C)	20,424.70	217.28	
Cash and Cash Equivalent at the beginning of the year	2,255.51	2,038.23	
Cash and Cash Equivalent at the end of the year	22,680.21	2,255.51	
Components of Cash and Cash Equivalents	As at 31st March, 2023	As at 31st March, 2022	
Cash on hand	1.91	2.24	
Cheques, drafts on hand	6.00	43.98	
Balances with banks			
- on current accounts	2,358.07	2,209.29	
- in deposit account (with maturity of 3 months or less)	20,314.23	-	
Total Cash and Cash Equivalents	22,680.21	2,255.51	

**Notes to the Statement of Standalone Financial Results for the quarter
and year ended 31st March, 2023**

1.	The above Financial Results, prepared on Standalone basis, have been reviewed by the Audit Committee and approved by the Board of Directors of Unitech Limited at their respective meetings held on 29 th August, 2023. The Statutory Auditors have carried out Limited Review of the said Standalone Financial Results of the Company.
2.	The Company is primarily in the business of Real Estate Development and related activities, including Construction and allied Services. Further, all the business conducted is within the geographical boundaries of India. Accordingly, the Company's business activities primarily represent a single business segment and the Company's operations in India represent a single geographical segment.
3.	The above Financial Results have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed in section 133 of the Companies Act, 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015, and the Companies (Indian Accounting Standards) Amendment Rules, 2016, subject to the matters mentioned in Notes below.
4.	The Hon'ble Supreme Court, vide its order dated 20 th January 2020, has, <i>inter alia</i> , given directions that the Board of Directors of Unitech Limited, as existing on that date, be superseded with immediate effect in order to facilitate the taking over of management by the new Board of Directors constituted in terms of the proposal submitted by Government of India. In these Financial Results, references have been made hereunder to the Resolution Framework (RF) for Unitech Group, which has been prepared and approved by the Board of Directors in their meeting held on 17.06.2020, followed by updations of the Resolution Framework approved by the Board of Directors in their subsequent meetings held on 10.09.2020, 28.10.2020 and 27.04.2022. The updated Resolution Framework has been placed before the Hon'ble Supreme Court on 08.08.2022.
5.	<p>The Company has incurred losses in the current and previous years. The Company has been facing serious challenges in meeting its operational obligations, current liabilities, including Bank Loans and Public Deposits. The Management of the Company, as appointed by Hon'ble Supreme Court, is in the process of estimating the contractual liabilities and the final outcome of contingent liabilities from the realizable value of the available assets at the contracted value in the current form.</p> <p>The Company, in compliance of the Hon'ble Supreme Court's order dated 20th January 2020, has submitted the Resolution Framework and requested the Hon'ble Supreme Court to grant certain concessions and reliefs so that the Company is able to fulfill its obligations towards the construction/ completion of the projects, delivery of units to the homebuyers and meet other liabilities. The Financial Results have, accordingly, been drawn pending the final decision of the Hon'ble Supreme Court on the proposals contained in the Resolution Framework.</p>
6.	<p>The Company is in the process of:</p> <p>(a) The Company received a detailed statement of accounts from the Supreme Court's Registry in the month of November, 2022. After reconciliation of the</p>



Y.S. Malik

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

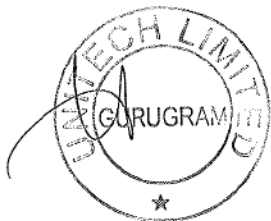
	<p>accounts, entries pertaining to (a) interest income of Rs. 4,980.00 lakhs upto 22.11.2022, (b) disbursement of Rs. 2,734.11 lakhs, out of 4,000 lakhs deposited in the Supreme Court's Registry by M/s Pioneer Urban Land & Infrastructure Limited, and (c) disbursement of Rs. 2,183.45 lakhs to homebuyers, FD holders and other stakeholders, have been duly entered in the books of accounts;</p> <p>(b) estimating the impact of contingent liabilities in line with Resolution Framework submitted to the Hon'ble Supreme Court;</p> <p>(c) conducting physical verification of Property, Plant & Equipment;</p> <p>(d) conducting the assessment of Net Realizable Value (NRV) of its inventories and projects in progress;</p> <p>(e) conducting impairment assessment of its investment in equity instruments, debentures, bonds, various funds, financial guarantees and other commitments, loans and advances given to Subsidiaries, Associates and Joint Ventures;</p> <p>(f) preparation of expected credit loss policy in relation to trade receivables, security deposits, loans and advances given to others;</p> <p>(g) re-evaluating the impact of Ind AS 115 and to conclude regarding effectiveness of existing accounting policy in line with Ind AS 115;</p> <p>(h) checking and evaluating the maintenance charges basis cost sheets as on 31.03.2023 (since the RWAs have changed at these sites); and</p> <p>(i) appointing the Internal Auditors for the Company and also selecting a suitable candidate for appointment as Chief Financial Officer for the Company.</p>
7.	<p>As regards trade payables, which primarily relate to the unpaid bills of Contractors and Vendors, and which <i>prima facie</i> may not be payable to the extent shown in the books, the Management is in the process of ascertaining the genuineness of all the operational liabilities, which are being carried forward historically from the erstwhile management in the accounts. As regards all other opening balances which are outstanding for a long period of time and which are also being carried forward as a legacy balance, the Company is in the process of collecting the supporting documents to take an appropriate decision in the matter. Though some progress has been made in this behalf, the process of compiling banks statements/ bank balance confirmations from all the concerned banks of the Company is likely to take some time as some of the banks are taking time to supply the requisite information. The Company has various outstanding statutory liabilities since long and the same are unpaid due to the pendency of matters before various Adjudicating Authorities and liquidity constraints with the Company.</p>
8.	<p>The Company has accounted for its investment in one of its subsidiaries, namely, M/s Unitech Power Transmission Limited, as non-current assets held for sale. The Company is carrying the said investment at cost. Cost of investment as on 31st March, 2023, is Rs. 4,226.26 Lakhs.</p>
9.	<p>There have been delays in the payment of dues of non-convertible debentures, term loans and working capital loans from Banks and Financial Institutions (including principal, interest and/or other charges as the case may be) and the total of such outstanding comes to Rs. 7,95,499.75 Lakhs as on 31st March, 2023.</p>





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

10.	<p>Pursuant to section 74 (2) of the Companies Act, 2013, the Company had filed an application before the Hon'ble CLB [Now National Company Law Tribunal (NCLT)] for, <i>inter-alia</i>, seeking re-scheduling of repayment of the outstanding Public Deposits, including interest thereon as is considered reasonable, in March 2015. The Hon'ble NCLT dismissed the said application. The appeal against the said order was also dismissed by the Hon'ble NCLAT vide its order dated 31st January, 2017.</p> <p>The Company has not provided for interest payable on Public Deposits since April 1st, 2017, which works out to Rs. 41,795.45 Lakhs upto 31st March, 2023. The issue of payment of Public Deposits to the FD Holders is a part of the Resolution Framework, which is pending consideration of the Hon'ble Supreme Court.</p>
11.	<p>The erstwhile management had invested in Telangana State through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 48,131.00 Lakhs (out of which an amount of Rs. 600.00 Lakhs got adjusted as part dues of M/s Dandamundi Estate). Now, the new management is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% p.a. The Company has already filed an IA before the Hon'ble Supreme Court for recovery of the amount. However, simultaneous efforts to find an amicable resolution of the issues are also being explored.</p> <p>Notwithstanding the IA pending before the Hon'ble Supreme Court, the management has held meetings at the level of Board of Directors and Justice (Retd.) A.M. Sapre, a former Judge of the Supreme Court, with Mr. D.A. Kumar and visited the land sites twice on 24.06.2022 and 02.01.2023.</p> <p>It was agreed in the last meeting held at the level of Justice Sapre and the Chief Secretary to Government, Telangana that the District Administration would complete the site survey and identify the areas, which have been encroached. It was also <i>inter-alia</i> directed by the Chief Secretary that no further execution of sale deeds be allowed qua the land parcels owned by Unitech Limited and its collaborator.</p>
12.	<p>The 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 to the Authority. The Company had contractually entered into agreements with 352 homebuyers 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.</p> <p>GNIDA, in the meanwhile, deposited 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), in terms of the Order dated 18.09.2018 passed by the Hon'ble Supreme Court with the Registry of the Supreme Court on behalf of the Company, out of the monies paid by the Company. This amount stands refunded to about 352 homebuyers pursuant to the directions of the Hon'ble Supreme Court.</p> <p>The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad for final disposal. The Company has, subsequently, shown the amount of Rs. 18,339.80 Lakhs as recoverable from GNIDA in its books of account. Further, the Company is also carrying other construction costs amounting to Rs. 80,650.70 Lakhs in respect of the projects to come up on the said land.</p>



Y.S. Malik


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

	Further, the Management is also in the process of filing a comprehensive IA before the Hon'ble Supreme Court qua GNIDA demands from Unitech, including seeking appropriate directions on the subject.
13.	<p>The Company received an arbitral award dated 6th July 2012 passed by the London Court of International Arbitration (LCIA) wherein the arbitration tribunal has directed the Company to purchase the investment of Cruz City 1 (a Company owned by Lehman Bros.) in Kerrush Investment Limited (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31st March 2022 - USD 298,382,949.34). The High Court of Justice, Queen's Bench Division, Commercial Court London had confirmed the said award.</p> <p>Further, consequent to the order passed by the Hon'ble High Court of Delhi in the instant case, the Company is required to make the aforesaid investment into Kerrush Investments Ltd. (Mauritius). The decree of the aforesaid amount against the Company is pending for execution. However, the management is exploring the possibilities of filing an IA in the Supreme Court in the matter.</p>
14.	<p>The Company has a branch office in Libya, whose financial statements/ information reflect total assets of Rs. 1,328.47 Lakhs (Previous year - Rs. 1,328.47 Lakhs) as on 31st March, 2023 and total revenues of Rs. NIL (Previous year - NIL) for the year ended on that date, as considered in the Standalone Financial Statements as described above. The Company has also made provision against all assets of Rs. 1,328.47 Lakhs (Previous year - Rs. 1,328.47 Lakhs). The financial statements/ information of this branch have not been audited by the branch auditor due to the adverse political situation prevailing in Libya and functional limitations.</p>
15.	<p>A Forensic Audit of the Company was conducted as per directions of the Hon'ble Supreme Court, and the report on the forensic audit was submitted in a sealed cover to the Hon'ble Supreme Court. The report on the Forensic Audit is not available with the Company or its Board of Directors. Hence, the impact of observations of the Forensic Audit Report can be ascertained only after the same is made available to the Company. However, the said report was made available to the Enforcement Directorate, who is seized of investigations into the related matters.</p>
16.	<p>The Company has not created any kind of Deferred Tax Assets on account of lack of reasonable certainty of having taxable profits and in foreseeable future against which such tax assets can be adjusted.</p>
17.	<p>The figures of the previous year have been re-grouped/ re-arranged wherever considered necessary for the purpose of comparison.</p>



Place: Gurugram
Dated: 29.08.2023

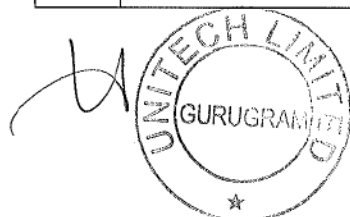
For Unitech Limited


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

Auditors' Report – Qualified Observations

Management's Response to Independent Auditor's Report of the Statutory Auditors on the Audited Standalone Financial Results of Unitech Limited for the Quarter and Financial Year ended 31.03.2023

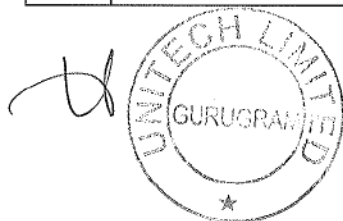
S. No.	Auditor's Opinion	Management's Response
1.	<p>(i) Unitech Limited ("the Company") held its annual general meeting for last 2 years with delays. The company had not applied for any extension for these annual general meeting to the Registrar of Companies, NCT of Delhi & Haryana and is in the process of estimation of penalty and other implications due to delay in holding of annual general meeting.</p> <p>(ii) Further, the Company also delayed in filling of its quarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The 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.</p> <p>(iii) We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>(i) The Annual General Meeting (AGM) for the year ended 31st March, 2022 was due to be held latest by 30th September, 2022. However, the AGM for the FY 2021-22 was held on 31.03.2023. The new management did not have access to complete records of various transactions of the Company. It caused delay in the finalization of accounts and convening of Annual General Meeting. The new Management has inherited several legacies under various provisions of law, including non-compliances related to non-holding of Annual General Meeting of Unitech Limited on or before the due dates. Ever since the new Management took control of Unitech Group as whole, it has been endeavoring to make the Group compliant in accordance with the provisions of the Companies Act, 2013 and rules made thereunder and other applicable laws.</p> <p>(ii) The Company has scheduled its Annual General Meeting for the FY 2022-23 on 29th September 2023, which is well within the prescribed time-lines.</p> <p>(iii) The Management had taken up the issue of seeking exemptions and waiver of penalties from MCA as well as SEBI vide its letters dated 11.06.2020, 29.07.2020 and 27.08.2020 and had also sought the intervention of Secretary MCA to take up the matter with SEBI. The Secretary MCA also took up the matter with Chairman SEBI vide his letter dated 05.08.2020. SEBI responded vide its letter dated 09.09.2020 informing that the BSE and NSE had examined the issue in view of moratorium granted by the Hon'ble Supreme Court and the notice for suspension of trading of securities had been withdrawn. Finding that there was no positive response on waiver of penalties, the Management filed an IA No. 81660 of 2021 and 81663 of 2021 on 16.07.2021 in the Supreme Court</p>



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

**Management's Response to Independent Auditor's Report of the Statutory Auditors
on the Audited Standalone Financial Results of Unitech Limited for the Quarter and
Financial Year ended 31.03.2023**

S. No.	Auditor's Opinion	Management's Response
		seeking requisite reliefs, which is still pending. The above defaults on the part of the Company were also placed before the Hon'ble Supreme Court in the Action Taken Report-III filed on 28.03.2022
2.	<p>(i) We have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on 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 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.</p> <p>(ii) 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.</p> <p>(iii) We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	The points mentioned herein are informative in nature and the Management has no further comments to offer on the same.



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

**Management's Response to Independent Auditor's Report of the Statutory Auditors
on the Audited Standalone Financial Results of Unitech Limited for the Quarter and
Financial Year ended 31.03.2023**

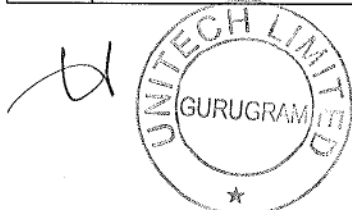
S. No.	Auditor's Opinion	Management's Response
3.	<p>Material uncertainty related to going concern</p> <p>(i) Management has represented that the Standalone Financial Statements have been prepared on a going concern basis, notwithstanding the fact that the Company has incurred losses and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Company also has various litigation matters which are pending before different forums, and various projects of the Company have stalled/ slowed down.</p> <p>(ii) These conditions indicate the existence of material uncertainty that may cast significant doubt about Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution Framework. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of new flats. This activity is getting conducted under supervision of Justice Abhay Manohar Sapre, as appointed by Hon'ble Supreme Court of India.</p> <p>(iii) We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>The Management has already stated its position in the Resolution Framework submitted in the Hon'ble Supreme Court on 15.07.2020, followed by updated versions submitted on 05.02.2021 and 08.08.2022, wherein the Hon'ble Supreme Court has been prayed to grant certain concessions and reliefs so that the Company is able to fulfil its obligations towards the construction and completion of projects and meet other liabilities. The reasons for opting against the winding up the Company or its reference under IBC have fully been explained in the application filed for submission of the Resolution Framework.</p>
4.	<p>(i) The Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial</p>	<p>(i) The matter is still pending in the Hon'ble High Court of Allahabad for final disposal. The Management is</p>




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

**Management's Response to Independent Auditor's Report of the Statutory Auditors
on the Audited Standalone Financial Results of Unitech Limited for the Quarter and
Financial Year ended 31.03.2023**

S. No.	Auditor's Opinion	Management's Response
	<p>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 Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The 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.</p> <p>(ii) 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 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 Company, with the registry of the Hon'ble Supreme Court.</p> <p>(iii) GNIDA has adjusted Rs. 9,200.00 Lakhs of Unitech Group's liabilities towards the Company's other projects with GNIDA and forfeited Rs. 13,893.42 Lakhs. The 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.</p>	<p>hopeful that its stand shall be vindicated in the Hon'ble Court and there shall be no adverse impact, other than the one already disclosed.</p> <p>(ii) As regards the amount of Rs. 7,436.35 lakhs (Rs. 6,682.10 lakhs + interest @ 6% on the principal amount of Rs. 6,682.10 lakhs), deposited with the Registry of the Hon'ble Supreme Court, the said amount has already been paid to 352 homebuyers pursuant to the directions of Hon'ble Supreme Court, which is a bit more than the principal amount deposited by the said homebuyers.</p> <p>(iii) Further, the Management is also in the process of filing a comprehensive IA before the Hon'ble Supreme Court qua GNIDA's demands raised against Unitech, including seeking appropriate directions on the instant issue.</p>




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

**Management's Response to Independent Auditor's Report of the Statutory Auditors
on the Audited Standalone Financial Results of Unitech Limited for the Quarter and
Financial Year ended 31.03.2023**

S. No.	Auditor's Opinion	Management's Response
	<p>(iv) The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad, and pending the final disposal, the 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 Company is also carrying</p> <p>(a) Other construction costs amounting to Rs. 805,75.05 Lakhs in respect of the projects to come upon the said land which also includes interest capitalized of Rs. 696,84.68 Lakhs.</p> <p>(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 on account of interest during the year ended 31st March, 2023). Out of the interest mentioned above Rs. 4,846.67 Lakhs has been capitalized in the books of accounts of the Company. The same is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs".</p> <p>(v) 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 Company, and hence, we are unable to express an opinion on this matter.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st.</p>	

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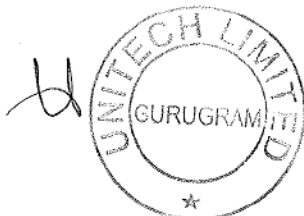


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Yashraj MALIK, IAS (Retd.)
Chairman & Managing Director
Unitech Limited

**Management's Response to Independent Auditor's Report of the Statutory Auditors
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Financial Year ended 31.03.2023**

S. No.	Auditor's Opinion	Management's Response
	March, 2022 in respect of this matter.	
5.	<p>(i) Confirmations/ reconciliations are pending in respect of amounts deposited by the 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 31st March, 2023. Management 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.</p> <p>(ii) 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 complied with.</p> <p>(iii) 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 Standalone Financial Statements of the Company, and hence we are unable to express an opinion on this matter.</p> <p>(iv) We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>(i) The observation is a statement of fact and needs no further comments.</p> <p>(ii) The Company received a detailed statement of accounts from the Supreme Court's Registry in the month of November, 2022. After reconciliation of the accounts, entries pertaining to (a) interest income of Rs. 4,980.00 lakhs upto 22.11.2022, (b) disbursement of Rs. 2,734.11 lakhs, out of 4,000 lakhs deposited in the Supreme Court's Registry by M/s Pioneer Urban Land & Infrastructure Limited, and (c) disbursement of Rs. 2,183.45 lakhs to homebuyers, FD holders and other stakeholders, have been duly entered in the books of accounts for the period ending 31.03.2023.</p> <p>(iii) Further, during reconciliation, variations amounting to Rs. 934.15 lakhs have been observed between Balance as per books of accounts <i>vis-a-vis</i> Balance as per Supreme Court's Registry, which is proposed to be taken up with the Supreme Court Registry and reconciled as soon as the relevant information is received from the Registry.</p> <p>(iv) As regards the TDS on the payments made from the Registry or the TDS by the Bank on the accrued interest, the Registry has not provided any information. This will have to be verified from the Supreme Court Registry. In any case, prima facie, there should be no liabilities/ penalties on this account qua the Company as the default, if any, would be on the part of the Bank or the Supreme Court Registry.</p>




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

**Management's Response to Independent Auditor's Report of the Statutory Auditors
on the Audited Standalone Financial Results of Unitech Limited for the Quarter and
Financial Year ended 31.03.2023**

S. No.	Auditor's Opinion	Management's Response																
6.	<p>According to information given and explanation provided to us by the management, in respect of Property, Plant and Equipment (PPE) including Investment Property having net value of Rs. 2,996.56 Lakhs (net of accumulated depreciation of Rs. 7,527.88 Lakhs), there is no physical verification conducted by the Company since last year. Further, the Company does not maintain proper records showing full particulars, including quantitative details and situation of Fixed Assets comprising 'property, plant and equipment, 'capital work-in-progress' & 'investment property'. In view of this and also of the fact that these PPE's are kept as security for obtaining bank loans and all the loan accounts of the Company (except loan obtained from Punjab National Bank) are at non performing levels, we are not able to express an opinion on this matter.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>The Company has maintained the Fixed Assets Register for recording the details of Property, Plant & Equipments. The management is facing a major challenge in reconciling the Opening Balances, which is a legacy issue and difficult to reconcile. However, it is proposed to take up this exercise to prepare separate lists of PPE where the reconciliation of Opening Balance remains an issue. The challenges faced in reconciliation of the Opening Balances, wherever occurring, will be addressed separately.</p>																
7.	<p><u>Non-current investment and loans</u></p> <p>Company has made investments and given loans to its subsidiaries, joint ventures, associates and others. Details as on 31st March, 2023 are as follows:</p> <table border="1" data-bbox="315 1462 780 1897"> <thead> <tr> <th colspan="4">Amounts in Rs. Lakhs</th> </tr> <tr> <th>Particulars</th> <th>Amount invested</th> <th>Impairment accounted for till 31.03.2023</th> <th>Carrying amount</th> </tr> </thead> <tbody> <tr> <td>Equity investment - Indian subsidiaries</td> <td>753,42.84</td> <td>307,45.68</td> <td>445,97.16</td> </tr> <tr> <td>Equity investment - foreign subsidiaries</td> <td>663,76.77</td> <td>663,76.77</td> <td>-</td> </tr> </tbody> </table>	Amounts in Rs. Lakhs				Particulars	Amount invested	Impairment accounted for till 31.03.2023	Carrying amount	Equity investment - Indian subsidiaries	753,42.84	307,45.68	445,97.16	Equity investment - foreign subsidiaries	663,76.77	663,76.77	-	<p>(i) Unitech Limited has 186 Indian Subsidiary Companies out of which 08 subsidiary Companies have been struck off by the Registrar of Companies, NCT Delhi and Haryana. The Company has moved the National Company Law Tribunal (NCLT) for the revival of the subsidiaries which have been struck off, out of which 02 have already been ordered to be revived.</p> <p>(ii) For 149 Indian Subsidiary Companies, Statutory Auditors have been appointed so far whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 16 other Subsidiaries is underway. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.</p> <p>(iii) As regards 32 foreign subsidiaries along</p>
Amounts in Rs. Lakhs																		
Particulars	Amount invested	Impairment accounted for till 31.03.2023	Carrying amount															
Equity investment - Indian subsidiaries	753,42.84	307,45.68	445,97.16															
Equity investment - foreign subsidiaries	663,76.77	663,76.77	-															




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

**Management's Response to Independent Auditor's Report of the Statutory Auditors
on the Audited Standalone Financial Results of Unitech Limited for the Quarter and
Financial Year ended 31.03.2023**

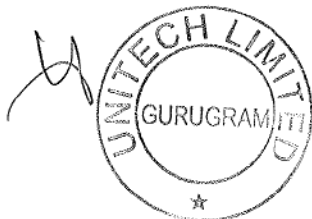
S. No.	Auditor's Opinion				Management's Response
	Equity investment - joint ventures	540,41.94	-	540,41.94	<p>with Libya Division and 03 foreign JVs, the management has listed down their available details. The Audited Balance Sheets of 04 foreign subsidiaries, 02 foreign JVs, and that of Libya Division are not available with the Company. For rest of the Companies, the last audited available Balance Sheets are those of 31.03.2017 except for two Companies whose available Balance Sheets are those of 31.03.2010 and 31.03.2016. Moreover, it is pertinent to mention that, as per information available to the new management, the Central Investigating Agencies are believed to be engaged with the issues pertaining to these entities.</p> <p>(iv) The matter regarding investment in Carnoustie and CIG is already under scrutiny by the Investigating Agencies and various attachment orders have been passed by the Enforcement Directorate. The Management has included the position of Carnoustie and CIG in the Resolution Framework submitted before the Hon'ble Supreme Court. It is pertinent to mention here that Unitech Limited has also filed an IA in the Hon'ble Supreme Court for the recovery of the amount invested. The matter has been heard but the order is awaited.</p> <p>(v) However, keeping in view the investigations being carried out by the ED, and the ED having filed charge-sheets before the Adjudicating Authority under PMLA, the Company is left with no option but to await the final outcome in these matters.</p>
	Equity investment - associates	2,99.25	-	2,99.25	
	Equity investment - others	310,40.70	-	310,40.70	
	Debenture investment	15,12.18	-	15,12.18	
	Investment - CIG	254,53.18	-	254,53.18	
	Corporate guarantees	8.7	-	8.7	
	Loans given to subsidiaries	372,702.40	1,589.05	371,113.36	
	Advances given to subsidiaries	619,65.54	-	619,65.54	
	Loans to Joint Ventures and Associates	83,81.00	-	83,81.00	
	Advances to Joint Ventures and Associates	20.33	-	20.33	
	Share Application Money	46.5	-	46.5	
	<p>Considering the fact that the accounts of the 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 account the factors such as non-existence of any loan agreement stating terms, conditions and duration of loan, 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</p>				




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

**Management's Response to Independent Auditor's Report of the Statutory Auditors
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Financial Year ended 31.03.2023**

S. No.	Auditor's Opinion	Management's Response
	<p>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".</p> <p>Further: -</p> <p>(i) Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnoustie) of Rs. 310,05.45 Lakhs as on 31st March, 2023. Regarding this investment, the Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Company has stated that erstwhile management has invested in equity shares of Carnoustie @ 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 Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnoustie at a price much 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 Company has decided to carry investment made in Carnoustie at cost as the matter is subjudice.</p> <p>(ii) Investment – CIG – The Company made investment of Rs. 254,53.18 Lakhs in CIG Realty Fund for which no details are available with the Company. As explained by management, the Company is planning to file a separate Intervention Application "IA"</p>	



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	<p>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 Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities.</p> <p>In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Company and accounting of investment at cost which were otherwise to be carried at FVTOCI, we are unable to express an opinion 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 Standalone Financial Statement.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
8.	<p><u>Impairment Assessment of Bank and Corporate Guarantees</u></p> <p>Standalone Financial Statements, wherein it is stated that the Company is having outstanding bank and corporate guarantee of Rs. 1,070,59.26 lakhs as per 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 express an opinion on the same.</p>	(i) There are a number of secured, unsecured and operational creditors qua the Company and its subsidiaries, JVs and other affiliates. Further, the Company and the promoters have also given various kinds of Guarantees, including Bank Guarantees and Corporate Guarantees, the lists whereof (to the extent of availability of records), surviving or matured, have been shared with the Statutory Auditors. However, it may not be possible to vouchsafe at this stage that these are the only Guarantees given by the Company.



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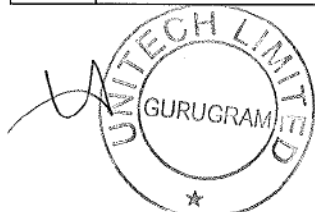
S. No.	Auditor's Opinion	Management's Response																																				
	We had given a disclaimer of opinion on the standalone financial statements for the year ended 31 st March, 2022 in respect of this matter.	(ii) The issues pertaining to secured, unsecured and operational creditors have been covered in Chapter-3 of the Resolution Framework (RF). Apart from seeking various reliefs and concessions qua such creditors, the RF also contains a provision on invitation of Claims and settlement thereof (3.2). These issues have yet not been adjudicated by the Hon'ble Supreme Court. Hence, it is neither possible nor feasible at this stage to undertake any impairment assessment of secured creditors, and/ or Corporate Guarantees till these related issues are crystalized and settled by the Hon'ble Supreme Court. Likewise, some of the investments/ advances made by the Company are a subject matter of investigations being conducted by various Central Investigating Agencies.																																				
9.	<p><u>Trade receivables and other financial assets</u></p> <p>The Company has trade receivables and other financial assets as on 31st March, 2023 as under -</p> <table border="1"> <thead> <tr> <th colspan="4">Rs. in Lakhs</th> </tr> <tr> <th>Particulars</th> <th>Amount</th> <th>Provision accounted for till 31.03.2023</th> <th>Carrying Amount</th> </tr> </thead> <tbody> <tr> <td>Trade Receivables</td> <td>78,751.93</td> <td>31,521.87</td> <td>47,230.06</td> </tr> <tr> <td>Security Deposits</td> <td>52,818.32</td> <td>934.04</td> <td>51,884.28</td> </tr> <tr> <td>Non-Current Loans and Advances</td> <td>100.00</td> <td>-</td> <td>100.00</td> </tr> <tr> <td>Current Loans and Advances</td> <td>6,617.34</td> <td>520.00</td> <td>6,097.34</td> </tr> <tr> <td>Advances for purchase of Shares</td> <td>31,079.48</td> <td>31,079.48</td> <td>-</td> </tr> <tr> <td>Staff Imprest & Advances</td> <td>47.09</td> <td>-</td> <td>47.09</td> </tr> <tr> <td>Advances to others</td> <td>13.08</td> <td>-</td> <td>13.08</td> </tr> </tbody> </table>	Rs. in Lakhs				Particulars	Amount	Provision accounted for till 31.03.2023	Carrying Amount	Trade Receivables	78,751.93	31,521.87	47,230.06	Security Deposits	52,818.32	934.04	51,884.28	Non-Current Loans and Advances	100.00	-	100.00	Current Loans and Advances	6,617.34	520.00	6,097.34	Advances for purchase of Shares	31,079.48	31,079.48	-	Staff Imprest & Advances	47.09	-	47.09	Advances to others	13.08	-	13.08	The new Management is in the process of developing an Expected Credit Loss Policy for the Company. However, it has taken time due to various kinds of situations coming to the notice of the management. Every effort shall be made to finalize the same by March, 2024.
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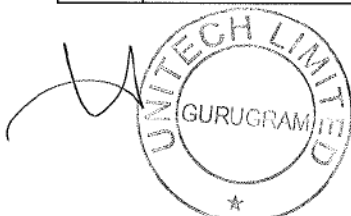
S. No.	Auditor's Opinion	Management's Response
	<p>The Company has not assessed loss allowance for expected credit losses on financial assets in accordance with the principles of Indian Accounting Standards AS 109 - "Financial Instruments".</p> <p>In view of non-existence of any expected credit loss policy in the Company, we are unable to express an opinion upon the adjustments, if any, that may be required to the carrying value of these financial assets and its consequential impact on the Standalone Financial Statement.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
10.	<p><u>Inventory and project in progress</u></p> <p>(i) Standalone Financial Statement of the Company as on 31st March, 2023, has shown inventory of Rs. 62,517.96 Lakhs and projects in progress "PIP" of Rs. 17,56,942.48 Lakhs. 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 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 realized value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories".</p> <p>(ii) Further, management is in the process of verification of title documents for land and other immovable assets.</p> <p>(iii) 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 PMCs have also conducted</p>	<p>(i) Five Project Management Consultants (PMCs) have been engaged, with the approval of the Hon'ble Supreme Court, who have substantially completed Part-A of the Scope of Work assigned to them. This includes "As-is-assessment" of various projects i.e. the status of work done/ completed during the period of erstwhile management. The PMCs have backed their work with photographs and videography of these projects so as to avoid any conflicts when it comes to the claims of old contractors' vis-à-vis the work to be done by the new contractors. Based on this exercise, the PMCs have worked out the BoQs of the remaining works, which form the basis for preparation of Tender Documents.</p> <p>(ii) About 130 to 140 Tenders would need to be floated to complete the balance works, out of which 35 Tenders (Lot-1) were floated on 02.01.2023. On scrutiny of bids, it was discovered that no bids were received against 18 tenders (out of 35) whereas both the bids received in case of one tender failed to meet the eligibility criteria and both the bids received in respect of another tender were abnormally high, resulting in the rejection of bids for these 02 tenders. Thus, bids were required to be called afresh in respect of these 20 (18+1+1) tenders.</p> <p>(iii) In continuation thereto, 2nd Lot of 31 Tenders was prepared by the PMCs, which was duly reviewed by the EIL. Thus, a total of 51 Tenders (20 re-tenders of Lot-1 and 31 tenders of Lot-2) were</p>




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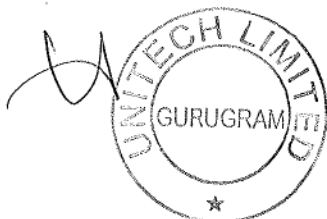
S. No.	Auditor's Opinion	Management's Response
	<p>actual physical assessment of the projects and submitted their reports. Management was earlier of the view that NRV assessment of inventory and PIP can be made only after the appointed PMCs complete their assessment of respective projects and submit their final reports but the same is still awaited.</p> <p>(iv) Further, the 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). The 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.</p> <p>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.</p> <p>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 Standalone Financial Statements.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>approved by the BoD and Justice (Retd.) A. M. Sapre in the month of April 2023 for uploading the same on Unitech's e-Tendering web-portal. Accordingly, these tenders were uploaded on the Unitech's web-portal on 08/09.05.2023.</p> <p>(iv) The extended last date for submission of bids in respect of these 51 Tenders was 22.06.2023. On opening of Technical bids on 23.06.2023, it was discovered that no bids had been received in respect of 09 tenders. After completion of the process of evaluation of Technical and Financial bids, the management finalized the bids received qua 34 tenders. This has been approved by the Board of Directors, followed by Justice (Retd.) A.M. Sapre on 18.08.2023.</p> <p>(v) Projects in Progress (PIP) on which revenue is not recognized refers to those projects where no inventory is available for sale and only expenditure is to be made for the completion of residual works in such projects.</p>
11.	External Confirmation	(i) It is stated that as per Standards on



Yusuf Ali
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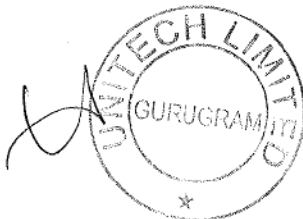
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	<p>The Company has not initiated the process of external confirmation for outstanding balances of the following areas as on 31st March, 2023 are as follow:</p> <table border="1"> <thead> <tr> <th colspan="4">Amount in Rs. in Lakhs</th> </tr> <tr> <th align="center">Particulars</th> <th align="center">Amount</th> <th align="center">Provision accounted for till 31.03.2023</th> <th align="center">Carrying amount</th> </tr> </thead> <tbody> <tr> <td>Trade Receivable</td> <td align="right">78,751.93</td> <td align="right">31,521.87</td> <td align="right">47,230.06</td> </tr> <tr> <td>Trade Payable</td> <td align="right">82,070.64</td> <td align="right">386.34</td> <td align="right">81,684.30</td> </tr> <tr> <td>Advances received from Customers</td> <td align="right">10,97,54 2.77</td> <td align="center">-</td> <td align="right">10,97,542.77</td> </tr> <tr> <td>Advances to Suppliers</td> <td align="right">7,235.30</td> <td align="center">-</td> <td align="right">7,235.30</td> </tr> <tr> <td>Security Deposits</td> <td align="right">52,818.32</td> <td align="right">934.04</td> <td align="right">51,884.28</td> </tr> <tr> <td>Loans and advances to Subsidiaries</td> <td align="right">4,38,577.05</td> <td align="right">1,589.05</td> <td align="right">4,36,988.00</td> </tr> <tr> <td>Loans to Joint Venture and Associates</td> <td align="right">8,381.00</td> <td align="center">-</td> <td align="right">8,381.00</td> </tr> <tr> <td>Other Loans and advances</td> <td align="right">6,717.34</td> <td align="right">520.00</td> <td align="right">6,197.34</td> </tr> <tr> <td>Advances for purchase of land and project pending commencement</td> <td align="right">612,87.37</td> <td align="right">300,00.00</td> <td align="right">312,87.37</td> </tr> <tr> <td>Loans from Subsidiaries, Joint Venture and Associates</td> <td align="right">80,368.23</td> <td align="center">-</td> <td align="right">80,368.23</td> </tr> <tr> <td>Security and other deposits payable</td> <td align="right">42,995.92</td> <td align="center">-</td> <td align="right">42,995.92</td> </tr> </tbody> </table>	Amount in Rs. in Lakhs				Particulars	Amount	Provision accounted for till 31.03.2023	Carrying amount	Trade Receivable	78,751.93	31,521.87	47,230.06	Trade Payable	82,070.64	386.34	81,684.30	Advances received from Customers	10,97,54 2.77	-	10,97,542.77	Advances to Suppliers	7,235.30	-	7,235.30	Security Deposits	52,818.32	934.04	51,884.28	Loans and advances to Subsidiaries	4,38,577.05	1,589.05	4,36,988.00	Loans to Joint Venture and Associates	8,381.00	-	8,381.00	Other Loans and advances	6,717.34	520.00	6,197.34	Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37	Loans from Subsidiaries, Joint Venture and Associates	80,368.23	-	80,368.23	Security and other deposits payable	42,995.92	-	42,995.92	<p>Auditing (SA)-505, prescribed by the Institute of Chartered Accountants of India (ICAI), the process of external confirmation is to be initiated by the Statutory Auditors for directly obtaining the evidence from the confirming parties at their level. However, the management would initiate this exercise now keeping the Statutory Auditors in loop for the with respect to outstanding balances as on 31.03.2023. It would, therefore, be appropriate that the Statutory Auditors take up external confirmations based on random sampling basis since obtaining confirmation from all the parties would be a time-consuming exercise.</p> <p>(ii) As far as the liability of the Company towards the secured, unsecured or operational creditors is concerned, the same has been covered in Chapter-3 of the Resolution Framework (RF) submitted before the Hon'ble Supreme Court. The RF also contains a provision on the Process of Claim Settlement qua such creditors according to which the Company shall be inviting claims from all such stakeholders but it can be done only after a definitive view on the RF is taken by the Hon'ble Supreme Court.</p>
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ANIL MALIK, IAS (Retd.)
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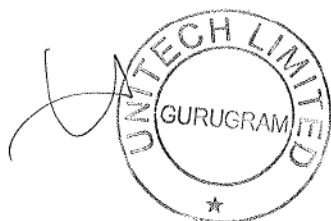
S. No.	Auditor's Opinion				Management's Response
	Staff Imprest	47.09	-	47.09	
	Inter Corporate Deposits	13,853.66	-	13,853.66	
	Other Assets	6,349.22	-	6,349.22	
	<p>Standalone Financial Statements, the Company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts, which are outstanding for significantly long periods of time. In view of non-existence of adequate supporting documents, we are unable to express an opinion upon completeness of the balances appearing in books of accounts of the Company.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p> <p><u>Bank confirmations</u></p> <p>In respect to confirmation of bank balances, margin money balance and term deposits, the company has not sent confirmation requests to any of the banks. In view of non-existence of supporting evidence related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Standalone Financial Statements.</p> <p>With respect to the loans and borrowings taken by the Company amounting to Rs. 2,79,186.01 Lakhs as on 31st 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 Company regarding interest rates charged by banks/ financial institutions and the same are 4-5 years old. Further, the 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 Company and adjustments, if any, that may be required to the books of accounts and its</p>				




Yashraj S. MALIK, IAS (Retd.)
 - Chairman & Managing Director
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	<p>consequential impact on the Standalone Financial Statements.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
12.	<p>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 Company. In absence of the same, we are unable to express an opinion on the impact of such contingent liabilities on the Company.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>(i) The new Management has already submitted its Resolution Framework (RF) before the Hon'ble Supreme Court, wherein the Company has sought various reliefs on account of penalties, interest liabilities etc., among others, due to be paid by the Company to the Statutory Authorities, Banks, Financial Institutions etc.</p> <p>(ii) Since a view on various reliefs sought in the RF is yet to be taken by the Hon'ble Supreme Court, it may not be feasible at this stage to assess the overall impact of its contingent liabilities.</p>
13.	<p>Company has not appointed an internal auditor for the financial year 2020-21, 2021-22 and 2022-23 which is in contravention of the provisions of section 138 of the Companies Act, 2013 which mandates appointment of internal auditor for all listed companies.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>(i) The erstwhile Management appointed M/s VPSJ & Company, Chartered Accountants, as Internal Auditors of the Company, in compliance of the decision taken in the meeting of the Board of Directors held on 14.09.2019.</p> <p>(ii) M/s VPSJ & Company, however, resigned on 14.02.2020 without conducting/submitting any Internal Audit of the Company.</p> <p>(iii) The Company proposes to appoint new Internal Auditors in terms of section 138 of the Companies Act, 2013, read with rule 13 of the Companies (Accounts) Rules, 2014, which is expected to be finalized shortly.</p>
14.	<p>The Company has not yet appointed a Chief Financial Officer and the prescribed time period under section 203 of the Companies Act, 2013 has already expired. Further the Company has not filed any application with Ministry of Corporate Affairs for compounding of the said offence.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>The Company has been trying to fill-up the position of Chief Financial Officer (CFO) for which some candidates have also been interviewed but the Company is unable to meet their financial expectations. Further, the Company has also requested the ICAI to suggest suitable candidates for the position of CFO. It is looking for candidates with experience in the real estate industry.</p>
15.	<p>The Company has accounted for its investment in one of its subsidiary M/s Unitech Power Transmission Limited, as non-current assets held for sale. Cost of</p>	<p>(i) Unitech Limited, during the period of erstwhile Management, had signed a binding term sheet with M/s Sterling & Wilson (SW) and had agreed to sell the</p>

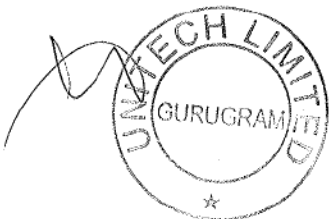


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Financial Year ended 31.03.2023**

S. No.	Auditor's Opinion	Management's Response
	<p>investment as on 31st March, 2023 is Rs. 42,26.26 Lakhs. The Company is carrying said investment at cost and has not made any estimation of its fair value less cost to sell as required under provisions of Indian Accounting Standard 105 "Non-Current Assets Held for Sale and Discontinued Operations". The company, post as on 31st March, 2023, has received a binding offer of Rs. 6700.00 Lakhs from a buyer which is also approved by the directors of the company through circular resolution dated 14.08.2023. In the absence of any fair value assessment by the Company, we are unable to express an opinion on the matter.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>entire shareholding of M/s Unitech Power Transmission Limited (UPTL) for an overall equity value of Rs. 105 Crore, out of which Rs. 68.40 Crore was the firm component whereas Rs. 35 Crore was to be backed by a Bank Guarantee and was to be paid on meeting certain conditions as set out in the purchase agreement. SW was further required to pay Rs. 1.6 Crore as the agent fee directly out of the total equity value of Rs. 105 Crore. However, the said transaction did not mature and the Hon'ble Supreme Court permitted the new Management to explore new buyers.</p> <p>(ii) Thereafter, the new Management made two more unsuccessful attempts. The Board of Directors of Unitech Limited in its meeting held on 14.02.2023 decided to appoint M/s E&Y as the Transaction Advisor for the sale/ divestment of UPTL on as-is-where-is basis, for which exclusivity period of 09 months was approved.</p> <p>(iii) Subsequent thereto, the notice of divestment was uploaded on e-Tendering portal of Unitech Limited on 06.04.2023, inviting Expressions of Interest (EOIs) from interested parties along side individual mailers to 37 potential investors on or before 19.04.2023. A total of 10 parties submitted their EOIs by the Due date, with whom NDAs were signed. Another notice was uploaded on the Unitech website and e-tendering portal on 26.04.2023 inviting non-binding offers up to 01.05.2023. Four non-binding offers were received, which were opened on 02.05.2023, for amounts of Rs. 65 Crore (Jakson Limited), Rs. 25.00 Crore (M/s JSC OGCC), Rs. 20.00 Crore (Shilpa Steel) and Rs. 10.00 Crore (Shree Metals). The highest bidder thereafter submitted his Binding offer on 27.07.2023. The highest bidder subsequently revised his offer to Rs. 67.00 Crore. The binding Term Sheet submitted by the highest bidder was considered by the Board of Directors by circulation of an agenda on 11.08.2023. The said binding term sheet has been approved by the Board of Directors of Unitech Limited on 14.08.2023. After the decision of the Board, the transaction advisor has been requested to submit the final version of the binding term sheet.</p>

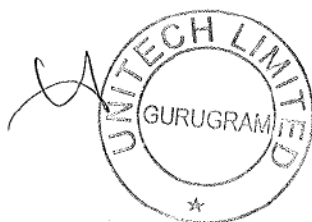


Y.S. Malik

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

**Management's Response to Independent Auditor's Report of the Statutory Auditors
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Financial Year ended 31.03.2023**

S. No.	Auditor's Opinion	Management's Response
		(iv) A fair valuation report as per the provisions prescribed under section 56 of Income Tax Act, 1961, read with Rule 11UA of Income Tax Rules, 1962, has been obtained from a registered Merchant Banker. However, the statutory auditor has asked for getting the fair valuation report from an IBBI registered Valuer as required under the provision of Indian Accounting Standard 105 - "Non-current assets held for sale and discontinued operations". The Management is in the process of getting the needful done in this behalf.
16.	<p>The Company has made many adjustments in accordance with Indian Accounting Standards applicable to the Company as on 31st March, 2020. The 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.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	The observations are a statement of fact and need no further comments.
17.	<p><u>Revenue from real estate projects</u></p> <p>(i) The Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. 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:</p> <p>a) The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs</p> <p>b) 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</p> <p>c) The entity's performance does not</p>	<p>(i) The Audit Observations are a statement of fact and an accounting practice followed since from the period of the erstwhile Management. The Statutory Auditors are of the view that the Company should switch over from the POCM based accounting to "Point-in-Time" system of accounting as prescribed in IND-AS-115 to correct this anomaly. This is expected to fall in line with the Accounting Standards with the Project Accounting System being put in place after the award of Contracts, constructions completed and units delivered to the Homebuyers.</p> <p>(ii) There are about 17,700 homebuyers across 74 residential and 12 Commercial projects where construction is lying stalled at various stages of construction. These units are to be completed and handed over to the homebuyers. The entire exercise is being carried out under the overall guidance and supervision of Hon'ble Supreme Court.</p> <p>(iii) As such, the Management will be in a</p>

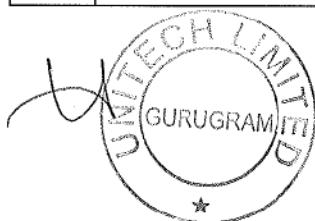


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S. No.	Auditor's Opinion	Management's Response												
	<p>create an asset with an alternative use to the entity and; the entity has an enforceable right to payment for performance completed to date.</p> <p>(ii) On perusal of various agreements entered by the Company with homebuyers, it seems that the Company does not satisfy any of the conditions specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers".</p> <p>(iii) 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.</p> <p>(iv) In view of the above, we are unable to express an opinion on the all the matter mentioned above.</p> <p>(v) We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>position to assess the impact thereof only in due course of time after the Projects are completed and handed over.</p>												
18.	<p>Statutory dues / recoverable</p> <p>The Company has long outstanding statutory liabilities as on 31st March, 2023, details of which are as follows:-</p> <table border="1"> <thead> <tr> <th align="center">Nature of dues</th> <th align="center">Principal amount outstanding (Rs. in Lakhs)</th> <th align="center">Outstanding since</th> </tr> </thead> <tbody> <tr> <td>Income tax deducted at source</td> <td align="center">102,46.88</td> <td>Pertaining from FY 2014-15 onwards</td> </tr> <tr> <td>Professional Tax</td> <td align="center">0.59</td> <td>Pertaining from FY 2018 – 2019 onwards</td> </tr> <tr> <td>Provident Fund</td> <td align="center">24,42.87</td> <td>Pertaining from FY 2015 – 2016 onwards</td> </tr> </tbody> </table> <p>Regarding tax deducted at source, the 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 Company.</p>	Nature of dues	Principal amount outstanding (Rs. in Lakhs)	Outstanding since	Income tax deducted at source	102,46.88	Pertaining from FY 2014-15 onwards	Professional Tax	0.59	Pertaining from FY 2018 – 2019 onwards	Provident Fund	24,42.87	Pertaining from FY 2015 – 2016 onwards	<p>(i) The new Management has already submitted its Resolution Framework (RF) before the Hon'ble Supreme Court on 16.07.2020, followed by updated versions dated 02.05.2021 and 08.08.2022, wherein the Company has sought various reliefs on account of penalties, interest liabilities etc., among others, due to be paid by the Company to the Statutory Authorities, Banks, Financial Institutions etc.</p> <p>(ii) Since a definitive view on various reliefs sought in the RF is yet to be taken by the Hon'ble Supreme Court, it may not be feasible at this stage to assess the overall impact of its outstanding statutory liabilities.</p> <p>(iii) The new Management is committed to make the Company compliant in terms of various provisions contained in the Companies Act 2013 and other related Act, Rules, Regulations etc.</p>
Nature of dues	Principal amount outstanding (Rs. in Lakhs)	Outstanding since												
Income tax deducted at source	102,46.88	Pertaining from FY 2014-15 onwards												
Professional Tax	0.59	Pertaining from FY 2018 – 2019 onwards												
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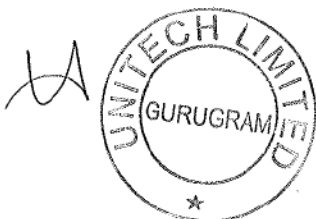


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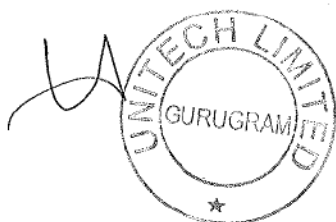
S. No.	Auditor's Opinion	Management's Response								
	<p>During financial year ending 31st March, 2023, the Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time of payment. Same is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment.</p> <p>The Company is filling its GST returns in the states wherein it has obtained registration. However, there is no reconciliation available with the Company for the sales / input tax credit "ITC" appearing as per books of accounts and details filled in the GST returns.</p> <p>We further like to draw attention to Note no. 16 of the Standalone Financial Statements, which includes balance of Rs. 12,677.74 Lakhs pertaining to balance of input tax credit "ITC" receivables by the Company under Goods and Services Tax Act, 2017. The 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.</p> <p>Further, the company has long outstanding dues payable to employees amounting to Rs. 5,990.90 Lakhs as on 31st March, 2023. The 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 company.</p> <p>In view of the all of the above, we are unable to express an opinion on the matter.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for year ended 31st March, 2022 in respect of this matter.</p>									
19.	<p>The Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:</p> <table border="1" data-bbox="315 1765 780 1893"> <thead> <tr> <th data-bbox="315 1765 409 1893">Particulars</th> <th data-bbox="413 1765 534 1893">Unpaid matured deposits (Principal)</th> <th data-bbox="539 1765 660 1893">Principal paid during the year (Rs Lakhs)</th> <th data-bbox="664 1765 780 1893">Unpaid matured deposits (principal)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Particulars	Unpaid matured deposits (Principal)	Principal paid during the year (Rs Lakhs)	Unpaid matured deposits (principal)					(i) This issue has duly been explained in Chapter 8 of the Resolution Framework (RF) submitted to the Hon'ble Supreme Court and the Company shall take action as per the directions of the Hon'ble Court in this behalf. The New Management neither processes any such case nor is it authorized to do so till the Hon'ble
Particulars	Unpaid matured deposits (Principal)	Principal paid during the year (Rs Lakhs)	Unpaid matured deposits (principal)							




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S. No.	Auditor's Opinion				Management's Response
		amount) as at 31st March 2022		amount) as at 31st March 2023 (Rs Lakhs)	
	Deposits that have matured on or before March 31, 2017	551,48.59	1405.03	537,43.56	<p>Supreme Court takes a decision in this matter.</p> <p>(ii) It is, however, clarified that disbursement to some fixed deposit holders (Sr. Citizens on a pro-rata basis) has been made through the Ld. Amicus Curie on the directions of the Hon'ble Supreme Court issued from time to time in the past. The details of amount disbursed to the FD holders directly from the Registry have been received in the Company on 22.11.2022 and the amount of disbursal is being captured in the books of accounts and reconciled.</p> <p>(iii) Further refund of another amount of Rs. 13.19 Crore has been approved by the Hon'ble Supreme Court vide its Orders dated 01.02.2023 for refund of principal amount of FDs to depositors facing Medical Exigencies. As on 22.08.2023, the Company has already released an amount of Rs. 12.90 Crore to 501 out of 548 FD holders. The remaining cases are pending for want of receipt of requisite papers from the concerned Depositors.</p>
	<p>The total unpaid interest as on 31st March, 2023 (including interest not provided in the books) amount to Rs. 59,677.16 Lakhs.</p> <p>Further, the Company has not provided for interest payable on public deposits which works out to Rs. 6,678.84 Lakhs for the year ended 31st March 2023 (Cumulative upto 31st March 2023- Rs. 41,795.45 Lakhs).</p> <p>Besides, the impact of non-provision of interest payable on public deposits of Rs. 6,678.84 Lakhs for the year ended 31st 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 Company. Accordingly, impact, if any, of the indeterminate liabilities on these Standalone Financial Statements is currently not ascertainable, and hence we are unable to express an opinion on this matter.</p> <p>Further, the Company has also accepted security deposits from various entities amounting to Rs. 22,129.99 Lakhs as on 31st 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 in a position to comment on possible impact of the same on the Company.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>				
20.	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				(i) The total financial liability of Unitech Group to the tune of Rs. 5,552.60 Crore as on 31.12.2019 has been captured in Annexure-C of the Resolution Framework (RF) submitted before the Hon'ble

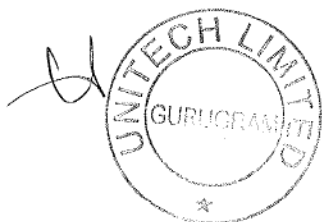


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S. No.	Auditor's Opinion	Management's Response
	<p>company and the total of such outstanding amount to Rs. 7,95,501.55 Lakhs as on 31st March, 2023. The lenders have initiated the action against the company under various act(s). On account of the same, 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.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>Supreme Court. The financial liability of Unitech Limited has now risen to Rs. 5,987.47 Crore as on 31.03.2022 as per Standalone Financial Statement for the period.</p> <p>(ii) A total of 19 lenders, including Banks and ARCs, have filed 65 cases in various DRTs, namely, New Delhi (DRT-1), Chandigarh, Chennai, Kolkata, Mumbai, Lucknow and Allahabad. In view of the moratorium granted by the Hon'ble supreme Court, all these cases have been ordered to be adjourned <i>sine die</i>.</p> <p>(iii) Various lenders have also filed IAs in the Hon'ble Supreme Court, which are pending consideration by the Hon'ble Supreme Court.</p> <p>(iv) Since the matter has already been covered in the Resolution Framework and the final payment of principal amount and/or interest thereon shall be made only in accordance with the decision of the Hon'ble Supreme Court in this behalf.</p>
21.	<p>Standalone Financial Statements of the Company as on 31st March, 2023 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the 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.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>(i) The Company has filed an IA No. 47995/2021 dated 27.03.2021 before the Hon'ble Supreme Court for recovery of the amount. Hence, the matter is sub-judice.</p> <p>(ii) Notwithstanding the IA pending before the Hon'ble Supreme Court, the management has held meetings at the level of Directors and Justice A.M. Sapre with Mr. D.A. Kumar and visited the land sites twice on 24.06.2022 and 02.01.2023.</p> <p>(iii) It was agreed in the last meeting held at the level of Justice Sapre and the Chief Secretary, Telangana that the District Administration would complete the site survey and identify the areas, which have been encroached. It was also inter-alia directed by the Chief Secretary that no further sale deeds may be allowed to be executed on the land parcels owned by Unitech Limited and its collaborator.</p> <p>(iv) On follow-up with the District Collector of Medchal Malkajgiri, Hyderabad, it has been learnt that a Surveyor has been appointed to complete the process of site demarcation, which is expected to be completed in about next two months' time.</p> <p>(v) This is an action under progress.</p>
22.	<p>The Company is unable to correctly map the monies received from the customers towards maintenance charges with</p>	<p>(i) The requisite MSAs of all the concerned projects have already been shared with the statutory auditors.</p>



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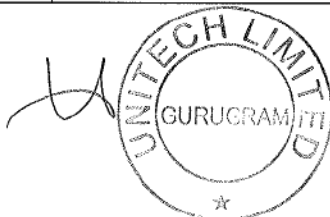
S. No.	Auditor's Opinion	Management's Response
	<p>appropriate customer codes. Due to this, Rs. 483.74 Lakhs have been accounted for under advance from customer during the financial year ending 31st March, 2023. Cumulative total of such receipts, which are not identifiable, is Rs. 2,897.90 Lakhs.</p> <p>Due to non-availability of data and supporting documents, we are unable to express an opinion on the same.</p> <p>We had mentioned this matter under "other matter" on the standalone financial statements for the year ended 31st March, 2022.</p>	<p>(ii) As far as the mapping of monies received from the residents (with customer codes) towards maintenance charges are concerned, it is clarified that a mixed bag of arrangements, which has been continuing since long. This observation relates to a total of ten projects comprising 06 Residential and 04 JV Commercial projects. This comprises of (i) where the RWAs are collecting the money and spending from out of a joint account, (ii) where the RWA are collecting and spending on their own, and (iii) Where Unitech and its JV are collecting the Maintenance Charges and spending the same. The main problem is that the RWAs have not maintained the customer-wise accounts with their customer codes. This has been taken up with the concerned RWAs for reconciliation thereof. The RWAs/ AoAs of 04 projects of Greater Noida and 06 projects of Gurugram, have started the exercise which, may take about 3 to 6 months time for final reconciliation.</p> <p>(iii) The complete verification and mapping of the amounts is expected to be completed by 31.12.2023.</p>
23.	<p><u>Filing of E-forms with Registrar of Companies</u></p> <p>The Company has failed to submit following e-forms with Registrar of Companies during the year:</p> <p>a) Form DPT-3 – Return of Deposit</p> <p>b) Form CRA-4 – Cost Audit Report for F.Y. 2020-21 file with the Central Government.</p>	<p>(i) E-Form DPT-3: The Company has now received Statutory Auditor's certificate pertaining to e-Form DPT-3 from M/s R. Nagpal & Associates for the Financial Year 2019-20.</p> <p>(ii) The requisite e-Form DPT-3 for FY 2019-20 has already been filed. For the subsequent Financial Years 2020-21 and 2021-22, the Company is in discussions with the Statutory Auditors for the requisite certificates, which are likely to be filed by 30.09.2023.</p> <p>(iii) Form CRA-4 – Cost Audit Report:</p> <p>(a) The erstwhile Management of Unitech Limited had appointed M/s M.K. Kulshreshta & Associates as the Cost Auditor of the Company in its BoD meeting held on 13.02.2015. Mr. Kulshreshta continued as the Cost Auditor of the Company till FY 2017-18.</p> <p>(b) Mr. Kulshreshta did not submit any Cost Audit Report since his fee was not paid by the erstwhile Management.</p> <p>(c) Further, the Company has appointed M/s Pant S. Associates as the Cost</p>




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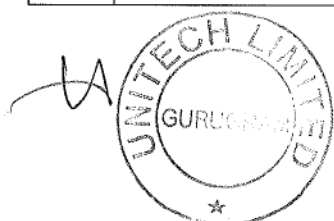
S. No.	Auditor's Opinion	Management's Response
		<p>Auditors for the period 2017-18 to 2021-22. M/s Pant S. Associates has been appointed as the Cost Auditor for a further period of two years from FY 2022-23 to FY 2023-24, as per the decision of the BoD taken in its meeting held on 13.07.2023.</p> <p>(d) It is informed that the Cost Audit Reports for the Financial Years from 2017-18 to 2021-22 have been submitted by the Cost Auditor, which are being placed in the meeting of the Board of Directors scheduled to be held on 29.08.2023 for approval and adoption.</p>
24.	<p><u>Schedule III of Companies Act, 2013</u></p> <p>The Company is not able to provide/substantiate details of following disclosures required under the provisions of Schedule III of Companies Act, 2013:-</p> <p>a) Complete details of title deeds of immovable properties not held in the name of the Company.</p> <p>b) Details of benami property held and if any proceeding has been initiated or pending against the Company, if any</p> <p>c) Details of quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts.</p> <p>d) Complete details of Company declared wilful defaulter by the bank or financial institution or other lender.</p> <p>e) Utilization of borrowed funds.</p> <p>f) Relationship and transactions with struck off companies.</p> <p>g) Ageing for trade receivables.</p> <p>h) Ageing for trade payables.</p> <p>i) Details related to creation/satisfaction of charges.</p> <p>j) Details related to surrender or disclosure of income in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other) relevant provisions of the Income-tax Act, 1961.</p>	<p>(i) After the new Management took over pursuant to the order dated 20.01.2020 passed by the Hon'ble Supreme Court, the Company has been making efforts to collect the title papers of pan-India land parcels held by Unitech Group and keep them in the safe custody in the Central Record Room at Gurugram.</p> <p>(ii) There have been challenges in the reconciliation of land parcels between the Land Division and the Accounts Division. Since a large number of landholdings have been charged or mortgaged, the process of reconciliation has been taken in hand, which is at an advance stage of completion and is expected to be completed by 30.06.2023. The statement of reconciliation would be shared thereafter with the Statutory Auditors for appropriate appraisal and review.</p> <p>(iii) The delay in reconciliation has primarily been because of the problems inherited by the new Management and also on account of the fact that various key personnel left the Company after the appointment of new Board of Directors.</p> <p>(iv) The management has no details of benami property, which is a subject matter of investigations by the Investigation Agencies.</p> <p>(v) Since all the Loan Accounts, except PNB Loan Account pertaining to Ciena, are NPAs and, therefore, quarterly returns and statements of current assets are not being filed by the Company with the Banks and Financial Institutions.</p> <p>(vi) As to whether the Company has been declared a Wilful Defaulter by the Banks or Financial Institutions or other Lenders or</p>



Yunus
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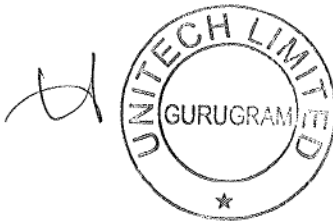
S. No.	Auditor's Opinion	Management's Response
		<p>not, the Company shall share the information in this regard with the Statutory Auditors in due course of time. It is, however, pointed out that the Company has recently received a communication from Bank of Maharashtra, whose reference has been made in Note No. 79 of the Standalone Financial Statement for the FY 2022-23.</p> <p>(vii) No funds have been borrowed by the Company from any Bank or Financial Institution after the appointment of the new Board of Directors. As far as the funds borrowed prior to the appointment of new Board of Directors are concerned, the specific details about their utilization are not available in the Company and that this aspect is also being looked into by the Central Investigating Agencies.</p> <p>(viii) As far as other Observations mentioned in Sr. No. 25 are concerned, the Company has already started the process to collect the relevant information from various sources which are available to the new Management. As soon as the information is collected, the same shall be shared with the Statutory Auditors.</p>
25.	<p>Standalone Financial Statements, with respect to opening balances appearing in the books of accounts of the Company as on 1st April, 2020, there is no information/ supporting documents available with the Company related to following accounts: -</p> <p>a) Other comprehensive income / (loss) amounting Rs. (523,31.93) Lakhs</p> <p>b) Provision for bad and doubtful debts/ trade receivables amounting Rs. 323,73.95 Lakhs</p> <p>c) Allowances for bad and doubtful loans and advances to related parties amounting to Rs. 15,89.05 Lakhs</p> <p>d) Other loans and advances amounting to Rs. 520.00 Lakhs</p> <p>e) Trade receivables and advances received from customers amounting Rs. 11930,75.62 Lakhs</p> <p>f) Loans/ advances given to subsidiaries, joint ventures and associates amounting to Rs. 4689,32.90 Lakhs</p> <p>g) Loans taken from subsidiaries, joint ventures and associates amounting to Rs. 74,192.20 Lakhs</p>	<p>(i) The <u>opening balances</u> pertaining to the items mentioned under Sr. No. 25 are outstanding for a long time and pertain to the period of the erstwhile Management which has since been superseded by the Hon'ble Supreme Court vide its order dated 20.01.2020.</p> <p>(ii) The Company has been facing serious constraints because of the resignations of several key personnel who left the Company either prior to the appointment of the new Management or immediately after the new Management took over. Further, even the availability of records has been a serious challenge for the new Management.</p> <p>(iii) However, all out efforts are being made to collect and compile the requisite information as sought and would be shared with the Statutory Auditors in due course of time.</p>




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

**Management's Response to Independent Auditor's Report of the Statutory Auditors
on the Audited Standalone Financial Results of Unitech Limited for the Quarter and
Financial Year ended 31.03.2023**

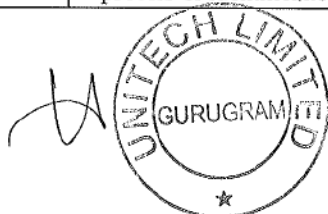
S. No.	Auditor's Opinion	Management's Response
	<p>h) Expenses payable amounting to Rs. 51,612.66 Lakhs</p> <p>i) Current Tax Assets amounting to Rs. 3004.64 Lakhs</p> <p>j) Deferred Liability amounting to Rs. 2,36,049.12 Lakhs</p> <p>k) Advance given for purchase of land amounting to Rs. 61,287.37 Lakhs and its Ind AS Adjustments amounting to Rs. 43,65.00 Lakhs.</p> <p>l) Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs</p> <p>m) Investment in Subsidiary - Corporate Guarantee amounting to Rs. 8.70 Lakhs.</p> <p>n) Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.</p> <p>o) Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs.</p> <p>p) Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs.</p> <p>q) Loans to Subsidiaries (Ind AS Adjustments) amounting to Rs. 50,730.57 Lakhs.</p> <p>r) Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.</p> <p>s) Other Payables (Ind AS Adjustments) amounting to Rs. 7.19 Lakhs</p> <p>Considering the significance of amounts involved in above mentioned areas, we are not in a position to express an opinion on the Standalone Financial Statements as on 31st March, 2023.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	




Y.S. WALIK, IAS (Retd.)
 Chairman & Managing Director
 Unitech Limited

Management's Response to Independent Auditor's Report of the Statutory Auditors on the Audited Standalone Financial Results of Unitech Limited for the Quarter and Financial Year ended 31.03.2023

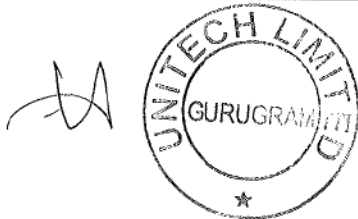
S. No.	Auditor's Opinion	Management's Response																				
26.	<p>The Company has not provided the complete details of pending litigations against the Company, outstanding bank and corporate guarantees and commitments to be performed by the Company.</p> <p>In view of above, we are unable to express an opinion on the same.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>(i) The relevant information pertains to the period of the erstwhile Management which has since been superseded by the Hon'ble Supreme Court vide its order dated 20.01.2020. The Company has been facing serious constraints because of the resignations of several key personnel who left the Company either prior to the appointment of the new Management or immediately after the new Management took over. Further, even the availability of relevant records has been a serious challenge for the new Management.</p> <p>(ii) The Central Investigating Agencies, like Enforcement Directorate, SFIO, and CBI, among others, are already investigating on various issues. Since the Company is not aware about the stage of the completion of these investigations, it is neither possible nor feasible for the new Management to quantify the liabilities of the Company at this stage.</p> <p>(iii) As far as the court cases are concerned, it is pointed out that there were in all 4,001 court cases pending pan-India against the Company, out of which 1,558 cases have so far been disposed of. Hence, there are at present 2,443 active cases, out of which except those which have been filed by the Company, all other cases have been laid to rest by virtue of the moratorium granted by the Hon'ble Supreme Court vide its order dated 20.01.2020. A broad break-up of important cases is tabulated herein below:</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Active</th> <th>Disposed of</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Income Tax Cases</td> <td>20</td> <td>2</td> <td>22</td> </tr> <tr> <td>Provident Fund Cases</td> <td>10</td> <td>-</td> <td>10</td> </tr> <tr> <td>Homebuyers</td> <td>1,418</td> <td>337</td> <td>1,755</td> </tr> <tr> <td>Total</td> <td>1,448</td> <td>339</td> <td>1,787</td> </tr> </tbody> </table> <p>(iv) As far as the bank guarantees, corporate guarantees and other commitments are concerned, the relevant data has been shared with the Statutory Auditors while the original documents would be shared with them in due course of time.</p>	Particulars	Active	Disposed of	Total	Income Tax Cases	20	2	22	Provident Fund Cases	10	-	10	Homebuyers	1,418	337	1,755	Total	1,448	339	1,787
Particulars	Active	Disposed of	Total																			
Income Tax Cases	20	2	22																			
Provident Fund Cases	10	-	10																			
Homebuyers	1,418	337	1,755																			
Total	1,448	339	1,787																			
27.	<p>The Company has not performed the process of identification of creditors to be</p>	<p>(i) The observation is admitted as correct. However, the MSMEs are entitled to a</p>																				



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

**Management's Response to Independent Auditor's Report of the Statutory Auditors
on the Audited Standalone Financial Results of Unitech Limited for the Quarter and
Financial Year ended 31.03.2023**

S. No.	Auditor's Opinion	Management's Response
	<p>classified as Micro and Small Enterprises (MSE) during the year and due to absence of details of MSE, the Company cannot determine the amount outstanding to MSE creditors and interest due thereon under "The Micro, Small and Medium Enterprises Development Act, 2006".</p> <p>In view of above, we are unable to express an opinion on the same.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>speedier remedy under the MSME Act, 2006. The management has not received any notice from any such authority in any state where the MSMEs can seek relief.</p> <p>(ii) It is believed that the MSME creditors, if any, should primarily be from among the Vendors/ Contractors of the Company or any of its subsidiaries. It may open a Pandora's box if the management starts writing to all its creditors to ascertain if they are MSMEs or not.</p> <p>(iii) The information about their registration under the MSME Act is to be supplied by the concerned parties only in order to claim the benefits as prescribed therein. It is best left to the claimant to exercise any such privilege if he/she is entitled to the same.</p> <p>(iv) In absence of requisite information on this account, the Company is not in a position to quantify the amounts including interest, which may have become due to such MSME Suppliers. As such, it is proposed that as and when any such claim is received, the same would be processed on priority and shared with the Auditors in due course.</p>



Place: Gurugram
Dated: 29.08.2023

For Unitech Limited


Y.S. MALIK, IAS (Retd.)
 Chairman & Managing Director
 Unitech Limited
Yudhvir Singh Malik
 Chairman & Managing Director

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Standalone Financial Results

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2023

[See Regulation 33 of the SEBI (LODR) Regulations, 2015]

Sr. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
		Rs. in Lakh	Rs. in Lakh
1	Turnover / Total income	13,213.61	13,213.61
2	Total Expenditure	254,134.60	254,134.60
3	Exceptional items	-	-
4	Total tax expenses	-	-
5	Net Profit/(Loss)	(240,920.99)	(240,920.99)
6	Earnings Per Share		
	Basic	(9.21)	(9.21)
	Diluted	(9.21)	(9.21)
7	Total Assets	1,697,870.79	1,697,870.79
8	Total Liabilities	1,647,119.52	1,647,119.52
9	Net Worth	50,751.27	50,751.27
10	Any other financial item(s) (as felt appropriate by the management)		

Audit Qualifications:-

Matter 1

1	Details of Audit Qualifications:-	
	<p>Unitech Limited ("the Company") held its annual general meeting for last 2 years with delays. The company had not applied for any extension for these 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 Company also delayed in filling of its quarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	<p>The Annual General Meeting (AGM) for the year ended 31st March, 2022 was due to be held latest by 30th September, 2022. However, the AGM for the FY 2021-22 was held on 31.03.2023. The new management did not have access to complete records of various transactions of the Company. It caused delay in the finalization of accounts and convening of Annual General Meeting. The new Management has inherited several legacies under various provisions of law, including non-compliances related to non-holding of Annual General Meeting of Unitech Limited on or before the due dates. Ever since the new Management took control of Unitech Group as whole, it has been endeavoring to make the Group compliant in accordance with the provisions of the Companies Act, 2013 and rules made thereunder and other applicable laws. The Company has scheduled its Annual General Meeting for the FY 2022-23 on 29th September 2023, which is well within the prescribed time-lines. The Management had taken up the issue of seeking exemptions and waiver of penalties from MCA as well as SEBI vide its letters dated 11.06.2020, 29.07.2020 and 27.08.2020 and had also sought the intervention of Secretary MCA to take up the matter with SEBI. The Secretary MCA also took up the matter with Chairman SEBI vide his letter dated 05.08.2020. SEBI responded vide its letter dated 09.09.2020 informing that the BSE and NSE had examined the issue in view of moratorium granted by the Hon'ble Supreme Court and the notice for suspension of trading of securities had been withdrawn. Finding that there was no positive response on waiver of penalties, the Management filed an IA No. 81660 of 2021 and 81663 of 2021 on 16.07.2021 in the Supreme Court seeking requisite reliefs, which is still pending. The above defaults on the part of the Company were also placed before the Hon'ble Supreme Court in the Action Taken Report-III filed on 28.03.2022</p>	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	

Matter 2

1	Details of Audit Qualifications:-
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	<p>We have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on 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 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.</p> <p>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.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st. March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	The points mentioned herein are informative in nature and the Management has no further comments to offer on the same.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 3		
1	Details of Audit Qualifications:-	
	<p>Material uncertainty related to going concern</p> <p>The management has represented that the Standalone Financial Statements have been prepared on a going concern basis, notwithstanding the fact that the Company has incurred losses and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Company also has various litigation matters which are pending before different forums, and various projects of the Company have stalled/ slowed down.</p> <p>These conditions indicate the existence of material uncertainty that may cast significant doubt about Company's ability to continue as a going concern. The appropriateness of assumption of going concern is critically dependent upon the Company's ability to raise finance and generate cash flows in future to meet its obligations, and also on the final decision of the Hon'ble Supreme Court on the Resolution Framework. Also, the Board of Directors are exploring various possible options for completion of ongoing projects and are trying to generate additional possible revenues by construction of new flats. This activity is getting conducted under supervision of Justice A.M. Sapre, as appointed by Hon'ble Supreme Court of India.</p> <p>Considering the above, we are unable to express an opinion on this matter.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	The Management has already stated its position in the Resolution Framework submitted in the Hon'ble Supreme Court on 15.07.2020, followed by updated versions submitted on 05.02.2021 and 08.08.2022, wherein the Hon'ble Supreme Court has been prayed to grant certain concessions and reliefs so that the Company is able to fulfil its obligations towards the construction and completion of projects and meet other liabilities. The reasons for opting against the winding up the Company or its reference under IBC have fully been explained in the application filed for submission of the Resolution Framework.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 4		
1	Details of Audit Qualifications:-	
	<p>The 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 Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Company under section 13(4) of the SARFAESI Act and have also taken notional possession of this land. The 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.</p> <p>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 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 Company, with the registry of the Hon'ble Supreme Court.</p>	

	<p>GNIDA has adjusted Rs. 9,200.00 Lakhs of Unitech group's liabilities towards the Company's other projects with GNIDA and forfeited Rs. 13,893.42 Lakhs.</p> <p>The 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 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 Company is also carrying</p> <p>a) Other construction costs amounting to Rs. 805,75.05 Lakhs in respect of the projects to come upon the said land which also includes interest capitalized of Rs. 696,84.68 Lakhs.</p> <p>b) Deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31st March, 2023 amounting to Rs. 3,72,777.42 Lakhs (including Rs. 52,220.54 Lakhs booked on account of interest during the year ended 31st March, 2023). Out of the interest mentioned above Rs. 4,846.67 Lakhs has been capitalized in the books of accounts of the company resulting in overstatement of profits by the said amount for financial year ending 31st March, 2022. The same is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs".</p> <p>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 Company, and hence we are unable to express an opinion on this matter.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 8th year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) The matter is still pending in the Hon'ble High Court of Allahabad for final disposal. The Management is hopeful that its stand shall be vindicated in the Hon'ble Court and there shall be no adverse impact, other than the one already disclosed.	
	(ii) As regards the 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 Company, with the Registry of the Hon'ble Supreme Court, the said amount has already been paid to 352 homebuyers pursuant to the directions of Hon'ble Supreme Court, which is a bit more than the principal amount deposited by the said homebuyers.	
	(iii) Further, the Management is also in the process of filing a comprehensive IA before the Hon'ble Supreme Court qua GNIDA's demands raised against Unitech, including seeking appropriate directions on the instant issue.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 5		
1	Details of Audit Qualifications:-	
	(i) Confirmations/ reconciliations are pending in respect of amounts deposited by the 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 31st March, 2023. Management 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. 937.00 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.	
	(ii) 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 complied with.	
	(iii) 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 Standalone Financial Statements of the Company, and hence we are unable to express an opinion on this matter.	
	(iv) We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	

(i) The observation is a statement of fact and needs no further comments.
(ii) The Company received a detailed statement of accounts from the Supreme Court's Registry in the month of November, 2022. After reconciliation of the accounts, entries pertaining to (a) interest income of Rs. 4,980.00 lakhs upto 22.11.2022, (b) disbursement of Rs. 2,734.11 lakhs, out of 4,000 lakhs deposited in the Supreme Court's Registry by M/s Pioneer Urban Land & Infrastructure Limited, and (c) disbursement of Rs. 2,183.45 lakhs to homebuyers, FD holders and other stakeholders, have been duly entered in the books of accounts for the period ending 31.03.2023.
(iii) Further, during reconciliation, variations amounting to Rs. 937.00 lakhs have been observed between Balance as per books of accounts vis-a-vis Balance as per Supreme Court's Registry, which is proposed to be taken up with the Supreme Court Registry and reconciled as soon as the relevant information is received from the Registry.
(iv) As regards the TDS on the payments made from the Registry or the TDS by the Bank on the accrued interest, the Registry has not provided any information. This will have to be verified from the Supreme Court Registry. In any case, prima facie, there should be no liabilities/ penalties on this account qua the Company as the default, if any, would be on the part of the Bank or the Supreme Court Registry.
(iii) Auditors' Comments on (i) or (ii) above:
Can not be quantified as on the date of our report due to details not available

Matter 6

1	Details of Audit Qualifications:-	
	According to information given and explanation provided to us by the management, in respect of Property, Plant and Equipment (PPE) including Investment Property having net value of Rs. 2,996.56 Lakhs (net of accumulated depreciation of Rs. 7,527.88 Lakhs), there is no physical verification conducted by the Company since last year. Further, the Company does not maintain proper records showing full particulars, including quantitative details and situation of Fixed Assets comprising 'property, plant and equipment, 'capital work-in-progress' & 'investment property'. In view of this and also of the fact that these PPE's are kept as security for obtaining bank loans and all the loan accounts of the Company (except loan obtained from Punjab National Bank) are at non performing levels, we are not able to express an opinion on this matter. We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	The Company has maintained the Fixed Assets Register for recording the details of Property, Plant & Equipments. The management is facing a major challenge in reconciling the Opening Balances, which is a legacy issue and difficult to reconcile. However, it is proposed to take up this exercise to prepare separate lists of PPE where the reconciliation of Opening Balance remains an issue. This is expected to be completed within three months time. The challenges faced in reconciliation of the Opening Balances, wherever occurring, will be addressed separately.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	

Matter 7

1	Details of Audit Qualifications:-		
	Non-current Investment and Loans		
	Company has made investments and given loans to its subsidiaries, joint ventures, associates and other. Details as on 31st March, 2023 are as follows: -		
	Amount in Rs. in Lakhs		
	Particulars	Amount invested	Impairment accounted for till 31.03.2023
			Carrying amount
	Equity investment - Indian subsidiaries	753,42.84	307,45.68
	Equity investment - foreign subsidiaries	663,76.77	663,76.77
	Equity investment - joint ventures	540,41.94	-
	Equity investment – associates	2,99.25	-
	Equity investment – others	310,40.70	-
	Debenture investment	15,12.18	-
	Investment – CIG	254,53.18	-
	Corporate guarantees	8.7	-
	Loans given to subsidiaries	372,702.40	1,589.05
	Advances given to subsidiaries	619,65.54	-
	Loans to Joint Ventures and Associates	83,81.00	-
	Advances to Joint Ventures and Associates	20.33	-
	Share Application Money	46.5	-
	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		

	<p>non existence of any loan agreement stating terms, conditions and duration of loan, 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".</p> <p>Further: -</p> <ul style="list-style-type: none"> • Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnoustie) of Rs. 310,05.45 Lakhs as on 31st March, 2023. Regarding this investment, the Company has already filed an Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Company has stated that erstwhile management has invested in equity shares of Carnoustie @ 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 Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnoustie 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 Company has decided to carry investment made in Carnoustie at cost as the matter is subjudice. • Investment – CIG – The Company made investment of Rs. 254,53.18 Lakhs in CIG realty fund for which no details are available with the Company. As explained by management, the 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 Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities. <p>In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Company and accounting of investment at cost which were otherwise to be carried at FVTOCI, we are unable to express an opinion 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 Standalone Financial Statement.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	<p>(i) Unitech Limited has 186 Indian Subsidiary Companies out of which 08 subsidiary Companies have been struck off by the Registrar of Companies, NCT Delhi and Haryana. The Company has moved the National Company Law Tribunal (NCLT) for the revival of the subsidiaries which have been struck off, out of which 02 have already been ordered to be revived.</p> <p>(ii) For 149 Indian Subsidiary Companies, Statutory Auditors have been appointed so far whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 16 other Subsidiaries is underway. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.</p> <p>(iii) As regards 32 foreign subsidiaries along with Libya Division and 03 foreign JVs, the management has listed down their available details. The Audited Balance Sheets of 04 foreign subsidiaries, 02 foreign JVs, and that of Libya Division are not available with the Company. For rest of the Companies, the last audited available Balance Sheets are those of 31.03.2017 except for two Companies whose available Balance Sheets are those of 31.03.2010 and 31.03.2016. Moreover, it is pertinent to mention that, as per information available to the new management, the Central Investigating Agencies are believed to be engaged with the issues pertaining to these entities.</p> <p>(iv) The matter regarding investment in Carnoustie and CIG is already under scrutiny by the Investigating Agencies and various attachment orders have been passed by the Enforcement Directorate. The Management has included the position of Carnoustie and CIG in the Resolution Framework submitted before the Hon'ble Supreme Court. It is pertinent to mention here that Unitech Limited has also filed an IA in the Hon'ble Supreme Court for the recovery of the amount invested. The matter has been heard but the order is awaited.</p> <p>(v) However, keeping in view the investigations being carried out by the ED, and the ED having filed charge-sheets before the Adjudicating Authority under PMLA, the Company is left with no option but to await the final outcome in these matters.</p>	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 8		
1	Details of Audit Qualifications:-	
	<p>Impairment Assessment of Bank and Corporate Guarantees</p> <p>Standalone Financial Statements, wherein it is stated that the Company is having outstanding bank and corporate guarantee of Rs. 1,070,59.26 lakhs as per 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 express an opinion on the same.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion

3	Frequency of Qualifications:	Repetitive, 3rd year		
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:			
5	For Audit Qualification(s) where the impact is not quantified by the auditor:			
	(i) Management's estimation on the impact of audit qualification:			
	(ii) If management is unable to estimate the impact, reasons for the same:			
	(i) There are a number of secured, unsecured and operational creditors qua the Company and its subsidiaries, JVs and other affiliates. Further, the Company and the promoters have also given various kinds of Guarantees, including Bank Guarantees and Corporate Guarantees, the lists whereof (to the extent of availability of records), surviving or matured, have been shared with the Statutory Auditors. However, it may not be possible to vouchsafe at this stage that these are the only Guarantees given by the Company.			
	(ii) The issues pertaining to secured, unsecured and operational creditors have been covered in Chapter-3 of the Resolution Framework (RF). Apart from seeking various reliefs and concessions qua such creditors, the RF also contains a provision on invitation of Claims and settlement thereof (3.2). These issues have yet not been adjudicated by the Hon'ble Supreme Court. Hence, it is neither possible nor feasible at this stage to undertake any impairment assessment of secured creditors, and/ or Corporate Guarantees till these related issues are crystalized and settled by the Hon'ble Supreme Court. Likewise, some of the investments/ advances made by the Company are a subject matter of investigations being conducted by various Central Investigating Agencies.			
	(iii) Auditors' Comments on (i) or (ii) above:			
	Can not be quantified as on the date of our report due to details not available			
Matter 9				
1	Details of Audit Qualifications:-			
	Trade receivables and other financial assets			
	The Company has trade receivables and other financial assets as on 31st March, 2023 as under -			
	Amount in Rs. in Lakhs			
	Particulars	Amount	Provision accounted for till 31.03.2023	Carrying Amount
	Trade Receivables	78,751.93	31,521.87	47,230.06
	Security Deposits	52,818.32	934.04	51,884.28
	Non-Current Loans and Advances	100	-	100
	Current Loans and Advances	6,617.34	520	6,097.34
	Advances for purchase of Shares	31,079.48	31,079.48	-
	Staff Imprest & Advances	47.09	-	47.09
	Advances to others	13.08	-	13.08
	The 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 Company, we are unable to express an opinion upon the adjustments, if any, that may be required to the carrying value of these financial assets and its consequential impact on the Standalone Financial Statement.			
	We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.			
2	Type of Audit Qualifications:	Disclaimer of Opinion		
3	Frequency of Qualifications:	Repetitive, 3rd year		
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:			
5	For Audit Qualification(s) where the impact is not quantified by the auditor:			
	(i) Management's estimation on the impact of audit qualification:			
	(ii) If management is unable to estimate the impact, reasons for the same:			
	The new Management is in the process of developing an Expected Credit Loss Policy for the Company, which is expected to be finalized by March 2024.			
	(iii) Auditors' Comments on (i) or (ii) above:			
	Can not be quantified as on the date of our report due to details not available			
Matter 10				
1	Details of Audit Qualifications:-			
	Inventory and project in progress			
	(i) Standalone Financial Statement of the Company as on 31st March, 2023, has shown inventory of Rs. 62,517.96 Lakhs and projects in progress "PIP" of Rs. 17,56,942.48 Lakhs. 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 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 realizable value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories".			
	(ii) Further, management is in the process of verification of title documents for land and other immovable assets.			
	(iii) 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.			

	<p>These PMCs 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 the same is still awaited.</p> <p>(iv) Further, the 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). The 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.</p> <p>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.</p> <p>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 Standalone Financial Statements.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>			
2	Type of Audit Qualifications:	Disclaimer of Opinion		
3	Frequency of Qualifications:	Repetitive, 3rd year		
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:			
5	For Audit Qualification(s) where the impact is not quantified by the auditor:			
	(i) Management's estimation on the impact of audit qualification:			
	(ii) If management is unable to estimate the impact, reasons for the same:			
	<p>(i) Five Project Management Consultants (PMCs) have been engaged, with the approval of the Hon'ble Supreme Court, who have substantially completed Part-A of the Scope of Work assigned to them. This includes "As-is-assessment" of various projects i.e. the status of work done/ completed during the period of erstwhile management. The PMCs have backed their work with photographs and videography of these projects so as to avoid any conflicts when it comes to the claims of old contractors' vis-à-vis the work to be done by the new contractors. Based on this exercise, the PMCs have worked out the BoQs of the remaining works, which form the basis for preparation of Tender Documents.</p> <p>(ii) About 130 to 140 Tenders would need to be floated to complete the balance works, out of which 35 Tenders (Lot-1) were floated on 02.01.2023. On scrutiny of bids, it was discovered that no bids were received against 18 tenders (out of 35) whereas both the bids received in case of one tender failed to meet the eligibility criteria and both the bids received in respect of another tender were abnormally high, resulting in the rejection of bids for these 02 tenders. Thus, bids were required to be called afresh in respect of these 20 (18+1+1) tenders.</p> <p>(iii) In continuation thereto, 2nd Lot of 31 Tenders was prepared by the PMCs, which was duly reviewed by the EIL. Thus, a total of 51 Tenders (20 re-tenders of Lot-1 and 31 tenders of Lot-2) were approved by the BoD and Justice (Retd.) A. M. Sapre in the month of April 2023 for uploading the same on Unitech's e-Tendering web-portal. Accordingly, these tenders were uploaded on the Unitech's web-portal on 08/09.05.2023.</p> <p>(iv) The extended last date for submission of bids in respect of these 51 Tenders was 22.06.2023. On opening of Technical bids on 23.06.2023, it was discovered that no bids had been received in respect of 09 tenders. After completion of the process of evaluation of Technical and Financial bids, the management finalized the bids received qua 34 tenders. This has been approved by the Board of Directors, followed by Justice (Retd.) A.M. Sapre on 18.08.2023.</p> <p>(v) Projects in Progress (PIP) on which revenue is not recognized refers to those projects where no inventory is available for sale and only expenditure is to be made for the completion of residual works in such projects.</p>			
	(iii) Auditors' Comments on (i) or (ii) above:			
	Can not be quantified as on the date of our report due to details not available			
Matter 11				
1	Details of Audit Qualifications:-			
	External Confirmation			
	The Company has not initiated the process of external confirmation for outstanding balances of the following areas as on 31st March, 2023 are as follow:			
	Amount in Rs. in Lakhs			
	Particulars	Amount	Provision accounted for till 31.03.2023	Carrying amount
	Trade Receivable	78,751.93	31,521.87	47,230.06
	Trade Payable	82,070.64	386.34	81,684.30
	Advances received from Customers	10,97,542.77	-	10,97,542.77
	Advances to Suppliers	7,235.30	-	7,235.30
	Security Deposits	52,818.32	934.04	51,884.28
	Loans and advances to Subsidiaries	4,38,577.05	1,589.05	4,36,988.00
	Loans to Joint Venture and Associates	8,381.00	-	8,381.00
	Other Loans and advances	6,717.34	520	6,197.34
	Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37
	Loans from Subsidiaries, Joint Venture and Associates	80,368.23	-	80,368.23

	Security and other deposits payable	42,995.92	-	42,995.92
	Staff Imprest	47.09	-	47.09
	Inter Corporate Deposits	13,853.66	-	13,853.66
	Other Assets	6,349.22	-	6,349.22
	Standalone Financial Statements, the 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 periods of time. In view of non-existence of adequate supporting documents, we are unable to express an opinion upon completeness of the balances appearing in books of accounts of the Company.			
	We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.			
	Bank confirmations			
	In respect to confirmation of bank balances, margin money balance and term deposits, the company has not sent confirmation requests to any of the banks. In view of non-existence of supporting evidence related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Standalone Financial Statements.			
	With respect to the loans and borrowings taken by the Company amounting to Rs. 2,79,186.01 Lakhs as on 31st 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 Company regarding interest rates charged by banks/ financial institutions and the same are 4-5 years old. Further, the 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 Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Standalone Financial Statements.			
	We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.			
2	Type of Audit Qualifications:	Disclaimer of Opinion		
3	Frequency of Qualifications:	Repetitive, 3rd year		
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:			
5	For Audit Qualification(s) where the impact is not quantified by the auditor:			
	(i) Management's estimation on the impact of audit qualification:			
	(ii) If management is unable to estimate the impact, reasons for the same:			
	(i) It is stated that as per Standards on Auditing (SA)-505, prescribed by the Institute of Chartered Accountants of India (ICAI), the process of external confirmation is to be initiated by the Statutory Auditors for directly obtaining the evidence from the confirming parties at their level. However, the management would initiate this exercise now keeping the Statutory Auditors in loop for the with respect to outstanding balances as on 31.03.2023. It would, therefore, be appropriate that the Statutory Auditors take up external confirmations based on random sampling basis since obtaining confirmation from all the parties would be a time-consuming exercise.			
	(ii) As far as the liability of the Company towards the secured, unsecured or operational creditors is concerned, the same has been covered in Chapter-3 of the Resolution Framework (RF) submitted before the Hon'ble Supreme Court. The RF also contains a provision on the Process of Claim Settlement qua such creditors according to which the Company shall be inviting claims from all such stakeholders but it can be done only after a definitive view on the RF is taken by the Hon'ble Supreme Court.			
	(iii) Auditors' Comments on (i) or (ii) above:			
	Can not be quantified as on the date of our report due to details not available			
Matter 12				
1	Details of Audit Qualifications:-			
	The 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 Company. In absence of the same, we are unable to express an opinion on the impact of such contingent liabilities on the Company. We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.			
2	Type of Audit Qualifications:	Disclaimer of Opinion		
3	Frequency of Qualifications:	Repetitive, 3rd year		
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:			
5	For Audit Qualification(s) where the impact is not quantified by the auditor:			
	(i) Management's estimation on the impact of audit qualification:			
	(ii) If management is unable to estimate the impact, reasons for the same:			
	(i) The new Management has already submitted its Resolution Framework (RF) before the Hon'ble Supreme Court, wherein the Company has sought various reliefs on account of penalties, interest liabilities etc., among others, due to be paid by the Company to the Statutory Authorities, Banks, Financial Institutions etc.			
	(ii) Since a definitive view on various reliefs sought in the RF is yet to be taken by the Hon'ble Supreme Court, it may not be feasible at this stage to assess the overall impact of its contingent liabilities.			
	(iii) Auditors' Comments on (i) or (ii) above:			
	Can not be quantified as on the date of our report due to details not available			
Matter 13				
1	Details of Audit Qualifications:-			

	Company has not appointed an internal auditor for the financial year 2020-21 and 2021-22 which is in contravention of the provisions of section 138 of the Companies Act, 2013 which mandates appointment of internal auditor for all listed companies. We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) The erstwhile Management appointed M/s VPSJ & Company, Chartered Accountants, as Internal Auditors of the Company, in compliance of the decision taken in the meeting of the Board of Directors held on 14.09.2019.	
	(ii) M/s VPSJ & Company, however, resigned on 14.02.2020 without conducting/ submitting any Internal Audit of the Company.	
	(iii) The Company proposes to appoint new Internal Auditors in terms of section 138 of the Companies Act, 2013, read with rule 13 of the Companies (Accounts) Rules, 2014, which is expected to be finalized shortly.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 14		
1	Details of Audit Qualifications:-	
	The company has not yet appointed a Chief Financial Officer and the prescribed time period under section 203 of the Companies Act, 2013 has already expired. Further the company has not filed any application with Ministry of Corporate Affairs for compounding of the said offence. We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	The Company has been trying to fill-up the position of Chief Financial Officer (CFO) for which some candidates have also been interviewed but the Company is unable to meet their financial expectations. Further, the Company has also requested the ICAI to suggest suitable candidates for the position of CFO. It is looking for candidates with experience in the real estate industry.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 15		
1	Details of Audit Qualifications:-	
	The Company has accounted for its investment in one of its subsidiary M/s Unitech Power Transmission Limited, as non-current assets held for sale. Cost of investment as on 31 March, 2023 is Rs. 42,26.26 Lakhs. The Company is carrying said investment at cost and has not made any estimation of its fair value less cost to sell as required under provisions of Indian Accounting Standard 105 "Non-Current Assets Held for Sale and Discontinued Operations". The company, post as on 31st March, 2023, has received a binding offer of Rs. 6700.00 Lakhs from a buyer which is also approved by the directors of the company through circular resolution dated 14.08.2023. In the absence of any fair value assessment by the Company, we are unable to express an opinion on the matter. We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) Unitech Limited, during the period of erstwhile Management, had signed a binding term sheet with M/s Sterling & Wilson (SW) and had agreed to sell the entire shareholding of M/s Unitech Power Transmission Limited (UPTL) for an overall equity value of Rs. 105 Crore, out of which Rs. 68.40 Crore was the firm component whereas Rs. 35 Crore was to be backed by a Bank Guarantee and was to be paid on meeting certain conditions as set out in the purchase agreement. SW was further required to pay Rs. 1.6 Crore as the agent fee directly out of the total equity value of Rs. 105 Crore. However, the said transaction did not mature and the Hon'ble Supreme Court permitted the new Management to explore new buyers.	

	(ii) Thereafter, the new Management made two more unsuccessful attempts. The Board of Directors of Unitech Limited in its meeting held on 14.02.2023 decided to appoint M/s E&Y as the Transaction Advisor for the sale/ divestment of UPTL on as-is-where-is basis, for which exclusivity period of 09 months was approved.
	(iii) Subsequent thereto, the notice of divestment was uploaded on e-Tendering portal of Unitech Limited on 06.04.2023, inviting Expressions of Interest (EOIs) from interested parties along side individual mailers to 37 potential investors on or before 19.04.2023. A total of 10 parties submitted their EOIs by the Due date, with whom NDAs were signed. Another notice was uploaded on the Unitech website and e-tendering portal on 26.04.2023 inviting non-binding offers up to 01.05.2023. Four non-binding offers were received, which were opened on 02.05.2023, for amounts of Rs. 65 Crore (Jakson Limited), Rs. 25.00 Crore (M/s JSC OGCC), Rs. 20.00 Crore (Shilpa Steel) and Rs. 10.00 Crore (Shree Metals). The highest bidder thereafter submitted his Binding offer on 27.07.2023. The highest bidder subsequently revised his offer to Rs. 67.00 Crore. The binding Term Sheet submitted by the highest bidder was considered by the Board of Directors by circulation of an agenda on 11.08.2023. The said binding term sheet has been approved by the Board of Directors of Unitech Limited on 14.08.2023. After the decision of the Board, the transaction advisor has been requested to submit the final version of the binding term sheet.
	(iv) A fair valuation report as per the provisions prescribed under section 56 of Income Tax Act, 1961, read with Rule 11UA of Income Tax Rules, 1962, has been obtained from a registered Merchant Banker. However, the statutory auditor has asked for getting the fair valuation report from an IBBI registered Valuer as required under the provision of Indian Accounting Standard 105 - "Non-current assets held for sale and discontinued operations". The Management is in the process of getting the needful done in this behalf.
	(iii) Auditors' Comments on (i) or (ii) above:
	Can not be quantified as on the date of our report due to details not available
Matter 16	
1	<u>Details of Audit Qualifications:-</u>
	The company has made many adjustments in accordance with Indian Accounting Standards applicable to the company as on 31st March, 2020. The 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.
2	Type of Audit Qualifications: Disclaimer of Opinion
3	Frequency of Qualifications: Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
5	For Audit Qualification(s) where the impact is not quantified by the auditor:
	(i) Management's estimation on the impact of audit qualification:
	(ii) If management is unable to estimate the impact, reasons for the same:
	The observations are a statement of fact and need no further comments.
	(iii) Auditors' Comments on (i) or (ii) above:
	Can not be quantified as on the date of our report due to details not available
Matter 17	
1	<u>Details of Audit Qualifications:-</u>
	<u>Revenue from real estate projects</u> We draw attention to Note no. 32 of the Standalone Financial Statements, The Company is accounting for revenue under real estate projects using percentage of completion method (POCM) with an understanding that performance obligations are satisfied over time. Provisions of paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers" specifies that an entity can recognise 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 Company with home buyers, it seems that the Company does not satisfy any of the conditions 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. During the year, the company has handed over some units to homebuyers after receiving outstanding applicable dues. Company has accounted for money received as advance and has kept sold inventory in its current assets as Project in Progress "PIP", which is in contravention of the provisions of Indian Accounting Standard 115. Also, the Company has received some interest on delayed payment of dues and has accounted for the interest received as advance from customer which resulted in under reporting of other income by Rs. 40.26 lakhs and over reporting of loss before tax by said amount. In view of the above, we are unable to express an opinion on the all the matter mentioned above. We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.
2	Type of Audit Qualifications: Disclaimer of Opinion
3	Frequency of Qualifications: Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:
5	For Audit Qualification(s) where the impact is not quantified by the auditor:

	(i) Management's estimation on the impact of audit qualification:												
	(ii) If management is unable to estimate the impact, reasons for the same:												
	(i) The Audit Observations are a statement of fact and an accounting practice followed since the erstwhile Management. The Statutory Auditors are of the view that the Company should switch over from the POCM based accounting to "Point-in- Time" system of accounting as prescribed in IND-AS-115 to correct this anomaly. Though desirable to do so, it would take some time and its impact on the overall accounts of the Company would need to be examined. (ii) There are more than 15,000 homebuyers across 74 residential and 12 Commercial projects where construction is lying stalled at various stages of construction. These units are to be completed and handed over to the homebuyers. The entire exercise is being carried out under the overall guidance and supervision of Hon'ble Supreme Court. (iii) As such, the Management will be in a position to assess the impact thereof only in due course of time after the Projects are completed and handed over.												
	(iii) Auditors' Comments on (i) or (ii) above:												
	Can not be quantified as on the date of our report due to details not available												
Matter 18													
1	<u>Details of Audit Qualifications:-</u>												
	Statutory dues / recoverable												
	The Company has long outstanding statutory liabilities as on 31st March, 2023, details of which are as follows:-												
	<table border="1"> <thead> <tr> <th>Nature of dues</th> <th>Principal amount outstanding(Rs. in Lakhs)</th> <th>Outstanding since</th> </tr> </thead> <tbody> <tr> <td>Income tax deducted at source</td> <td>102,46.88</td> <td>Pertaining from FY 2014-15 onwards</td> </tr> <tr> <td>Professional Tax</td> <td>0.59</td> <td>Pertaining from FY 2018 - 2019 onwards</td> </tr> <tr> <td>Provident Fund</td> <td>24,42.87</td> <td>Pertaining from FY 2015 - 2016 onwards</td> </tr> </tbody> </table>	Nature of dues	Principal amount outstanding(Rs. in Lakhs)	Outstanding since	Income tax deducted at source	102,46.88	Pertaining from FY 2014-15 onwards	Professional Tax	0.59	Pertaining from FY 2018 - 2019 onwards	Provident Fund	24,42.87	Pertaining from FY 2015 - 2016 onwards
Nature of dues	Principal amount outstanding(Rs. in Lakhs)	Outstanding since											
Income tax deducted at source	102,46.88	Pertaining from FY 2014-15 onwards											
Professional Tax	0.59	Pertaining from FY 2018 - 2019 onwards											
Provident Fund	24,42.87	Pertaining from FY 2015 - 2016 onwards											
	Regarding tax deducted at source, the 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 Company.												
	During financial year ending 31st March, 2023, the 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 Company is filing its GST returns in the states wherein it has obtained registration. However, there is no reconciliation available with the Company for the sales / input tax credit "ITC" appearing as per books of accounts and details filled in the GST returns.												
	We further like to draw attention to Note no. 16 of the Standalone Financial Statements, which includes balance of Rs. 12,677.74 Lakhs pertaining to balance of input tax credit "ITC" receivables by the Company under Goods and Services Tax Act, 2017. The 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 company has long outstanding dues payable to employees amounting to Rs. 5,990.90 Lakhs as on 31st March, 2023. The 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 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 standalone financial statements for year ended 31st March, 2022 in respect of this matter.												
2	Type of Audit Qualifications: Disclaimer of Opinion												
3	Frequency of Qualifications: Repetitive, 3rd year												
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:												
5	For Audit Qualification(s) where the impact is not quantified by the auditor:												
	(i) Management's estimation on the impact of audit qualification:												
	(ii) If management is unable to estimate the impact, reasons for the same:												
	(i) The new Management has already submitted its Resolution Framework (RF) before the Hon'ble Supreme Court on 16.07.2020, followed by updated versions dated 02.05.2021 and 08.08.2022, wherein the Company has sought various reliefs on account of penalties, interest liabilities etc., among others, due to be paid by the Company to the Statutory Authorities, Banks, Financial Institutions etc. (ii) Since a definitive view on various reliefs sought in the RF is yet to be taken by the Hon'ble Supreme Court, it may not be feasible at this stage to assess the overall impact of its outstanding statutory liabilities. (iii) The new Management is committed to make the Company compliant in terms of various provisions contained in the Companies Act 2013 and other related Act, Rules, Regulations etc.												
	(iii) Auditors' Comments on (i) or (ii) above:												
	Can not be quantified as on the date of our report due to details not available												
Matter 19													
1	<u>Details of Audit Qualifications:-</u>												
	The Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:												

Particulars	Unpaid deposits (Principal amount) as at 31 st March 2022	matured (Principal amount) as at 31 st year (Rs Lakhs)	Unpaid deposits (principal amount) as at 31 st March 2023 (Rs Lakhs)
Deposits that have matured on or before March 31, 2017	551,48.59	1405.03	537,43.56
<p>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 Company has not provided for interest payable on public deposits which works out to Rs. 6,678.84 Lakhs for the year ended 31st March 2023 (Cumulative upto 31st 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 31st 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 Company. Accordingly, impact, if any, of the indeterminate liabilities on these Standalone Financial Statements is currently not ascertainable, and hence we are unable to express an opinion on this matter. Further, the Company has also accepted security deposits from various entities amounting to Rs. 22,129.99 Lakhs as on 31st 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 in a position to comment on possible impact of the same on the Company. We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>			
2	Type of Audit Qualifications:	Disclaimer of Opinion	
3	Frequency of Qualifications:	Repetitive, 3rd year	
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:		
5	For Audit Qualification(s) where the impact is not quantified by the auditor:		
	(i) Management's estimation on the impact of audit qualification:		
	(ii) If management is unable to estimate the impact, reasons for the same:		
	<p>(i) This issue has duly been explained in Chapter 8 of the Resolution Framework (RF) submitted to the Hon'ble Supreme Court and the Company shall take action as per the directions of the Hon'ble Court in this behalf. The New Management neither processes any such case nor is it authorized to do so till the Hon'ble Supreme Court takes a decision in this matter.</p> <p>(ii) It is, however, clarified that disbursement to some fixed deposit holders (Sr. Citizens on a pro-rata basis) has been made through the Ld. Amicus Curie on the directions of the Hon'ble Supreme Court issued from time to time in the past. The details of amount disbursed to the FD holders directly from the Registry have been received in the Company on 22.11.2022 and the amount of disbursal is being captured in the books of accounts and reconciled.</p> <p>(iii) Further refund of another amount of Rs. 13.19 Crore has been approved by the Hon'ble Supreme Court vide its Orders dated 01.02.2023 for refund of principal amount of FDs to depositors facing Medical Exigencies. As on 22.08.2023, the Company has already released an amount of Rs. 12.90 Crore to 501 out of 548 FD holders. The remaining cases are pending for want of receipt of requisite papers from the concerned Depositors.</p>		
	(iii) Auditors' Comments on (i) or (ii) above:		
	Can not be quantified as on the date of our report due to details not available		
Matter 20			
1	Details of Audit Qualifications:-		
	<p>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 company and the total of such outstanding amount to Rs. 7,95,501.55 Lakhs as on 31st March, 2023. The lenders have initiated the action against the company under various act(s). 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.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>		
2	Type of Audit Qualifications:	Disclaimer of Opinion	
3	Frequency of Qualifications:	Repetitive, 3rd year	
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:		
5	For Audit Qualification(s) where the impact is not quantified by the auditor:		
	(i) Management's estimation on the impact of audit qualification:		
	(ii) If management is unable to estimate the impact, reasons for the same:		
	<p>(i) The total financial liability of Unitech Group to the tune of Rs. 5,552.60 Crore as on 31.12.2019 has been captured in Annexure-C of the Resolution Framework (RF) submitted before the Hon'ble Supreme Court. The financial liability of Unitech Limited has now risen to Rs. 5,987.47 Crore as on 31.03.2022 as per Standalone Financial Statement for the period.</p> <p>(ii) A total of 19 lenders, including Banks and ARCs, have filed 65 cases in various DRTs, namely, New Delhi (DRT-1), Chandigarh, Chennai, Kolkata, Mumbai, Lucknow and Allahabad. In view of the moratorium granted by the Hon'ble supreme Court, all these cases have been ordered to be adjourned sine die.</p> <p>(iii) Various lenders have also filed IAs in the Hon'ble Supreme Court, which are pending consideration by the Hon'ble Supreme Court.</p> <p>(iv) Since the matter has already been covered in the Resolution Framework and the final payment of principal amount and/or interest thereon shall be made only in accordance with the decision of the Hon'ble Supreme Court in this behalf.</p>		
	(iii) Auditors' Comments on (i) or (ii) above:		

	Can not be quantified as on the date of our report due to details not available	
Matter 21		
1	Details of Audit Qualifications:-	
	<p>The Standalone Financial Statements of the Company as on 31st March, 2022 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the 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.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	<p>(i) The Company has filed an IA No. 47995/2021 dated 27.03.2021 before the Hon'ble Supreme Court for recovery of the amount. Hence, the matter is sub-judice.</p> <p>(ii) Notwithstanding the IA pending before the Hon'ble Supreme Court, the management has held meetings at the level of Directors and Justice A.M. Sapre with Mr. D.A. Kumar and visited the land sites twice on 24.06.2022 and 02.01.2023.</p> <p>(iii) It was agreed in the last meeting held at the level of Justice Sapre and the Chief Secretary, Telangana that the District Administration would complete the site survey and identify the areas, which have been encroached. It was also inter-alia directed by the Chief Secretary that no further sale deeds may be allowed to be executed on the land parcels owned by Unitech Limited and its collaborator.</p> <p>(iv) On follow-up with the District Collector of Medchal Malkajgiri, Hyderabad, it has been learnt that a Surveyor has been appointed to complete the process of site demarcation, which is expected to be completed in about next two months' time.</p> <p>(v) This is an action under progress.</p>	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 22		
1	Details of Audit Qualifications:-	
	<p>The Company is unable to correctly map the monies received from the customers towards maintenance charges with appropriate customer codes. Due to this, Rs. 483.74 Lakhs have been accounted for under advance from customer during the financial year ending 31st March, 2023. Cumulative total of such receipts, which are not identifiable, is Rs. 2,897.90 Lakhs.</p> <p>Due to non-availability of data and supporting documents, we are unable to express an opinion on the same.</p> <p>We had mentioned this matter under "other matter" on the standalone financial statements for the year ended 31st March, 2022.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	2nd Time Disclaimer
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	<p>(i) The requisite MSAs of all the concerned projects have already been shared with the statutory auditors.</p> <p>(ii) As far as the mapping of monies received from the residents (with customer codes) towards maintenance charges are concerned, it is clarified that a mixed bag of arrangements, which has been continuing since long. This observation relates to a total of ten projects comprising 06 Residential and 04 JV Commercial projects. This comprises of (i) where the RWAs are collecting the money and spending from out of a joint account, (ii) where the RWA are collecting and spending on their own, and (iii) Where Unitech and its JV are collecting the Maintenance Charges and spending the same. The main problem is that the RWAs have not maintained the customer-wise accounts with their customer codes. This has been taken up with the concerned RWAs for reconciliation thereof. The RWAs/ AoAs of 04 projects of Greater Noida and 06 projects of Gurugram, have started the exercise which, may take about 3 to 6 months time for final reconciliation.</p> <p>(iii) The complete verification and mapping of the amounts is expected to be completed by 31.12.2023.</p>	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 23		
1	Details of Audit Qualifications:-	
	<p>Filing of E-forms with Registrar of Companies</p> <p>The company has failed to submit following e-forms with Registrar of Companies during the year:</p> <p>a) Form DPT-3 – Return of Deposit</p> <p>b) Form CRA-4 – Cost Audit Report for F.Y. 2020-21 file with the Central Government</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion

3	Frequency of Qualifications:	2nd Time Disclaimer
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) E-Form DPT-3: The Company has now received Statutory Auditor's certificate pertaining to e-Form DPT-3 from M/s R. Nagpal & Associates for the Financial Year 2019-20. (ii) The requisite e-Form DPT-3 for FY 2019-20 has already been filed. For the subsequent Financial Years 2020-21 and 2021-22, the Company is in discussions with the Statutory Auditors for the requisite certificates, which are likely to be filed by 30.09.2023. (iii) Form CRA-4 – Cost Audit Report: (a) The erstwhile Management of Unitech Limited had appointed M/s M.K. Kulshreshta & Associates as the Cost Auditor of the Company in its BoD meeting held on 13.02.2015. Mr. Kulshreshta continued as the Cost Auditor of the Company till FY 2017-18. (b) Mr. Kulshreshta did not submit any Cost Audit Report since his fee was not paid by the erstwhile Management. (c) Further, the Company has appointed M/s Pant S. Associates as the Cost Auditors for the period 2017-18 to 2021-22. M/s Pant S. Associates has been appointed as the Cost Auditor for a further period of two years from FY 2022-23 to FY 2023-24, as per the decision of the BoD taken in its meeting held on 13.07.2023. (d) It is informed that the Cost Audit Reports for the Financial Years from 2017-18 to 2021-22 have been submitted by the Cost Auditor, which are being placed in the meeting of the Board of Directors scheduled to be held on 29.08.2023 for approval and adoption.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 24		
1	Details of Audit Qualifications:- Schedule III of Companies Act, 2013 The Company is not able to provide / substantiate details of following disclosures required under the provisions of Schedule III of Companies Act, 2013:- a) Complete details of title deeds of immovable properties not held in the name of the Company b) Details of benami property held and any proceeding has been initiated or pending against the company, if any c) Details of quarterly returns or statements of current assets filed by the company with banks or financial institutions are in agreement with the books of accounts d) Complete details of company declared wilful defaulter by the bank or financial institution or other lender e) Utilisation of borrowed funds f) Relationship and transactions with struck off companies g) Ageing for trade receivables h) Ageing for trade payables i) Details related to creation / satisfaction of charges j) Details related to surrender or disclosure of income in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other) relevant provisions of the Income-tax Act, 1961	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	2nd Time Disclaimer
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) The erstwhile Management of Unitech Limited had appointed M/s M.K. Kulshreshta & Associates as the Cost Auditor of the Company in its BoD meeting held on 13.02.2015. Mr. Kulshreshta continued as the Cost Auditor of the Company till FY 2017-18. (ii) There have been challenges in the reconciliation of land parcels between the Land Division and the Accounts Division. Since a large number of landholdings have been charged or mortgaged, the process of reconciliation has been taken in hand, which is at an advance stage of completion and is expected to be completed by 30.06.2023. The statement of reconciliation would be shared thereafter with the Statutory Auditors for appropriate appraisal and review. (iii) The delay in reconciliation has primarily been because of the problems inherited by the new Management and also on account of the fact that various key personnel left the Company after the appointment of new Board of Directors. (iv) Management has no details of benami property, which is subject matter of investigations by Investigation Agencies. (v) Since all the Loan Accounts, except PNB Loan Account pertaining to Ciena, are NPAs and, therefore, quarterly returns and statements of current assets are not being filed by the Company with the Banks and Financial Institutions. (vi) As to whether the Company has been declared a Wilful Defaulter by the Banks or Financial Institutions or other Lenders or not, the Company shall share the information in this regard with the Statutory Auditors in due course of time. It is, however, pointed out that the Company has recently received a communication from Bank of Maharashtra, whose reference has been made in Note No. 81 of the Standalone Financial Statement for the FY 2021-22. (vii) No funds have been borrowed by the Company from any Bank or Financial Institution after the appointment of the new Board of Directors. As far as the funds borrowed prior to the appointment of new Board of Directors are concerned, the specific details about their utilization are not available in the Company and that this aspect is also being looked into by the Central Investigating Agencies.	

	(viii) As far as other Observations mentioned in Sr. No. 24 are concerned, the Company has already started the process to collect the relevant information from various sources which are available to the new Management. As soon as the information is collected, the same shall be shared with the Statutory Auditors.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 25		
1	<u>Details of Audit Qualifications:-</u>	
	<p>With respect to opening balances appearing in the books of accounts of the Company as on 01st April, 2020, there is no information/ supporting documents available with the Company related to following accounts: -</p> <ul style="list-style-type: none"> • Other comprehensive income / (loss) amounting Rs. (523,31.93) Lakhs • Provision for bad and doubtful debts/ trade receivables amounting Rs. 323,73.95 Lakhs • Allowances for bad and doubtful loans and advances to related parties amounting to Rs. 15,89.05 Lakhs • Other loans and advance amounting to Rs. 520.00 Lakhs • Trade receivables and advances received from customers amounting Rs. 11930,75.62 Lakhs • Loans/ advances given to subsidiaries, joint ventures and associates amounting to Rs. 4689,32.90 Lakhs • Loans taken from subsidiaries, joint ventures and associates amounting to Rs. 74,192.20 Lakhs • Expenses payable amounting to Rs. 51,612.66 Lakhs • Current Tax Assets amounting to Rs. 3004.64 Lakhs • Deferred Liability amounting to Rs. 2,36,049.12 Lakhs • Advance given for purchase of land amounting to 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 Subsidiary - Corporate Guarantee amounting to Rs. 8.70 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. • Loans to Subsidiaries (Ind AS Adjustments) amounting to Rs. 50,730.57 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 <p>Considering the significance of amounts involved in above mentioned areas, we are not in a position to express an opinion on the Standalone Financial Statements as on 31st March, 2023. We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
	<p>(i) The opening balances pertaining to the items mentioned under Sr. No. 25 are outstanding for a long time and pertain to the period of the erstwhile Management which has since been superseded by the Hon'ble Supreme Court vide its order dated 20.01.2020.</p> <p>(ii) The Company has been facing serious constraints because of the resignations of several key personnel who left the Company either prior to the appointment of the new Management or immediately after the new Management took over. Further, even the availability of records has been a serious challenge for the new Management.</p> <p>(iii) However, all out efforts are being made to collect and compile the requisite information as sought and would be shared with the Statutory Auditors in due course of time.</p>	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 26		
1	<u>Details of Audit Qualifications:-</u>	
	<p><u>Impairment Assessment of Bank and Corporate Guarantees</u></p> <p>The 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 standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) The relevant information pertains to the period of the erstwhile Management which has since been superseded by the Hon'ble Supreme Court vide its order dated 20.01.2020. The Company has been facing serious constraints because of the	

<p>resignations of several key personnel who left the Company either prior to the appointment of the new Management or immediately after the new Management took over. Further, even the availability of relevant records has been a serious challenge for the new Management.</p> <p>(ii) The Central Investigating Agencies, like Enforcement Directorate, SFIO, and CBI, among others, are already investigating on various issues. Since the Company is not aware about the stage of the completion of these investigations, it is neither possible nor feasible for the new Management to quantify the liabilities of the Company at this stage.</p> <p>(iii) As far as the court cases are concerned, it is pointed out that there were in all 4,001 court cases pending pan-India against the Company, out of which 1,558 cases have so far been disposed of. Hence, there are at present 2,443 active cases, out of which except those which have been filed by the Company, all other cases have been laid to rest by virtue of the moratorium granted by the Hon'ble Supreme Court vide its order dated 20.01.2020. A broad break-up of important cases is tabulated herein below:</p>				
	Particulars	Active	Disposed of	Total
	Income Tax Cases	20	2	22
	Provident Fund Cases	10	-	10
	Homebuyers	1,418	337	1,755
	Total	1,448	339	1,787
<p>(iv) As far as the bank guarantees, corporate guarantees and other commitments are concerned, the relevant data has been shared with the Statutory Auditors while the original documents are being collected from the concerned Divisions/ Field offices which would be shared with them in due course of time.</p>				
(iii) Auditors' Comments on (i) or (ii) above:				
Can not be quantified as on the date of our report due to details not available				
Matter 27				
1	Details of Audit Qualifications:-			
	<p>The company has not performed the process of identification of creditors to be classified as Micro and Small Enterprises (MSE) during the year and due to absence of details of MSE, the company cannot determine the amount outstanding to MSE creditors and interest due thereon under "The Micro, Small and Medium Enterprises Development Act, 2006".</p> <p>In view of above, we are unable to express an opinion on the same.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>			
2	Type of Audit Qualifications:	Disclaimer of Opinion		
3	Frequency of Qualifications:	Repetitive, 3rd year		
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:			
5	For Audit Qualification(s) where the impact is not quantified by the auditor:			
	(i) Management's estimation on the impact of audit qualification:			
	(ii) If management is unable to estimate the impact, reasons for the same:			
	<p>(i) The observation is admitted as correct. However, the MSMEs are entitled to a speedier remedy under the MSME Act, 2006. The management has not received any notice from any such authority in any state where the MSMEs can seek relief.</p> <p>(ii) It is believed that the MSME creditors, if any, should primarily be from among the Vendors/ Contractors of the Company or any of its subsidiaries. It may open a Pandora's box if the management starts writing to all its creditors to ascertain if they are MSMEs or not.</p> <p>(iii) The information about their registration under the MSME Act is to be supplied by the concerned parties only in order to claim the benefits as prescribed therein. It is best left to the claimant to exercise any such privilege if he/she is entitled to the same.</p> <p>(iv) In the absence of the requisite information on this account, the Company is not in a position to quantify the amounts including interest, which may or may not have become due to such MSME Suppliers. As such, it is proposed that as and when any such claim is received, the same would be processed on priority and shared with the Auditors in due course.</p>			
	(iii) Auditors' Comments on (i) or (ii) above:			
	Can not be quantified as on the date of our report due to details not available			

For GSA & Associates LLP
Chartered Accountants

For and on behalf of the Board of Directors

Sd/-
Yudhvir Singh Malik
Chairman & Managing Director
DIN : 00000555

Sd/-
Girish Kumar Ahuja
Director
DIN : 00446339

Sd/-
CA Tanuj Chugh
Partner
Membership No.529619

Sd/-
Jitendra Mohandas Virwani
Director
DIN : 00027674

Sd/-
Prabhakar Singh
Director
DIN : 08696229

Sd/-
Uma Shankar
Director
DIN : 07165728

Place: Gurugram
Date: 29.08.2023

Sd/-
A. K. Yadav
Chief Executive Officer

Sd/-
Umang Agrawal
Sr. Manager (F&A)

Sd/-
Anuradha Mishra
Company Secretary

Independent Auditor's Report on the Quarterly and Year to Date for the year ended 31st March, 2023 Audited Consolidated Financial Results of Unitech Limited Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Unitech Limited

Report on the Audit of Consolidated Financial Results

Disclaimer of Opinion

We have audited the accompanying Statement of Consolidated Financial Results of Unitech Limited ("the Holding Company") and its Subsidiaries (collectively referred to as "the Group"), and its share of profit/loss after tax and total comprehensive income/loss of its associates and joint ventures, for the quarter ended 31st March, 2023 and Year to date audited results for the period from 1st April, 2022 to 31st March, 2023 ("the statement") attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended ("the Listing Regulations").

Our audit indicates that, because of the substantive nature and significance of the matter described below, we have not been able to obtain sufficient appropriate evidence to provide a basis for expressing an opinion on the statement as to whether these Consolidated Financial Results are prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other recognized accounting practices and policies generally accepted in India has disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, 2015 (as amended) including the manner in which it is to be disclosed, or that it does not contain any material misstatement.

The Statement includes the management results of the entities listed in Annexure A to this report.

Basis for Disclaimer of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended (-the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Holding Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. Because of the significance of the matters described below we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion.

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LLP registration No. AAS-8863 (Formerly known as GSA & Associates)

Branches at Akhnoor (Jammu) and Surat (Gujarat)

Based on our audit conducted as above, due to the matters stated at para 5 of this report, we believe that the accompanying Statement of Consolidated Financial Results is not prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standard (Ind AS) specified under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, and are not disclosing the information required to be disclosed in terms of the Listing Regulations, including the manner in which, it is to be disclosed, or that it contains material misstatement.

We draw attention to the followings matters:

- (i) We draw attention to Note no. 6 of the Consolidated Financial Results, 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 pertain to the financial year ending 31st March, 2017 (for 26 companies), 31st March, 2016 (for 1 Company) and 31st March, 2010 (for 1 Company). In case of 4 companies, last available unaudited details are used for preparation of these Consolidated Financial Results.

Further, no details are available with the Holding Company for 4 associates and 17 joint ventures for year ending 31st 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 31st March, 2022 in respect of this matter.

- (ii) 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.

- (iii) We draw attention to Note no. 5 of 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 31st March, 2022 in respect of this matter.

(iv) Material uncertainty related to going concern

We draw attention to Note no. 7 of the Consolidated Financial Results wherein 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 31st March, 2022 in respect of this matter.

- (v) Unitech Limited ('the Holding Company') held its annual general meetings for 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. 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 filing of its quarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The Holding Company has not taken any provision related to penalty on account of such delay and management is now planning to seek relief against such penalty from SEBI.

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

- (vi) We draw attention to Note no. 13 of the Consolidated Financial Results. 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 on account of interest during the year ended 31st 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 31st March, 2022 in respect of this matter.

- (vii) We draw attention to Note no. 8(a) of the 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. 31,191.85 lakhs deposited with the Hon’ble Supreme Court Registry (“Registry”) is outstanding as at 31st 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 complied with.

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 31st March, 2022 in respect of this matter.

(viii) Non-current investment and loans

Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 31st March, 2023 are as follows: -

Particulars	Amounts in Lakhs of Rs.		
	Amount invested	Impairment accounted for till 31.03.2023	Carrying amount
Equity investment - joint ventures	54,046.56	-	54,046.56
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	-	254,53.18
Corporate guarantees	8.70	-	8.70
Loans to Joint Ventures and Associates	83,81.00	-	83,81.00
Advances to Joint Ventures and Associates	21.68	-	21.68

We draw attention to Note no. 8(e) of the Consolidated Financial Results, considering the fact that the accounts of these above mentioned foreign entities are not available with the management and for Indian entities, they are not audited since last 3-4 years plus also taking into accounts the factors such as accumulated losses in above said entities, substantial/ full erosion of net worth, significant uncertainty on the future of these entities and significant uncertainty on recovery of investments and loans, there are strong indicators of conducting impairment/ expected credit loss assessment for above mentioned investments and loans in accordance with the principles of Indian Accounting Standards 36, “impairment of assets” and Indian Accounting Standards 109 “financial instruments”.

Further:-

- Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnousite) of Rs. 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 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 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.

(ix) 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 31st March, 2022 in respect of this matter.

(x) Trade receivables and other financial assets

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

Particulars	Amount	Amounts in Lakhs of Rs.	
		Provision accounted for till 31.03.2023	Carrying Amount
Trade Receivable	78,751.93	31,521.87	47,230.06
Security Deposits	52,818.32	934.04	51,884.28
Non-Current Loans and Advances	100.00	-	100.00
Current Loans and Advances	6,617.34	520.00	6,097.34
Advances for purchase of Shares	31,079.48	31,079.48	-
Staff Imprest & Advances	47.09	-	47.09
Advances to others	13.08	-	13.08

We draw attention to Note no. 8(f) of the 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 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.

(xi) Inventory and project in progress

We draw attention to Note no. 8(d) of the Consolidated Financial Results, 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 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 31st March, 2022 in respect of this matter.

(xii) **External Confirmation**

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

Particulars	Amount	Amounts in Lakhs of Rs.	
		Provision accounted for till 31.03.2023	Carrying amount
Trade Receivable	78,751.93	31,521.87	47,230.06
Trade Payable	82,070.64	386.34	81,684.30
Advances received from Customers	10,97,542.77	-	10,97,542.77
Advances to Suppliers	7,235.30	-	7,235.30
Security Deposits	52,818.32	934.04	51,884.28
Loans to Joint Venture and Associates	8,381.00	-	8,381.00
Other Loans and advances	6,717.34	520.00	6,197.34
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	42,995.92	-	42,995.92
Staff Imprest	47.09	-	47.09
Inter Corporate Deposits	13,853.66	-	13,853.66
Other Assets	6,349.22	-	6,349.22

We draw attention to Note no. 9 of the Consolidated Financial Results, the Holding Company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to conclude upon completeness of the balances appearing in books of accounts of the Holding Company.

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

Bank confirmations

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

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

With respect to the loans and borrowing taken by the Holding Company amounting Rs. 2,79,186.01 Lakhs as on 31st March, 2023 no confirmation has been received till date of this report.

The holding 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 consolidated financial statements for the year ended 31st March, 2023, 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 year ended 31st March, 2023 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 to the books of accounts 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 31st March, 2022 in respect of this matter.

- (xiii) We draw attention to Note no. 8(b) of the 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 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 31st March, 2022 in respect of this matter.

- (xiv) 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 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.

(xv) Revenue from real estate projects

We draw attention to Note no. 8(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 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 above, we are unable to express an opinion 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, 2021 in respect of this matter.

- (xvi) The Holding Company has long outstanding statutory liabilities as on 31st March, 2023 details of which are as follows:-

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

Regarding tax deducted at source, the Holding Company has decided not to deposit outstanding amount of tax deducted at source till 20th January, 2020 i.e. period before the date when court appointed management took over. Accordingly, the same are still outstanding in the books of accounts of the Holding Company.

During financial year ending 31st 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 pf 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.

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 31st 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 the all of the above, we are unable to express an opinion on the matter.

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

- (xvii) We draw attention to Note no. 11 of the Consolidated Financial Results, The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

Particulars	Unpaid matured deposits (Principal amount) as at 31 st March 2022	Principal paid during the period (Rs. Lakhs)	Unpaid matured deposits (Principal amount) as at 31 st March, 2023 (Rs. Lakhs)
Deposits that have matured on or before March 31, 2017	551,48.59	1405.03	537,43.56

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 31st March, 2023 (Cumulative upto 31st March, 2023 – Rs. 41,795.45lakhs).

Besides, the impact of non-provision of interest payable on public deposits of Rs. 6,678.84lakhs for the year ended 31st 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 31st 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 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 31st March, 2022 in respect of this matter.

- (xviii) We draw attention to Note no. 10 of the 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. 7,95,501.55 Lakhs as on 31st 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 31st March, 2022 in respect of this matter.

- (xix) We draw attention to Note no. 12 of the Consolidated Financial Results of the Holding Company as on 31st 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 31st March, 2022 in respect of this matter.

- (xx) The group has goodwill amounting to Rs. 383,80.79 Lakhs appearing in the Financial Results as on 31st 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 4-5 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 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.

- (xxi) We draw attention to Note no. 8(h) of 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 31st March, 2023. Cumulative total of such receipts which are nit 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.

- (xxii) With respect to opening balances appearing in the books of accounts of the Holding Company as on 31st March, 2023. 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.
- 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 31st March, 2022.

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

- (xxiii) 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 31st March, 2022 in respect of this matter.

Management's Responsibilities for the Consolidated Financial Results

This Statement, which includes the Consolidated Financial Results is the responsibility of the Holding Company's Board of Directors, and has been approved by them for the issuance. The Statement has been prepared on the basis of the Consolidated Financial Statements for the year ended 31st March, 2023. This responsibility includes the preparation and presentation of the Consolidated Financial Results for the Quarter and Year ended 31st March, 2023 that give a true and fair view of the net profit and other comprehensive income of the Holding Company and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.

The respective board of directors of the Group, its associates and joint venture are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Holding Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the Consolidated Financial Results, respective board of directors of the Group, its associates and joint ventures are responsible for assessing the Holding Company's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intend to liquidate the company or to cease operation, or has no realistic alternative but to do so.

The respective board of directors of Group and its associates and joint ventures are also responsible for overseeing the Group and its associates and joint venture's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Consolidated Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Holding Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Holding Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Consolidated Financial Results including the disclosures, and whether the Annual Consolidated Financial Results represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter:

- (i) We draw your attention to Note no. 14 to the Consolidated Financial Results. The Holding Company had received an arbitral award dated 6th July 2012 passed by the London Court of International Arbitration (LCIA) wherein the arbitration tribunal has directed the Holding Company to purchase the investment of Cruz City 1 (a Company owned by Lehman Bros.) in Kerrush Investment Ltd. (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31st March, 2022 – USD 298,382,949.34). The High Court of Justice, Queen’s Bench Division, Commercial Court London had confirmed the said award.

Further, consequent to the order passed by the Hon’ble High Court of Delhi in the case instant, the Holding Company is required to make the aforesaid investment into Kerrush Investments Ltd. (Mauritius). The decree of the aforesaid amount against the Holding Company is pending for execution.

Based on the information obtained and audit procedures performed, we are unable to assess whether the underlying SRA project in Santacruz, Mumbai would be substantial to justify the carrying value of these potential investments.

We had mentioned this matter under “other matter” on the Consolidated Financial Statements for the year ended 31st March, 2022.

- (ii) We draw attention to Note no. 16 of the Consolidated Financial Results, A forensic audit of the Holding Company was conducted as per directions of the Hon’ble Supreme Court, and the report on the forensic audit was submitted in a sealed envelope to the Hon’ble Supreme Court. We have been informed that the report on the forensic audit is not available with the Holding Company or its Board of Directors; hence impact of observations in the forensic audit report can be ascertained only after the same is obtained.

We had mentioned this matter under “other matter” on the Consolidated Financial Statements for the year ended 31st March, 2022.

- (iii) We draw attention to Note no. 15 of the Consolidated Financial Results, we did not audit the financial statements/information of Libya branch office, included in the Consolidated Financial Results of the Holding Company, whose financial statements/information reflect total assets of Rs. 13,28.47 lakhs (Previous year Rs. 13,28.47 lakhs) as at 31st March, 2023 and total revenues of Rs. NIL (Previous year Rs. NIL) for the year ended on that date, as considered in the Consolidated Financial Results and described above. The Company has also made provision against all assets of Rs. 13,28.47 Lakhs (Previous year Rs. 13,28.47 Lakhs). The financial statements/information of this branch have not yet been audited by the branch auditor due to the adverse political situation prevailing in Libya.

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

We had mentioned this matter under “other matter” on the Consolidated Financial Statements for the year ended 31st March, 2022.

- (iv) The Consolidated Financial Results includes figures of year ended 31st March, 2023 as reported in these Consolidated Financial Results are the balancing figures between unaudited figures in respect of nine months ended 31st December, 2022 and published year to date figures upto 31st March, 2023.

UDIN – 23529619BGTYFF5250

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

TANUJ
CHUGH
Digitally signed
by TANUJ
CHUGH
Date: 2023.08.29
18:14:22 +05'30'

Place: Gurugram
Date: 29th August, 2023

Tanuj Chugh
Partner
Membership No: 529619

Annexure A to the Independent Auditor's Report

List of Subsidiaries, Associates and Joint Ventures included in the audited Consolidated Financial Results:

Subsidiaries

- 1) Abohar Builders Pvt. Ltd.
- 2) Aditya Properties Pvt. Ltd.
- 3) Agmon Projects Pvt. Ltd.
- 4) Akola Properties Ltd.
- 5) Algoa Properties Pvt. Ltd.
- 6) Alice Builders Pvt. Ltd.
- 7) Aller Properties Pvt. Ltd.
- 8) Alor Golf Course Pvt. Ltd.
- 9) Alor Maintenance Pvt. Ltd.
- 10) Alor Projects Pvt. Ltd.
- 11) Alor Recreation Pvt. Ltd.
- 12) Amaro Developers Pvt. Ltd.
- 13) Amarprem Estates Pvt. Ltd.
- 14) Amur Developers Pvt. Ltd.
- 15) Andes Estates Pvt. Ltd.
- 16) Angul Properties Pvt. Ltd.
- 17) Araham Properties Pvt. Ltd.
- 18) Arcadia Build- Tech Ltd
- 19) Arcadia Projects Pvt. Ltd.
- 20) Ardent Build -Tech Ltd.
- 21) Askot Builders Pvt. Ltd.
- 22) Azores Properties Ltd.
- 23) Bengal Unitech Hospitality Pvt. Ltd.
- 24) Bengal Unitech Universal Infrastructures Pvt. Ltd.
- 25) Bengal Unitech Universal Siliguri Projects Ltd.
- 26) Bengal Unitech Universal Townscape Ltd.
- 27) Bengal Universal Consultants Pvt. Ltd.
- 28) Broomfield Builders Pvt. Ltd.
- 29) Broomfield Developers Pvt. Ltd.
- 30) Bynar Properties Pvt. Ltd.
- 31) Cape Developers Pvt. Ltd.
- 32) Cardus Projects Pvt. Ltd.
- 33) Chintpurni Construction Pvt. Ltd.
- 34) Clarence Projects Pvt. Ltd.
- 35) Clover Projects Pvt. Ltd.
- 36) Coleus Developers Pvt. Ltd.
- 37) Colossal Projects Pvt. Ltd.
- 38) Comfrey Developers Pvt. Ltd.
- 39) Cordia Projects Pvt. Ltd.
- 40) Crimson Developers Pvt. Ltd.
- 41) Croton Developers Pvt. Ltd.
- 42) Dantas Properties Pvt. Ltd.
- 43) Deoria Properties Ltd.
- 44) Deoria Realty Pvt. Ltd.
- 45) Devoke Developers Pvt. Ltd.
- 46) Devon Builders Pvt. Ltd.

- 47) Dhaulagiri Builders Pvt. Ltd.
- 48) Dhruva Realty Projects Ltd.
- 49) Dibang Properties Pvt. Ltd.
- 50) Drass Projects Pvt. Ltd.
- 51) Elbe Builders Pvt. Ltd.
- 52) Elbrus Builders Pvt. Ltd.
- 53) Elbrus Developers Pvt. Ltd.
- 54) Elbrus Properties Pvt. Ltd.
- 55) Elixir Hospitality Management Ltd. (formerly known as Unitech Hospitality Ltd.)
- 56) Erebus Projects Pvt. Ltd.
- 57) Erica Projects Pvt. Ltd.
- 58) Flores Projects Pvt. Ltd.
- 59) Flores Properties Ltd.
- 60) Girnar Infrastructures Pvt. Ltd.
- 61) Glenmore Builders Pvt. Ltd.
- 62) Global Perspectives Ltd.
- 63) Grandeur Real tech Developers Pvt. Ltd.
- 64) Greenwood Projects Pvt. Ltd.
- 65) Gurgaon Recreation Park Ltd.
- 66) Halley Developers Pvt. Ltd.
- 67) Halley Projects Pvt. Ltd.
- 68) Harsil Builders Pvt. Ltd.
- 69) Harsil Properties Pvt. Ltd.
- 70) Hassan Properties Pvt. Ltd.
- 71) Hatsar Estates Pvt. Ltd.
- 72) Havelock Estates Pvt. Ltd.
- 73) Havelock Investments Ltd.
- 74) Havelock Properties Ltd.
- 75) Havelock Realtors Ltd.
- 76) High Strength Projects Pvt. Ltd.
- 77) Jalore Properties Pvt. Ltd.
- 78) Jorhat Properties Pvt. Ltd.
- 79) Kerria Projects Pvt. Ltd.
- 80) Khatu Shyamji Infratech Pvt. Ltd.
- 81) Khatu Shyamji Infraventures Pvt. Ltd.
- 82) Konar Developers Pvt. Ltd.
- 83) Landscape Builders Ltd.
- 84) Lavender Developers Pvt. Ltd.
- 85) Lavender Projects Pvt. Ltd.
- 86) Madison Builders Pvt. Ltd.
- 87) Mahoba Builders Pvt. Ltd.
- 88) Mahoba Schools Ltd.
- 89) Manas Realty Projects Pvt. Ltd.
- 90) Mandarin Developers Pvt. Ltd.
- 91) Mansar Properties Pvt. Ltd.
- 92) Marine Builders Pvt. Ltd.
- 93) Masla Builders Pvt. Ltd.
- 94) Mayurdhwaj Projects Pvt. Ltd.
- 95) Medlar Developers Pvt. Ltd.
- 96) Medwyn Builders Pvt. Ltd.
- 97) Moonstone Projects Pvt. Ltd.

- 98) Moore Builders Pvt. Ltd.
- 99) Munros Projects Pvt. Ltd.
- 100) New India Construction Co. Ltd.
- 101) Nirvana Real Estate Projects Ltd.
- 102) Onega Properties Pvt. Ltd.
- 103) Panchganga Projects Ltd.
- 104) Plassey Builders Pvt. Ltd.
- 105) Primrose Developers Pvt. Ltd.
- 106) Purus Projects Pvt. Ltd.
- 107) Purus Properties Pvt. Ltd.
- 108) QnS Facility Management Pvt. Ltd.
- 109) Quadrangle Estates Pvt. Ltd.
- 110) Rhine Infrastructures Pvt. Ltd.
- 111) Robinia Developers Pvt. Ltd.
- 112) Ruhi Construction Co. Ltd.
- 113) Sabarmati Projects Pvt. Ltd.
- 114) Samay Properties Pvt. Ltd.
- 115) Sandwood Builders & Developers Pvt.Ltd.
- 116) Sangla Properties Pvt. Ltd.
- 117) Sankoo Builders Pvt. Ltd.
- 118) Sanyog Builders Ltd.
- 119) Sanyog Properties Pvt. Ltd.
- 120) Sarnath Realtors Ltd.
- 121) Shrishti Buildwell Pvt. Ltd.
- 122) Shri Khatu Shyamji Infrapromoters Pvt. Ltd.
- 123) Simpson Estates Pvt. Ltd.
- 124) Somerville Developers Ltd.
- 125) Sublime Developers Pvt. Ltd.
- 126) Sublime Properties Pvt. Ltd.
- 127) Supernal Corrugation (India) Ltd.
- 128) Tabas Estates Pvt. Ltd.
- 129) Uni Homes Pvt. Ltd.
- 130) Unitech Acacia Projects Pvt. Ltd.
- 131) Unitech Agra Hi-Tech Township Ltd.
- 132) Unitech Alice Projects Pvt. Ltd.
- 133) Unitech Ardent Projects Pvt. Ltd.
- 134) Unitech Build-Con Pvt. Ltd.
- 135) Unitech Builders & Projects Ltd.
- 136) Unitech Builders Ltd.
- 137) Unitech Buildwell Pvt. Ltd.
- 138) Unitech Business Parks Ltd.
- 139) Unitech Capital Pvt. Ltd.
- 140) Unitech Chandra Foundation
- 141) Unitech Colossal Projects Pvt. Ltd.
- 142) Unitech Commercial & Residential Projects Pvt. Ltd.
- 143) Unitech Country Club Ltd.
- 144) Unitech Cynara Projects Pvt. Ltd.
- 145) Unitech Developers & Hotels Pvt. Ltd.
- 146) Unitech High Vision Projects Ltd.
- 147) Unitech Hi-Tech Builders Pvt. Ltd.
- 148) Unitech Hi-Tech Developers Ltd.

- 149) Unitech Holdings Ltd.
- 150) Unitech Hospitality Services Ltd.
- 151) Unitech Hotel Services Pvt. Ltd.
- 152) Unitech Hotels & Projects Ltd.
- 153) Unitech Hotels Pvt. Ltd.
- 154) Unitech Hyderabad Projects Ltd.
- 155) Nacre Gardens Hyderabad Ltd. (formerly Unitech Hyderabad Township Ltd.)
- 156) Unitech Infra-Con Ltd.
- 157) Unitech Industries & Estates Pvt. Ltd.
- 158) Unitech Industries Ltd.
- 159) Unitech Infopark Ltd.
- 160) Unitech Infra Ltd.
- 161) Unitech Infra-Developers Ltd.
- 162) Unitech Infra-Properties Ltd.
- 163) Unitech Kochi-SEZ Ltd.
- 164) Unitech Konar Projects Pvt. Ltd.
- 165) Unitech Manas Projects Pvt. Ltd.
- 166) Unitech Miraj Projects Pvt. Ltd.
- 167) Unitech Nelson Projects Pvt. Ltd.
- 168) Unitech Pioneer Nirvana Recreation Pvt. Ltd.
- 169) Unitech-Pioneer Recreation Ltd.
- 170) Unitech Power Transmission Ltd.
- 171) Unitech Real Estate Builders Ltd.
- 172) Unitech Real Estate Management Pvt. Ltd.
- 173) Unitech Real-Tech Properties Ltd.
- 174) Unitech Realty Builders Pvt. Ltd.
- 175) Unitech Realty Developers Ltd.
- 176) Unitech Realty Pvt. Ltd.
- 177) Unitech Realty Ventures Ltd.
- 178) Unitech Reliable Projects Pvt. Ltd.
- 179) Unitech Residential Resorts Ltd.
- 180) Unitech Samus Projects Pvt. Ltd.
- 181) Unitech Valdel Hotels Pvt. Ltd.
- 182) Unitech Vizag Projects Ltd.
- 183) Zanskar Builders Pvt. Ltd.
- 184) Zanskar Realtors Pvt. Ltd.
- 185) Zanskar Realty Pvt. Ltd.
- 186) Alice Developers Pvt. Ltd.
- 187) Alkosi Ltd.
- 188) Bageris Ltd.
- 189) Bolemat Ltd.
- 190) Boracim Ltd.
- 191) Brucosa Ltd.
- 192) Burley Holding Ltd.
- 193) Comegenic Ltd.
- 194) Crowbel Ltd.
- 195) Empecom Corporation
- 196) Firisa Holdings Ltd.
- 197) Gramhuge Holdings Ltd.
- 198) Gretemia Holdings Ltd.
- 199) Impactlan Ltd.

- 200) Insecond Ltd.
- 201) Kortel Ltd.
- 202) Nectrus Ltd.
- 203) Nuwell Ltd.
- 204) Reglina Holdings Ltd.
- 205) Rissster Holdings Ltd.
- 206) Serveia Holdings Ltd.
- 207) Seyram Ltd.
- 208) Spanwave Services Ltd.
- 209) Surfware Consultants Ltd.
- 210) Technosolid Ltd.
- 211) Transdula Ltd.
- 212) Unitech Global Ltd.
- 213) Unitech Hotels Ltd.
- 214) Unitech Malls Ltd.
- 215) Unitech Overseas Ltd.
- 216) Vectex Ltd.
- 217) Zimuret Ltd.
- 218) Unitech Libya for General Contracting and Real Estate Investment

Associates

- 1) Greenwood Hospitality Pvt. Ltd.
- 2) Millennium Plaza Ltd.
- 3) Unitech Shivalik Realty Ltd
- 4) Simpson Unitech Wireless Pvt. Ltd.

Joint Ventures

- 1) Unitech LG Construction Co. Ltd. (AOP)
- 2) Adventure Island Limited (Formerly known as Unitech Amusement Parks Ltd.)
- 3) Arihant Unitech Realty Projects Ltd.
- 4) MNT Buildcon Private Limited
- 5) Shivalik Venture Pvt Limited
- 6) Shivalik Ventures City developers Pvt. Ltd.
- 7) SVS Buildcon Private Limited
- 8) Unitech Valdel Valmark (P) Limited
- 9) Unival Estates India LLP
- 10) Entertainment City Limited (Formerly known as International Recreation Parks Pvt. Ltd.)
- 11) S. B. Developers Ltd.
- 12) Sarvmangalam Builders & Developers Pvt. Ltd.
- 13) North Town Estates Pvt. Ltd.
- 14) Arsanovia Limited
- 15) Elmvale Holding Limited
- 16) Kerrush Investments Limited
- 17) South City II (an unincorporated JV with Pioneer Urban Land and Infrastructure Ltd.)

UNITECH LIMITED
CIN: L74899DL1971PLC009720
 Regd. Office: 6, Community Centre, Saket, New Delhi 110017
Statement of Audited Consolidated Results for the Quarter And Year Ended March 31, 2023

(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2023	31.12.2022	31.03.2022	31.03.2023	31.03.2022
		Audited	Unaudited	Audited	Audited	Audited
1.	Revenue from Operations	9,744.67	9,151.84	16,020.23	40,552.19	53,347.46
2.	Other Income	6,735.11	622.31	669.50	8,643.38	6,375.96
3.	Total Income (1+2)	16,479.78	9,774.15	16,689.73	49,195.57	59,723.42
4.	Expenses					
	Job and construction expenses	1,632.10	882.31	2,464.54	4,928.84	7,340.49
	Cost of Land	-	-	-	-	-
	Real Estate, Construction and Other Expenses	8,205.78	2,762.60	7,358.01	20,377.00	31,029.84
	Changes in Inventories of finished properties, land, land development right and work in progress	1,296.99	454.49	1,872.57	1,756.60	186.28
	Employee Benefits Expense	1,485.84	916.16	1,798.00	4,413.44	4,872.16
	Finance Costs	67,338.16	66,807.35	26,445.71	3,16,321.73	1,00,654.93
	Depreciation and Amortisation Expense	170.95	145.41	142.52	624.71	639.09
	Other expenses	(372.14)	4,328.88	2,896.61	12,149.01	13,095.14
	Total Expenses	79,757.68	76,297.18	42,977.96	3,60,571.33	1,57,617.95
5.	Profit/(Loss) from Operations before exceptional items, tax and share of profit in associates and joint ventures (3-4)	(63,277.90)	(66,523.03)	(26,288.23)	(3,11,375.76)	(98,694.53)
6.	Exceptional items / Provision for Impairment	-	-	-	-	-
5.	Profit/(Loss) from Operations before tax and share of profit in associates and joint ventures (3-6)	(63,277.90)	(66,523.03)	(26,288.23)	(3,11,375.76)	(98,694.53)
6.	Tax Expenses					
	(a) Current Tax					
	Current Year	378.79	37.88	1,336.51	509.16	1,371.28
	Less : MAT credit entitlement	-	-	-	-	-
	Earlier year Tax Reversal	-	-	(6.99)	-	-
	(b) Deferred Tax	(937.60)	(236.43)	(109.51)	(1,556.28)	(48.45)
	Total Tax Expenses/ (Credit) for the period/ year	(558.81)	(198.55)	1,220.01	(1,047.12)	1,322.83
7.	Net Profit/(Loss) after tax and before share of profit in associates and joint ventures (5+/-6)	(62,719.09)	(66,324.48)	(27,508.24)	(3,10,328.64)	(99,417.36)
8.	Share of Profit/(Loss) in associates and joint ventures	-	-	-	-	(3,211.84)
9.	Profit / (Loss) for the period/ year (7+/-8)	(62,719.09)	(66,324.48)	(27,508.24)	(3,10,328.64)	(1,02,629.20)
10.	Other Comprehensive Income (net of tax)					
	A (i) Items that will be reclassified to Profit or Loss	-	-	-	-	-
	(ii) Income Tax relating to item that will be reclassified to Profit and Loss	-	-	-	-	-
	B (i) Items that will not be reclassified to Profit or Loss	28.11	1.63	(58.45)	152.81	238.21
	(ii) Income Tax relating to item that will not be reclassified to Profit and Loss	(5.17)	3.55	(9.55)	(29.02)	(9.55)
	Total Other Comprehensive Income (net of tax)	22.94	5.19	(68.00)	123.79	228.66
11.	Total Comprehensive Income (9+/-10)	(62,696.15)	(66,319.30)	(27,576.24)	(3,10,204.85)	(1,02,400.54)
12.	Net profit for the period/year attributable to:					
	Owners of the holding company	(52,201.02)	(55,557.38)	(1,01,196.24)	(2,78,765.33)	(1,01,196.24)
	Non-controlling interests	(10,518.09)	(10,767.11)	(1,432.96)	(31,563.31)	(1,432.96)
		(62,719.11)	(66,324.49)	(1,02,629.20)	(3,10,328.64)	(1,02,629.20)
13.	Other Comprehensive Income attributable to:					
	Owners of the holding company	22.94	5.19	(68.00)	123.79	228.66
	Non-controlling interests	-	-	-	-	-
		22.94	5.19	(68.00)	123.79	228.66
14.	Total Comprehensive Income attributable to:					
	Owners of the holding company	(52,178.08)	(55,552.20)	(1,01,264.24)	(2,78,641.54)	(1,00,967.58)
	Non-controlling interests	(10,518.09)	(10,767.11)	(1,432.96)	(31,563.31)	(1,432.96)
		(62,696.17)	(66,319.30)	(1,02,697.20)	(3,10,204.85)	(1,02,400.54)
15.	Paid-up equity share capital	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
16.	Other Equity excluding Revaluation Reserves	-	-	-	(1,37,769.00)	1,47,863.17
17.	Earnings per Equity Share					
	(Face Value of Rs. 2/- per share) *(Not Annualised)					
	Basic and Diluted (Rs.)	(2.44)	(2.53)*	(1.20)	(10.65)	(3.92)



Yashwanth S. MALIK, IAS (Retd.)
 - Chairman & Managing Director
 Unitech Limited

Unitech Limited

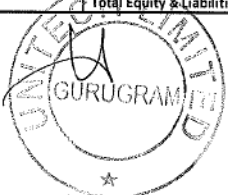
CIN: L74899DL1971PLC009720

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

Consolidated Statement of Assets & Liabilities

(Rs. In Lakhs)

S.No.	Particulars	As At March 31, 2023	As At March 31, 2022
A	ASSETS		
1	Non Current assets		
	Property, Plant and Equipment	6,730.20	6,842.98
	Capital Work in Progress	19,109.99	18,633.37
	Investment Property	1,160.88	1,180.35
	Other Intangible Assets	29.56	13.95
	Intangible assets under development	46.83	31.50
	Goodwill	38,380.79	38,380.79
2	Financial Assets		
	(i) Investments	2,03,266.24	1,97,227.72
	(ii) Other Financial Assets	4,997.24	4,829.68
	Deferred Tax Assets (Net)	9,983.45	8,488.17
	Other Non Current Assets	223.10	214.86
	Total Non Current Assets	2,83,928.28	2,75,843.37
3	Current Assets		
	Inventories	2,78,262.91	2,84,262.36
	Financial Assets		
	(i) Investments	109.79	108.79
	(ii) Trade Receivable	70,798.13	72,506.43
	(iii) Cash and Cash Equivalents	30,049.63	7,002.28
	(iv) Bank Balance other than (iii) above	9,292.13	37,610.57
	(v) Loans	16,048.09	17,396.15
	(vi) Others	48,617.53	48,624.81
	Other Current Assets	19,32,807.76	19,01,693.08
	Total Current Assets	23,85,985.97	23,69,204.47
	NON-CURRENT ASSETS CLASSIFIED AS HELD FOR SALE	18,642.26	28,296.08
	Total Assets	26,88,556.51	26,73,343.92
B	EQUITY AND LIABILITIES		
1	Equity		
	a) Equity Share Capital	52,326.02	52,326.02
	b) Other Equity	(1,37,769.00)	1,47,863.17
	c) Non Controlling Interest	(28,549.21)	3,012.88
	Total Equity	(1,13,992.19)	2,03,202.07
2	Liabilities		
	Non Current Liabilities		
	Financial Liabilities		
	(i) Borrowing	4,266.47	4,899.49
	(ia) Lease Liability	142.31	117.29
	(ii) Other Financial Liabilities	452.64	3.76
	Long Term Provisions	564.87	624.36
	Other Non Current Liabilities	9,463.03	8,789.34
	Total Non Current Liabilities	14,889.32	14,434.24
3	Current Liabilities		
	Financial Liabilities		
	(i) Borrowings	7,12,446.12	6,93,793.75
	(ia) Lease Liability	162.36	112.50
	(ii) Trade Payables	1,05,820.18	1,06,347.65
	(iii) Other Financial Liabilities	6,19,267.52	4,03,865.00
	Other Current Liabilities	13,35,104.82	12,28,600.94
	Short Term Provision	186.35	169.55
	Current tax liabilities (Net)	4,039.02	4,930.64
	Total Current Liabilities	27,77,026.37	24,37,820.83
	LIABILITIES DIRECTLY ASSOCIATED WITH ASSETS IN DISPOSAL GROUP CLASSIFIED AS HELD FOR SALE	10,633.01	17,887.58
	Total Liabilities	28,02,548.71	24,70,141.85
	Total Equity & Liabilities	26,88,556.51	26,73,343.92



Y.S. Malik

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

CONSOLIDATED SEGMENT-WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2023

(Rs. In Lakhs)

Sl No.	Particulars	Consolidated Segment Revenue & Result				
		Quarter Ended			Year Ended	
		31.03.2023 (Audited)	31.12.2022 (Unaudited)	31.03.2022 (Audited)	31.03.2023 (Audited)	31.03.2022 (Audited)
1.	Segment Revenue					
	(a) Real Estate & Related Activities	7,164.28	3,089.17	3,781.26	15,828.07	14,129.86
	(b) Property Management	4,031.59	2,582.32	2,944.57	13,690.39	10,500.08
	(c) Hospitality	863.11	898.98	559.84	2,958.81	1,696.77
	(d) Transmission Tower	4,420.82	3,223.67	9,404.27	16,718.32	33,396.71
	Total	16,479.80	9,774.14	16,689.74	49,195.59	59,723.42
	Less: Inter Segment Revenue	-	-	-	-	-
	Net External Revenue	16,479.80	9,774.14	16,689.74	49,195.59	59,723.42
2.	Segment Result					
	(Profit/(Loss) Before tax & Finance Cost)					
	(a) Real Estate & Related Activities	4,017.69	1,113.66	(975.47)	4,915.28	(295.66)
	(b) Property Management	791.67	(226.43)	1,460.30	2,106.52	2,590.82
	(c) Hospitality	170.39	307.28	(6.13)	677.88	64.38
	(d) Transmission Tower	(587.88)	(909.85)	(319.72)	(2,417.84)	203.11
	(e) Investment Activities	(9.41)	(0.35)	(1.49)	(14.15)	(3.71)
	(f) Others	-	-	-	-	-
	(g) Unallocable Income / (Expense)	0.97	-	-	1.46	1.46
	Total	4,383.44	284.31	157.49	5,269.16	2,560.40
	Loss:					
	(i) Finance Cost	67,661.40	66,807.35	26,445.72	3,16,644.97	1,00,654.93
	(ii) Prior Period Adjustment	-	-	-	-	-
	(iii) Extraordinary Loss / Provision for Impairment	-	-	-	-	-
	Profit / (Loss) before Tax	(63,277.97)	(66,523.04)	(26,288.23)	(3,11,375.82)	(98,094.53)
3.	Segment Assets					
	(a) Real Estate & Related Activities	25,77,066.50	25,81,836.23	25,56,093.50	25,77,066.50	25,56,093.50
	(b) Property Management	39,031.05	37,187.99	36,305.83	39,031.05	36,305.83
	(c) Hospitality	17,849.46	17,885.94	16,854.35	17,849.46	16,854.35
	(d) Transmission Tower	18,642.24	22,336.08	28,296.08	18,642.24	28,296.08
	(e) Investment Activities	35,967.21	35,967.21	35,794.16	35,967.21	35,794.16
	(f) Unallocable	-	-	-	-	-
	Total	26,88,556.46	26,95,013.44	26,73,343.02	26,88,556.46	26,73,343.02
4.	Segment Liabilities					
	(a) Real Estate & Related Activities	27,15,257.90	26,58,089.64	23,80,309.11	27,15,257.90	23,80,309.11
	(b) Property Management	42,365.79	41,009.67	38,860.40	42,365.79	38,860.40
	(c) Hospitality	30,524.01	30,360.79	29,504.01	30,524.01	29,504.01
	(d) Transmission Tower	10,633.01	13,700.47	17,887.58	10,633.01	17,887.58
	(e) Investment Activities	3,767.98	3,758.58	3,580.75	3,767.98	3,580.75
	(f) Unallocable	-	-	-	-	-
	Total	28,02,548.69	27,46,919.16	24,70,141.85	28,02,548.69	24,70,141.85



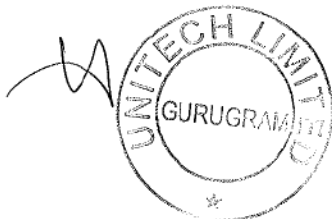
Yashvir S. MALIK, IAS (Retd.)
Chairman & Managing Director
Unitech Limited

Unitech Limited
Consolidated Cash Flow Statement for the year ended 31st March 2023

CONSOLIDATED

(` in Lakhs)

Particulars	As at 31st March, 2023	As at 31st March, 2022
Cash Flow from Operating Activities		
Profit/ (Loss) before tax	(3,11,375.76)	(98,094.54)
Adjustments for		
Interest income	(6,920.36)	(5,790.80)
Interest on income tax refund	(1.10)	(1.46)
Dividend income	(6.10)	(3.63)
Unrealised foreign exchange (gain)/loss	284.23	109.68
(Profit) / loss on disposal of tangible PPEs - net	(5.46)	(1.58)
Finance Costs including IND AS adjustment	3,16,321.74	1,00,654.93
Depreciation and amortization expenses	624.72	639.09
Operating loss before working capital changes	(1,078.09)	(2,488.31)
Adjustments for:		
Trade Payables, Financial & Other Liabilities	12,018.64	87,090.52
Loans & Advances & Other Assets	8,141.58	(82,175.71)
Inventories	5,999.46	10.46
Trade and other receivables	1,424.07	(2,802.62)
Cash generated/(used) from/in operations	26,505.65	(365.66)
Income taxes (paid) / refund - (net)	(1,400.78)	(999.79)
Net Cash Flow from Operating Activities (A)	25,104.87	(1,365.45)
Cash Flow from Investing Activities		
Purchase of PPEs including capital work in progress	(368.57)	(531.18)
Sale of PPEs	8.60	-
Purchase/Sale of investments (net)	(6,054.85)	819.79
Interest received	6,815.97	5,542.02
Dividend received	6.10	3.63
Net Cash Flow from Investing Activities (B)	407.25	5,834.26
Cash Flow from Financing Activities		
Repayment from long term borrowings	(988.29)	(1,267.82)
Proceeds from short term borrowings	-	1,071.42
Repayment of Public deposits	(1,405.03)	(2,812.32)
Finance Costs paid	(71.46)	(179.56)
Net Cash Flow from Financing Activities (C)	(2,464.78)	(3,188.28)
Net change in Cash and Cash Equivalents (A+B+C)	23,047.34	1,280.53
Cash and Cash Equivalent at the beginning of the year	7,002.29	5,721.76
Cash and Cash Equivalent at the end of the year	30,049.63	7,002.29
Components of Cash and Cash Equivalents		
Cash on hand	17.19	20.96
Cheques, drafts on hand	6.00	43.98
Balances with banks		
on current accounts	9,180.63	6,806.10
In Current Account in Foreign Currency *	4.19	3.85
Term Deposits with Maturity for 3 months or less from the reporting date	20,841.62	127.40
Total Cash and Cash Equivalents	30,049.63	7,002.29
* Including balance with Wahda Bank, Libya which is having repatriation restriction		



Y.S. Malik
Y.S. MALIK, IAS (Retd.)
Chairman & Managing Director
— Unitech Limited

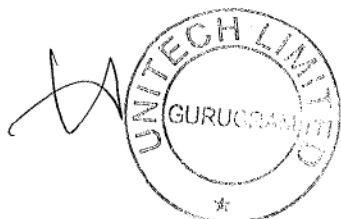
**Notes to the Statement of Consolidated Financial Results for the quarter and
yearended 31st March, 2023**

1.	The Consolidated Financial Results include Consolidated Financial Results of Unitech Limited (The Holding Company) and its Subsidiaries (Collectively referred to as "The Group") and share of profit/ loss after tax and total comprehensive income/ loss of its Associates and Joint Ventures for the quarter and year ended 31st March, 2023.
2.	The above Financial Results, prepared on consolidated basis, have been reviewed by the Audit Committee and approved by the Board of Directors of the Holding Company at their respective meetings held on 29 th August, 2023. The Statutory Auditors have carried out Limited Review of the said Consolidated Financial Results of the Company.
3.	The Group is primarily in the business of Real Estate Development and related activities, including Construction and allied Services. The Group also has an interest in the business of property management, hospitality, power transmission and investment activity. Accordingly, the business activities primarily represent a single business segment and the Group's operations in India represent a single geographical segment.
4.	The above Financial Results have been prepared in accordance with Indian Accounting Standards ("Ind AS") as prescribed in section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules, 2016, subject to the matters mentioned in Notes below.
5.	The Hon'ble Supreme Court, vide its order dated 20 th January 2020, has, <i>inter alia</i> , given directions that the Board of Directors of Unitech Limited, as existing on that date, be superseded with immediate effect in order to facilitate the taking over of management by the new Board of Directors constituted in terms of the proposal submitted by Government of India. In these Financial Results, references have been made hereunder to the Resolution Framework (RF) for Unitech Group, which has been prepared and approved by the Board of Directors in their meeting held on 17.06.2020, followed by updations of the Resolution Framework approved by the Board of Directors in their subsequent meetings held on 10.09.2020, 28.10.2020 and 27.04.2022. The updated Resolution Framework has been placed before the Hon'ble Supreme Court on 08.08.2022.
6.	<p>The Consolidated Financial Results include the Financial Results of 218 subsidiaries (including 32 Foreign subsidiaries), whose Unaudited Financial Results reflect a total income of Rs. 35,981.96 Lakhs, net loss of Rs. 69,407.65 Lakhs and total comprehensive loss of Rs. 69,323.75 Lakhs for the quarter and yearended 31st March, 2023.</p> <p>Also included in details of Subsidiary companies above are 32 Foreign subsidiaries for which Holding Company is not having updated books of accounts available for these Foreign subsidiaries and for the purpose of preparation of the Consolidated Financial Results, last audited Balance Sheets, as available with the Holding Company, were used for the same. These last available Audited Balance Sheets pertain to the financial year ending 31st March, 2017 (for 26 Companies), 31st March, 2016 (for 01 Company) and 31st March, 2010 (for 01 Company). In case of 04 Companies, the last available details are used for</p>



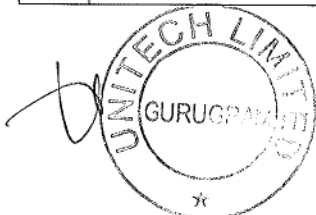

Y.S. MALIK, IAS (Retd.)
- Chairman & Managing Director
Unitech Limited

	<p>preparation of these Consolidated Financial Results.</p> <p>Further, no details are available with the Holding Company for 04 Foreign Associates and, hence, their details cannot be provided. However, details of five Joint Ventures (JVs) have been collected and would be shared along with the remaining 11 JVs whose details are being compiled.</p> <p>Unitech Limited has 186 Indian Subsidiary Companies out of which 08 subsidiary Companies have been struck off by the Registrar of Companies, NCT Delhi and Haryana, on the grounds of non-filing of Financial Statements and Annual Returns. The Company has moved the National Company Law Tribunal (NCLT) for the revival of the Subsidiaries which have been struck off, out of which 02 have already been ordered to be revived.</p> <p>Statutory Auditors have been appointed for 138 Indian Subsidiary Companies so far, whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 25 other Subsidiaries is under process since the outgoing Statutory Auditors are not giving their NOCs on the ground of non-payment of their outstanding fees, which is now proposed to be released forthwith. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.</p>
7.	<p>The Holding Company has incurred losses in the current and previous years. The Company has huge challenges in meeting its operational obligations, current liabilities, including the outstanding dues of Statutory Authorities, Bank Loans and Public Deposits. The Management of the Company, as appointed by the Hon'ble Supreme Court, is in the process of estimating the contractual liabilities and the final outcome of contingent liabilities from the realizable value of the available assets at the contracted value in the current form. The Company, in compliance of the Hon'ble Supreme Court's order dated 20th January 2020, has submitted the Resolution Framework and has requested the Hon'ble Supreme Court to grant certain concessions and reliefs so that the Company is able to fulfill its obligations towards the construction/ completion of the projects, delivery of units to the homebuyers and meet other liabilities. The Financial Results have accordingly been drawn pending final decision of the Hon'ble Supreme Court on the Resolution Framework.</p>
8.	<p>The Holding Company is in the process of:</p> <ol style="list-style-type: none"> (a) The Company received a detailed statement of accounts from the Supreme Court's Registry in the month of November, 2022. After reconciliation of the accounts, entries pertaining to (a) interest income of Rs. 4,980.00 lakhs upto 22.11.2022, (b) disbursement of Rs. 2,734.11 lakhs, out of 4,000 lakhs deposited in the Supreme Court's Registry by M/s Pioneer Urban Land & Infrastructure Limited, and (c) disbursement of Rs. 2,183.45 lakhs to homebuyers, FD holders and other stakeholders, have been duly entered in the books of accounts; (b) estimating the impact of contingent liabilities in line with Resolution Framework submitted to the Hon'ble Supreme Court; (c) conducting physical verification of Property, Plant & Equipment; (d) conducting Net Realizable Value (NRV) assessment of its inventories and projects in progress; (e) conducting impairment assessment of its investment in equity instruments,



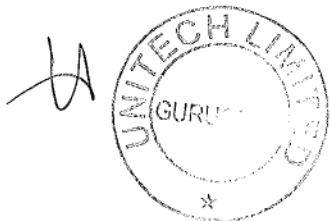
Y. S. Malik
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 Unitech Limited

	<p>debentures, bonds, various funds, financial guarantees and other commitments, loans given and advances given to Subsidiaries, Associates and Joint Ventures;</p> <p>(f) preparation of expected credit loss policy in relation to trade receivables, securities deposits, loans and advances given to others;</p> <p>(g) re-evaluating the impact of Ind AS 115 and to conclude, regarding effectiveness of existing accounting policy in line with Ind AS 115;</p> <p>(h) checking and evaluating the maintenance charges basis cost sheets as on 31.03.2023 (since the RWAs have changed at these sites); and</p> <p>(i) appointing the Internal Auditors for the Company and also selecting a suitable candidate for appointment as Chief Financial Officer for the Company.</p>
9.	<p>As regards trade payables, which primarily relate to the unpaid bills of Contractors and Vendors, and which prima facie may not be payable to the extent shown in the books, the Management is in the process of ascertaining the genuineness of all the operational liabilities, which are being carried forward as a legacy from the erstwhile management in the accounts. As regards all other opening balances which are outstanding for a long period of time and which are also being carried forward as a legacy balance, the Company is in the process of collecting the supporting documents to take an appropriate decision in the matter. Though some progress has been made in this behalf, the process of compiling banks statements/ bank balance confirmations from all the concerned banks of the Company is likely to take some time as some of the banks are taking time to supply the requisite information. The Company has various outstanding statutory liabilities since long and the same are unpaid due to the pendency of matters before various Adjudicating Authorities and liquidity constraints with the Company.</p>
10.	<p>There have been delays in the payment of dues of non-convertible debentures, term loans and working capital loans from Banks and Financial Institutions (including principal, interest and/or other charges as the case may be) to the lenders of the Holding Company and the total of such outstanding runs to Rs. 7,95,499.75 Lakhs as on 31st March, 2023.</p>
11.	<p>Pursuant to section 74 (2) of the Companies Act, 2013, the Company had filed an application before the Hon'ble CLB [Now National Company Law Tribunal (NCLT)] for, <i>inter-alia</i>, seeking re-scheduling of repayment of the outstanding Public Deposits, including interest thereon as is considered reasonable, in March 2015. The Hon'ble NCLT dismissed the said application. The appeal against the said order was also dismissed by the Hon'ble NCLAT vide its order dated 31st January, 2017.</p> <p>The Holding Company has not provided for interest payable on Public Deposits since April 1st, 2017, which works out to . 41,795.45 Lakhs upto 31st March, 2023. The issue of payment of Public Deposits to the FD Holders is a part of the Resolution Framework, which is pending consideration of the Hon'ble Supreme Court.</p>
12.	<p>The erstwhile management had invested in Telangana State through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 48,131.00 Lakhs (out of which an amount of Rs. 600.00 Lakhs got adjusted as part dues of M/s Dandamundi Estate). Now, the new management is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% p.a.</p>



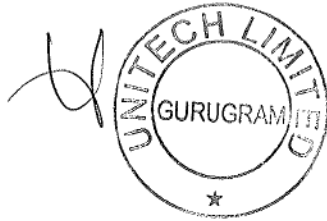

 Y.S. MALIK, IAS (Retd.)
 Chairman & Managing Director
 Unitech Limited

	<p>The Holding Company has already filed an IA before the Hon'ble Supreme Court for recovery of the amount. However, simultaneous efforts to find an amicable resolution of the issues are also being explored.</p> <p>Notwithstanding the IA pending before the Hon'ble Supreme Court, the management has held meetings at the level of Board of Directors and Justice (Retd.) A.M. Sapre, a former Judge of Supreme Court, with Mr. D.A. Kumar and visited the land sites twice on 24.06.2022 and 02.01.2023.</p> <p>It was agreed in the last meeting held at the level of Justice Sapre and the Chief Secretary to Government, Telangana that the District Administration would complete the site survey and identify the areas, which have been encroached. It was also <i>inter-alia</i> directed by the Chief Secretary that no further sale deeds may be allowed to be executed on the land parcels owned by Unitech Limited and its collaborator.</p>
13.	<p>The Holding Company had received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18th November 2015. As per the Notice, GNIDA cancelled the lease deed in respect of Residential/Group Housing Plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 105,483.26 Lakhs. The Company had contractually entered into agreements with 352 homebuyers 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.</p> <p>GNIDA, in the meanwhile, deposited 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), in terms of the Order dated 18.09.2018 of the Hon'ble Supreme Court with the Registry of the Supreme Court on behalf of the Company, out of the monies paid by the Company. This amount stands refunded to about 352 homebuyers on the directions of the Hon'ble Supreme Court.</p> <p>The matter in respect of the land is still pending before the Hon'ble High Court of Allahabad for final disposal. The Company has, subsequently, shown the amount of Rs. 18,339.80 Lakhs as recoverable from GNIDA in its books of account. Further, the Company is also carrying other construction costs amounting to Rs. 80,650.70 Lakhs in respect of the projects to come up on the said land.</p> <p>Further, the Management is also in the process of filing a comprehensive IA before the Hon'ble Supreme Court qua GNIDA demands from Unitech, including seeking appropriate directions on the subject.</p>
14.	<p>The Holding Company received an arbitral award dated 6th July 2012 passed by the London Court of International Arbitration (LCIA) wherein the arbitration tribunal has directed the Company to purchase the investment of Cruz City 1 (a Company owned by Lehman Bros.) in Kerrush Investment Ltd. (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31st March 2022 – USD 298,382,949.34). The High Court of Justice, Queen's Bench Division, Commercial Court London had confirmed the said award.</p> <p>Further, consequent to the order passed by the Hon'ble High Court of Delhi in the instant case, the Holding Company is required to make the aforesaid investment into Kerrush Investments Limited (Mauritius). The decree of the aforesaid amount against the Holding Company is pending for execution. However, the Management is exploring the possibilities of filing an IA in the Supreme Court in the matter.</p>



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

15.	The Holding Company has a branch office in Libya, whose financial statements/ information reflect total assets of Rs. 1,328.47 Lakhs (Previous year - Rs. 1,328.47 Lakhs) as on 31 st March, 2023 and total revenues of Rs. NIL (Previous year - NIL) for the year ended on that date, as considered in the Standalone Financial Statements as described above. The Holding Company has also made provision against all assets of Rs. 1,328.47 Lakhs (Previous year - Rs. 1,328.47 Lakhs). The financial statements/ information of this branch have not been audited by the branch auditor due to the adverse political situation prevailing in Libya and functional limitations.
16.	A Forensic Audit of the Holding Company was conducted as per directions of the Hon'ble Supreme Court, and the report on the Forensic Audit was submitted in a sealed cover to the Hon'ble Supreme Court. The report on the Forensic Audit is not available with the Holding Company or its Board of Directors. However, the said report was made available to the Enforcement Directorate, who is seized of investigations into the related matters. Hence, the impact of observations of the Forensic Audit Report can be ascertained only after these processes reach a finality.
17.	The Holding Company has not created any kind of Deferred Tax Assets on account of lack of reasonable certainty of having taxable profits and in foreseeable future against which such tax assets can be adjusted.
18.	The figures of the previous year have been re-grouped/ re-arranged wherever considered necessary for the purpose of comparison.



Place: Gurugram
Dated: 29.08.2023

For **Unitech Limited**

Yudhvir Singh Malik (Retd.)
Chairman & Managing Director
Unitech Limited

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
1.	<p>(i) We did not audit the financial statements of 218 subsidiaries (including foreign subsidiaries) included in the Consolidated Financial Statements, whose Financial Statements 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. As on the date of this report, management is in the process of compiling list of such companies. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. Also included in details of subsidiary companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Consolidated Financial Statements, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31st March, 2017 (for 26 companies), 31st March, 2016 (for 1 company) and 31st March, 2010 (for 1 company). In case of 4 companies, last available unaudited details are used for preparation of these Consolidated Financial</p>	<p>The audit observations are a statement of fact and need no further comments.</p> <p>(i) Unitech Limited has 186 Indian Subsidiary Companies out of which 08 subsidiary Companies have been struck off by the Registrar of Companies, NCT Delhi and Haryana. The Company has moved the National Company Law Tribunal (NCLT) for the revival of the subsidiaries which have been struck off, out of which 02 have already been ordered to be revived.</p> <p>(ii) For 149 Indian Subsidiary Companies, Statutory Auditors have been appointed so far whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 16 other Subsidiaries is underway. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.</p> <p>(iii) As regards 32 foreign subsidiaries along with Libya Division and 03 foreign JVs, the management has listed down their available details. The Audited Balance Sheets of 04 foreign subsidiaries, 02 foreign JVs, and that of Libya Division are not available with the Company. For rest of the Companies, the last audited available Balance Sheets are those of 31.03.2017 except for two Companies whose available</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>Statements.</p> <p>(ii) Further, no details are available with the Holding Company for 4 associates and 17 joint ventures for year ending 31st March, 2023 and accordingly the same have not been considered for consolidation.</p> <p>(iii) For the purpose of disclosures made in the consolidated financial statements (note no 42 onwards), details of holding company and the subsidiary companies, of which audited financial statements are available, have been used. These disclosures do not contain numbers/ values for 214 subsidiaries whose audited accounts are not available. Hence, we are unable to comment on the completeness of the disclosures of the Consolidated Financial Statements from note no. 42 onwards.</p> <p>(iv) 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.</p> <p>(v) In view of the above, we have not applied any audit procedures on any of the subsidiaries, associates or joint ventures and hence cannot express an opinion on the same.</p> <p>(vi) We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>Balance Sheets are those of 31.03.2010 and 31.03.2016. Moreover, it is pertinent to mention that, as per information available to the new management, the Central Investigating Agencies are believed to be engaged with the issues pertaining to these entities.</p>

Management’s Response to Independent’s Auditor’s Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor’s Opinion	Management’s Response
2.	<p>(i) Unitech Limited (“the Holding Company”) held its annual general meetings for 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. The Holding Company is in the process of estimation of penalty and other implications due to delay in holding of annual general meeting.</p> <p>(ii) Further, the Holding Company has also delayed in filling of its quarterly and annual/year to date results with Security and Exchange Board of India “SEBI”. The 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.</p> <p>(iii) We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>(i) The Annual General Meeting (AGM) for the year ended 31st March, 2022 was due to be held latest by 30th September, 2022. However, the AGM for the FY 2021-22 was held on 31.03.2023. The new management did not have access to complete records of various transactions of the Company. It caused delay in the finalization of accounts and convening of Annual General Meeting. The new Management has inherited several legacies under various provisions of law, including non-compliances related to non-holding of Annual General Meeting of Unitech Limited on or before the due dates. Ever since the new Management took control of Unitech Group as whole, it has been endeavoring to make the Group compliant in accordance with the provisions of the Companies Act, 2013 and rules made thereunder and other applicable laws.</p> <p>(ii) The Company has scheduled its Annual General Meeting for the FY 2022-23 on 29th September 2023, which is well within the prescribed time-lines.</p> <p>(iii) The Management had taken up the issue of seeking exemptions and waiver of penalties from MCA as well as SEBI vide its letters dated 11.06.2020, 29.07.2020 and 27.08.2020 and had also sought the intervention of Secretary MCA to take up the matter with SEBI. The Secretary MCA also took up the matter with</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
		<p>Chairman SEBI vide his letter dated 05.08.2020. SEBI responded vide its letter dated 09.09.2020 informing that the BSE and NSE had examined the issue in view of moratorium granted by the Hon'ble Supreme Court and the notice for suspension of trading of securities had been withdrawn. Finding that there was no positive response on waiver of penalties, the Management filed an IA No. 81660 of 2021 and 81663 of 2021 on 16.07.2021 in the Supreme Court seeking requisite reliefs, which is still pending. The above defaults on the part of the Company were also placed before the Hon'ble Supreme Court in the Action Taken Report-III filed on 28.03.2022</p>
3.	<p>(i) We have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020/ September 10, 2020 and which has been filed with the Hon'ble Supreme Court. Through RF, the company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfil its obligations towards the construction of the projects and meet other</p>	<p>The points mentioned herein are informative in nature and the Management has no further comments to offer on the same.</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>liabilities.</p> <p>(ii) 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</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
4.	<p>Material uncertainty related to going concern</p> <p>(i) The Consolidated Financial Statements wherein the management has represented that the Consolidated Financial Statements 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.</p> <p>(ii) 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</p>	<p>The Management has already stated its position in the Resolution Framework submitted in the Hon'ble Supreme Court on 15.07.2020, followed by updated versions submitted on 05.02.2021 and 08.08.2022, wherein the Hon'ble Supreme Court has been prayed to grant certain concessions and reliefs so that the Company is able to fulfil its obligations towards the construction and completion of projects and meet other liabilities. The reasons for opting against the winding up the Company or its reference under IBC have fully been explained in the application filed for submission of the Resolution Framework.</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>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 Abhay Manohar Sapre, as appointed by Hon'ble Supreme Court of India.</p> <p>(iii) Considering the above, we are unable to express an opinion on this matter.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
5.	<p>(i) 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 Company and, due to default in repayment of these NCDs, the debenture holders</p>	<p>(i) The matter is still pending in the Hon'ble High Court of Allahabad for final disposal. The management is hopeful that its stand shall be vindicated in the Hon'ble Court and there shall be no adverse impact, other than the one already disclosed</p> <p>(ii) As regards the 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 Company, with the Registry of the Hon'ble</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>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 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.</p> <p>(ii) 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 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.</p> <p>(iii) 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.</p> <p>(iv) 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.</p> <p>(v) The matter in respect of the land is still pending before the Hon'ble</p>	<p>Supreme Court, the said amount has already been paid to the 352 homebuyers on the direction of the Hon'ble Supreme Court, which is bit more than the principal amount deposited by the said homebuyers.</p> <p>(iii) Further, the Management is also in the process of filing a comprehensive IA before the Hon'ble Supreme Court qua GNIDA demand from Unitech, including seeking appropriate directions on the instant issue.</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>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 Company is also carrying</p> <p>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 capitalized of Rs. 696,84.68 lakhs.</p> <p>b) Deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31st March, 2023 amounting to Rs. 3,72,777.42 Lakhs (including Rs. 52,220.54 Lakhs booked on account of interest during the year ended 31st March, 2023). Out of the interest mentioned above Rs. 4,846.67 Lakhs has been capitalized in the books of accounts of the company. The same is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs".</p> <p>(vi) 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 express an opinion on this matter.</p> <p>(vii) We had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2022 in respect of this</p>	

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	matter.	
6.	<p>(i) 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 31st 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.</p> <p>(ii) 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 complied with.</p> <p>(iii) 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.</p> <p>(iv) We had given a disclaimer of opinion on the consolidated financial</p>	<p>(i) The observation is a statement of fact and needs no further comments.</p> <p>(ii) The Company received a detailed statement of accounts from the Supreme Court's Registry in the month of November, 2022. After reconciliation of the accounts, entries pertaining to (a) interest income of Rs. 4,980.00 lakhs upto 22.11.2022, (b) disbursement of Rs. 2,734.11 lakhs, out of 4,000 lakhs deposited in the Supreme Court's Registry by M/s Pioneer Urban Land & Infrastructure Limited, and (c) disbursement of Rs. 2,183.45 lakhs to homebuyers, FD holders and other stakeholders, have been duly entered in the books of accounts for the period ending 31.03.2023.</p> <p>(iii) Further, during reconciliation, variations amounting to Rs. 934.15 lakhs have been observed between Balance as per books of accounts vis-a-vis Balance as per Supreme Court's Registry, which is proposed to be taken up with the Supreme Court Registry and reconciled as soon as the relevant information is received from the Registry.</p> <p>(iv) As regards the TDS on the payments made from the Registry or the TDS by the Bank on the accrued interest, the Registry has not provided any information. This will have to be verified from the</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response																												
	statements for the year ended 31st March, 2022 in respect of this matter	Supreme Court Registry. In any case, prima facie, there should be no liabilities/ penalties on this account qua the Company as the default, if any, would be on the part of the Bank or the Supreme Court Registry.																												
7.	<p><u>Non-current investment and loans</u></p> <p>The Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 31st March, 2023 are as follows: -</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: right;">Amounts in Rs. Lakhs</th> </tr> <tr> <th style="text-align: center;">Particulars</th> <th style="text-align: center;">Amount invested</th> <th style="text-align: center;">Impairment accounted for till 31.03.2023</th> <th style="text-align: center;">Carrying amount</th> </tr> </thead> <tbody> <tr> <td>Equity investment - joint ventures</td> <td style="text-align: right;">54,046.56</td> <td style="text-align: center;">-</td> <td style="text-align: right;">54,046.56</td> </tr> <tr> <td>Equity investment – associates</td> <td style="text-align: right;">2,99.25</td> <td style="text-align: center;">-</td> <td style="text-align: right;">2,99.25</td> </tr> <tr> <td>Equity investment – others</td> <td style="text-align: right;">310,40.70</td> <td style="text-align: center;">-</td> <td style="text-align: right;">310,40.70</td> </tr> <tr> <td>Debenture investment</td> <td style="text-align: right;">13,03.29</td> <td style="text-align: center;">-</td> <td style="text-align: right;">13,03.29</td> </tr> <tr> <td>l Investment – CIG</td> <td style="text-align: right;">254,53.18</td> <td style="text-align: center;">-</td> <td style="text-align: right;">254,53.18</td> </tr> </tbody> </table>	Amounts in Rs. Lakhs				Particulars	Amount invested	Impairment accounted for till 31.03.2023	Carrying amount	Equity investment - joint ventures	54,046.56	-	54,046.56	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	l Investment – CIG	254,53.18	-	254,53.18	<p>(iv) Unitech Limited has 186 Indian Subsidiary Companies out of which 08 subsidiary Companies have been struck off by the Registrar of Companies, NCT Delhi and Haryana. The Company has moved the National Company Law Tribunal (NCLT) for the revival of the subsidiaries which have been struck off, out of which 02 have already been ordered to be revived.</p> <p>(v) For 149 Indian Subsidiary Companies, Statutory Auditors have been appointed so far whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 16 other Subsidiaries is underway. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.</p> <p>(vi) As regards 32 foreign subsidiaries along with Libya Division and 03 foreign JVs, the management has listed down their available details. The Audited</p>
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Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion				Management's Response
	Corporate guarantees	8.70	-	8.70	Balance Sheets of 04 foreign subsidiaries, 02 foreign JVs, and that of Libya Division are not available with the Company. For rest of the Companies, the last audited available Balance Sheets are those of 31.03.2017 except for two Companies whose available Balance Sheets are those of 31.03.2010 and 31.03.2016. Moreover, it is pertinent to mention that, as per information available to the new management, the Central Investigating Agencies are believed to be engaged with the issues pertaining to these entities.
	Loans to Joint Ventures and Associates	83,81.00	-	83,81.00	
	Advances to Joint Ventures and Associates	21.68	-	21.68	
	<p>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".</p> <p>Further: -</p> <p>(i) Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnoustie) 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 Company has stated that erstwhile management has invested in equity shares of Carnoustie @ Rs. 1,000 – Rs. 1,500 per share including a</p>				<p>(vii) The matter regarding investment in Carnoustie and CIG is already under scrutiny by the Investigating Agencies and various attachment orders have been passed by the Enforcement Directorate. The Management has included the position of Carnoustie and CIG in the Resolution Framework submitted before the Hon'ble Supreme Court. It is pertinent to mention here that Unitech Limited has also filed an IA in the Hon'ble Supreme Court for the recovery of the amount invested. The matter has been heard but the order is awaited.</p> <p>(viii) However, keeping in view the investigations being carried out by the ED, and the ED having filed charge-sheets before the Adjudicating Authority under PMLA, the Company is left with no option but to await the final outcome in these matters.</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>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 Carnoustie 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 Carnoustie at cost as the matter is subjudice.</p> <p>(ii) 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 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.</p> <p>In view of non-existence of any impairment study, non-existence of any expected credit loss policy in the Holding Company and accounting of</p>	

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>investment at cost which were otherwise to be carried at FVTOCI, we are unable to express an opinion 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 Consolidated Financial Statements.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
8.	<p><u>Impairment Assessment of Bank and Corporate Guarantees</u></p> <p>The Consolidated Financial Statements, wherein it is stated that the Holding Company is having outstanding bank and corporate guarantee of Rs. 1,07,059.26 as per audited financials for year ending 31st March, 2023. The Holding Company has not conducted any impairment assessment on the same in accordance with the principles of Indian Accounting Standards 109 "financial instruments". In view of the same, we are unable to express an opinion on the same.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>(i) There are a number of secured, unsecured and operational creditors qua the Company and its subsidiaries, JVs and other affiliates. Further, the Company and the promoters have also given various kinds of Guarantees, including Bank Guarantees and Corporate Guarantees, the lists whereof (to the extent of availability of records), surviving or matured, have been shared with the Statutory Auditors. However, it may not be possible to vouchsafe at this stage that these are the only Guarantees given by the Company.</p> <p>(ii) The issues pertaining to secured, unsecured and operational creditors have been covered in Chapter-3 of the Resolution Framework (RF). Apart from seeking various reliefs and concessions qua such creditors, the RF also contains a provision on invitation of Claims and settlement thereof (3.2). These issues have yet not been adjudicated by the Hon'ble Supreme Court. Hence, it is neither possible nor feasible at this stage to</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03.2023

Sr. No.	Auditor's Opinion	Management's Response																																
		undertake any impairment assessment of secured creditors, and/ or Corporate Guarantees till these related issues are crystalized and settled by the Hon'ble Supreme Court. Likewise, some of the investments/ advances made by the Company are a subject matter of investigations being conducted by various Central Investigating Agencies.																																
9.	<p><u>Trade receivables and other financial assets</u></p> <p>The Holding Company has trade receivable and other financial assets as on 31st March, 2023 as under-</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: right;">Rs. in Lakhs</th> </tr> <tr> <th style="text-align: left;">Particulars</th> <th style="text-align: right;">Amount</th> <th style="text-align: right;">Provision accounted for till 31.03.2023</th> <th style="text-align: right;">Carrying Amount</th> </tr> </thead> <tbody> <tr> <td>Trade Receivable</td> <td style="text-align: right;">78,751.93</td> <td style="text-align: right;">31,521.87</td> <td style="text-align: right;">47,230.06</td> </tr> <tr> <td>Security Deposits</td> <td style="text-align: right;">52,818.32</td> <td style="text-align: right;">934.04</td> <td style="text-align: right;">51,884.28</td> </tr> <tr> <td>Non-Current Loans and Advances</td> <td style="text-align: right;">100.00</td> <td style="text-align: center;">-</td> <td style="text-align: right;">100.00</td> </tr> <tr> <td>Current Loans and Advances</td> <td style="text-align: right;">6,617.34</td> <td style="text-align: right;">520.00</td> <td style="text-align: right;">6,097.34</td> </tr> <tr> <td>Advances for purchase of Shares</td> <td style="text-align: right;">31,079.48</td> <td style="text-align: right;">31,079.48</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Staff Imprest & Advances</td> <td style="text-align: right;">47.09</td> <td style="text-align: center;">-</td> <td style="text-align: right;">47.09</td> </tr> </tbody> </table>	Rs. in Lakhs				Particulars	Amount	Provision accounted for till 31.03.2023	Carrying Amount	Trade Receivable	78,751.93	31,521.87	47,230.06	Security Deposits	52,818.32	934.04	51,884.28	Non-Current Loans and Advances	100.00	-	100.00	Current Loans and Advances	6,617.34	520.00	6,097.34	Advances for purchase of Shares	31,079.48	31,079.48	-	Staff Imprest & Advances	47.09	-	47.09	The new Management is in the process of developing an Expected Credit Loss Policy for the Company, which is expected to be finalized by March 2024.
Rs. in Lakhs																																		
Particulars	Amount	Provision accounted for till 31.03.2023	Carrying Amount																															
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Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion				Management's Response
	Advances to others	13.08	-	13.08	
	<p>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".</p> <p>In view of non-existence of any expected credit loss policy in the Holding Company, we are unable to express an opinion upon the adjustments, if any, that may be required to the carrying value of these financial assets and its consequential impact on the Consolidated Financial Statements.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>				
10.	<p><u>Inventory and project in progress</u></p> <p>(i) The 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. The 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 realisable value "NRV" in accordance with the requirement of Indian</p>				<p>(i) Five Project Management Consultants (PMCs) have been engaged, with the approval of the Hon'ble Supreme Court, who have substantially completed Part-A of the Scope of Work assigned to them. This includes "As-is-assessment" of various projects i.e. the status of work done/ completed during the period of erstwhile management. The PMCs have backed their work with photographs and videography of these projects so as to avoid any conflicts when it comes to the claims of old contractors' vis-à-vis the work to be done by the new contractors. Based on this exercise, the PMCs have worked out the BoQs of the remaining works, which form the basis for preparation of Tender Documents.</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>Accounting Standard 2 "inventories".</p> <p>(ii) Further, management is in the process of verification of title documents for land and other immovable assets.</p> <p>(iii) 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 the same is still awaited.</p> <p>(iv) 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.</p> <p>(v) 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</p>	<p>(ii) About 130 to 140 Tenders would need to be floated to complete the balance works, out of which 35 Tenders (Lot-1) were floated on 02.01.2023. On scrutiny of bids, it was discovered that no bids were received against 18 tenders (out of 35) whereas both the bids received in case of one tender failed to meet the eligibility criteria and both the bids received in respect of another tender were abnormally high, resulting in the rejection of bids for these 02 tenders. Thus, bids were required to be called afresh in respect of these 20 (18+1+1) tenders.</p> <p>(iii) In continuation thereto, 2nd Lot of 31 Tenders was prepared by the PMCs, which was duly reviewed by the EIL. Thus, a total of 51 Tenders (20 re-tenders of Lot-1 and 31 tenders of Lot-2) were approved by the BoD and Justice (Retd.) A. M. Sapre in the month of April 2023 for uploading the same on Unitech's e-Tendering web-portal. Accordingly, these tenders were uploaded on the Unitech's web-portal on 08/09.05.2023.</p> <p>(iv) The extended last date for submission of bids in respect of these 51 Tenders was 22.06.2023. On opening of Technical bids on 23.06.2023, it was discovered that no bids had been received in respect of 09 tenders. After completion of the process of evaluation of Technical and Financial bids, the</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response																				
	<p>provided with any basis on which this bifurcation is made.</p> <p>(vi) 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.</p> <p>(vii) We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>management finalized the bids received qua 34 tenders. This has been approved by the Board of Directors, followed by Justice (Retd.) A.M. Sapre on 18.08.2023.</p> <p>(v) Projects in Progress (PIP) on which revenue is not recognized refers to those projects where no inventory is available for sale and only expenditure is to be made for the completion of residual works in such projects.</p>																				
11.	<p><u>External Confirmation</u></p> <p>The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 31st March, 2023 are as follow:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: right;">Amount in Rs. in Lakhs</th> </tr> <tr> <th style="width: 30%;">Particulars</th> <th style="width: 15%;">Amount</th> <th style="width: 15%;">Provision accounted for till 31.03.2023</th> <th style="width: 15%;">Carrying amount</th> </tr> </thead> <tbody> <tr> <td>Trade Receivable</td> <td align="right">78,751.93</td> <td align="right">31,521.87</td> <td align="right">47,230.06</td> </tr> <tr> <td>Trade Payable</td> <td align="right">82,070.64</td> <td align="right">386.34</td> <td align="right">81,684.30</td> </tr> <tr> <td>Advances received from Customers</td> <td align="right">10,97,542.77</td> <td align="center">-</td> <td align="right">10,97,542.77</td> </tr> </tbody> </table>	Amount in Rs. in Lakhs				Particulars	Amount	Provision accounted for till 31.03.2023	Carrying amount	Trade Receivable	78,751.93	31,521.87	47,230.06	Trade Payable	82,070.64	386.34	81,684.30	Advances received from Customers	10,97,542.77	-	10,97,542.77	<p>(i) It is stated that as per Standards on Auditing (SA) – 505, prescribed by the Institute of Chartered Accountants of India (ICAI), the process of external confirmation is to be initiated by the Statutory Auditors for directly obtaining the audit evidence from the confirming parties at their level. However, the management would initiate this exercise now keeping the Statutory Auditors in loop for the with respect to outstanding balances as on 31.03.2023. It would, therefore, be appropriate that the Statutory Auditors take up external confirmations based on random sampling since obtaining confirmation from all the parties would be a time-consuming exercise. As far as the liability of the Company towards the</p>
Amount in Rs. in Lakhs																						
Particulars	Amount	Provision accounted for till 31.03.2023	Carrying amount																			
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Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion				Management's Response
	Advances to Suppliers	7,235.30	-	7,235.30	secured, unsecured or operational creditors is concerned, the same has been covered in Chapter-3 of the Resolution Framework (RF) submitted before the Hon'ble Supreme Court. The RF also contains a provision on the Process of Claim Settlement qua such creditors according to which the Company shall be inviting claims from all such stakeholders but it can be done only after a definitive view on the RF is crystalized by the Hon'ble Supreme Court.
	Security Deposits	52,818.32	934.04	51,884.28	
	Loans to Joint Venture and Associates	8,381.00	-	8,381.00	
	Other Loans and advances	6,717.34	520.00	6,197.34	
	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	42,995.92	-	42,995.92	
	Staff Imprest	47.09	-	47.09	
	Inter Corporate Deposits	13,853.66	-	13,853.66	
	Other Assets	6,349.22	-	6,349.22	
	<p>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 express an opinion upon completeness of the balances appearing in books of accounts of the Holding Company.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p> <p>Bank confirmations</p>				

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>In respect to confirmation of bank balances, margin money balance and term deposits, the Holding Company has not sent confirmation requests to any of the banks. In view of non-existence of supporting evidence 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 Statements.</p> <p>With respect to the loans and borrowings taken by the Holding Company amounting to Rs. 2,79,186.01 Lakhs as on 31st March, 2023, no confirmation has been received till date of this report.</p> <p>The holding 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 consolidated financial statements for the year ended 31st March, 2023, 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 year ended 31st March, 2023 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</p>	

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>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 Consolidated Financial Statements.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
12.	<p>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 Holding Company. In absence of the same, we are unable to express an opinion on the impact of such contingent liabilities on the Holding Company.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>(i) The new Management has already submitted its Resolution Framework (RF) before the Hon'ble Supreme Court, wherein the Company has sought various reliefs on account of penalties, interest liabilities etc., among others, due to be paid by the Company to the Statutory Authorities, Banks, Financial Institutions etc.</p> <p>(ii) Since a definitive view on various reliefs sought in the RF is yet to be taken by the Hon'ble Supreme Court, it may not be feasible at this stage to assess the overall impact of its contingent liabilities.</p>
13.	The Holding Company has made many adjustments in accordance with	The observations are a statement of fact and need no

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>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 an opinion on completeness of the impact of Indian Accounting Standard appearing in the books of account of the Holding Company.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>further comments.</p>
<p>14.</p>	<p><u>Revenue from real estate projects</u></p> <p>(i) 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 if it satisfies any one of the following criteria: -</p> <p>(a) The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs</p> <p>(b) 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</p>	<p>(i) The Audit Observations are a statement of fact and an accounting practice followed since the erstwhile Management. The Statutory Auditors are of the view that the Company should switch over from the POCM based accounting to "Point-in- Time" system of accounting as prescribed in IND-AS-115 to correct this anomaly. Though desirable to do so, it would take some time and its impact on the overall accounts of the Company would need to be examined.</p> <p>(ii) There are more than 15,000 homebuyers across 74 residential and 12 Commercial projects where construction is lying stalled at various stages of construction. These units are to be completed and handed over to the homebuyers. The entire exercise is being carried out under the overall guidance and</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response			
	<p>(c) 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.</p> <p>(ii) 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 conditions specified in paragraph 35 of Indian Accounting Standard 115 "revenue from contracts with customers".</p> <p>(iii) 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.</p> <p>(iv) In view of the above, we are unable to express an opinion on the all the matter mentioned above.</p> <p>(v) We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>supervision of Hon'ble Supreme Court.</p> <p>(iii) As such, the Management will be in a position to assess the impact thereof only in due course of time after the Projects are completed and handed over.</p>			
15.	<p><u>Statutory dues / recoverable</u></p> <table border="1" data-bbox="273 1177 1149 1315"> <tr> <td>The Holding Company has long outstanding statutory</td> <td>Principal amount outstanding</td> <td>Outstanding since</td> </tr> </table>	The Holding Company has long outstanding statutory	Principal amount outstanding	Outstanding since	<p>(i) The new Management has already submitted its Resolution Framework (RF) before the Hon'ble Supreme Court on 16.07.2020, followed by updated versions dated 02.05.2021 and 08.08.2022, wherein the Company has sought various reliefs on account of penalties, interest liabilities etc., among others, due to</p>
The Holding Company has long outstanding statutory	Principal amount outstanding	Outstanding since			

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion		Management's Response
	liabilities as on 31 st March, 2022, details of which are as follows: - Nature of dues	(Rs. in lakhs)	
	Income tax deducted at source	102,46.88	Financial Year 2014 - 2015
	Professional Tax	0.59	Financial Year 2018 - 2019
	Provident Fund	24,42.87	Financial Year 2015 - 2016
	<p>Regarding tax deducted at source, the 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 Company.</p> <p>During financial year ending 31st March, 2023, the Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time pf payment. Same is in contravention of the provisions of chapter XVII of Income-tax Act, 1961</p>		
			<p>be paid by the Company to the Statutory Authorities, Banks, Financial Institutions etc.</p> <p>(ii) Since a definitive view on various reliefs sought in the RF is yet to be taken by the Hon'ble Supreme Court, it may not be feasible at this stage to assess the overall impact of its outstanding statutory liabilities.</p> <p>(iii) The new Management is committed to make the Company compliant in terms of various provisions contained in the Companies Act 2013 and other related Act, Rules, Regulations etc.</p>

Management’s Response to Independent’s Auditor’s Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor’s Opinion	Management’s Response
	<p>which mandates deduction of tax at source at earlier of booking or payment.</p> <p>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.</p> <p>We further like to draw attention to Note no. 17 of the Consolidated Financial Statements 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.</p> <p>Further, the holding company has long outstanding dues payable to employees amounting to Rs. 5,980.48 Lakhs as on 31st 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.</p> <p>In view of the all of the above, we are unable to express an opinion on the matter.</p>	

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response										
	We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.											
16.	<p>The Consolidated Financial Statements, The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:</p> <table border="1"> <thead> <tr> <th align="center">Particulars</th> <th align="center">Unpaid deposits (Principal amount) as at 31st March 2022</th> <th align="center">matured (Principal amount) as at 31st March 2023</th> <th align="center">Principal paid during the year (Rs Lakhs)</th> <th align="center">Unpaid deposits (principal amount) as at 31st March 2023 (Rs Lakhs)</th> </tr> </thead> <tbody> <tr> <td>Deposits that have matured on or before March 31, 2017</td> <td align="right">551,48.59</td> <td align="right">1405.03</td> <td></td> <td align="right">537,43.56</td> </tr> </tbody> </table> <p>The total unpaid interest as on 31st March, 2023 (including interest not provided in the books) amount to Rs. 59,677.16 lakhs.</p> <p>Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 6,678.84 lakhs for the year ended 31st March 2023 (Cumulative upto 31st March 2023 – Rs. 41,795.45</p>	Particulars	Unpaid deposits (Principal amount) as at 31 st March 2022	matured (Principal amount) as at 31 st March 2023	Principal paid during the year (Rs Lakhs)	Unpaid deposits (principal amount) as at 31 st March 2023 (Rs Lakhs)	Deposits that have matured on or before March 31, 2017	551,48.59	1405.03		537,43.56	<p>(i) This issue has duly been explained in Chapter 8 of the Resolution Framework (RF) submitted to the Hon'ble Supreme Court and the Company shall take action as per the directions of the Hon'ble Court in this behalf. The New Management neither processes any such case nor is it authorized to do so till the Hon'ble Supreme Court takes a decision in this matter.</p> <p>(ii) It is, however, clarified that disbursement to some fixed deposit holders (Sr. Citizens on a pro-rata basis) has been made through the Ld. Amicus Curie on the directions of the Hon'ble Supreme Court issued from time to time in the past. The details of amount disbursed to the FD holders directly from the Registry have been received in the Company on 22.11.2022 and the amount of disbursal is being captured in the books of accounts and reconciled.</p> <p>(iii) Further refund of another amount of Rs. 13.19 Crore has been approved by the Hon'ble supreme Court vide its Orders dated 01.02.2023. The process of disbursement of this amount would start only after the</p>
Particulars	Unpaid deposits (Principal amount) as at 31 st March 2022	matured (Principal amount) as at 31 st March 2023	Principal paid during the year (Rs Lakhs)	Unpaid deposits (principal amount) as at 31 st March 2023 (Rs Lakhs)								
Deposits that have matured on or before March 31, 2017	551,48.59	1405.03		537,43.56								

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>lakhs).</p> <p>Besides, the impact of non-provision of interest payable on public deposits of Rs. 6,678.84 lakhs for the year ended 31st 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 Statements is currently not ascertainable, and hence we are unable to express an opinion on this matter.</p> <p>Further, the Holding Company has also accepted security deposits from various entities amounting to Rs. 22,129.99 Lakhs as on 31st 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 in a position to comment on possible impact of the same on the Holding Company.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>requisite amount is received from the Supreme Court Registry.</p>
17.	<p>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. 7,95,501.55 Lakhs as on 31st March, 2023. The lenders have initiated the</p>	<p>(i) The total financial liability of Unitech Group to the tune of Rs. 5,552.60 Crore as on 31.12.2019 has been captured in Annexure-C of the Resolution Framework (RF) submitted before the Hon'ble Supreme Court. The financial liability of Unitech Limited has now</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>action against the Holding Company under various act(s). 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.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>risen to Rs. 7,955.02 Crore as on 31.03.2023 as per Standalone Financial Statement for the period.</p> <p>(ii) A total of 19 lenders, including Banks and ARCs, have filed 65 cases in various DRTs, namely, New Delhi (DRT-1), Chandigarh, Chennai, Kolkata, Mumbai, Lucknow and Allahabad. In view of the moratorium granted by the Hon'ble supreme Court, all these cases have been ordered to be adjourned <i>sine die</i>.</p> <p>(iii) Various lenders have also filed IAs in the Hon'ble Supreme Court, which are pending consideration by the Hon'ble Supreme Court.</p> <p>(iv) Since the matter has already been covered in the Resolution Framework and the final payment of principal amount and/or interest thereon shall be made only in accordance with the decision of the Hon'ble Supreme Court in this behalf.</p>
18.	<p>The Consolidated Financial Statements of the Holding Company as on 31st March, 2023 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</p>	<p>(i) The Company has already filed an IA No. 47995/2021 dated 27.03.2021 before the Hon'ble Supreme Court for recovery of the amount. Hence, the matter is sub-judice.</p> <p>(ii) Notwithstanding the IA pending before the Hon'ble Supreme Court, the management has held meetings at</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>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.</p> <p>We had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>the level of Directors and Justice A.M. Sapre with Mr. D.A. Kumar and visited the land sites twice on 24.06.2022 and 02.01.2023.</p> <p>(iii) It was agreed in the last meeting held at the level of Justice Sapre and the Chief Secretary, Telangana that the District Administration would complete the site survey and identify the areas, which have been encroached. It was also inter-alia directed by the Chief Secretary that no further sale deeds may be allow to be executed on the land parcels owned by Unitech Limited and its collaborator.</p> <p>(iv) On follow-up with the District Collector of Medchal Malkajgiri, Hyderabad, it has been learnt that a Surveyor has been appointed to complete the process of site demarcation, which is expected to be completed in about next two months' time.</p> <p>(v) This is an action under progress.</p>
19.	<p>The Consolidated Financial Statements, the group has goodwill amounting to Rs. 383,80.79 Lakhs appearing in the Consolidated Financial Statements as on 31st March, 2023 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either</p>	<p>The company is in the process of conducting impairment study of this "Goodwill" which has emerged over the years on account of acquisition of companies. The management had initiated the Impairment Process and, accordingly,</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>not available with the Holding Company or if available, they are not audited since last 5-6 years. These are accumulated losses in the subsidiaries and also substantial/full erosion of net worth and hence the recoverability of goodwill count 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".</p> <p>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 Statements.</p>	<p>impaired "Goodwill" to the tune of Rs. 1878.75 lakhs during the FY 2020-21.</p>
20.	<p>The Consolidated Financial Statements, 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 31st March, 2023. Cumulative total of such receipts which are not identifiable is Rs. 2,897.90 Lakhs.</p> <p>Due to non-availability of data and supporting documents, we are unable to express an opinion on the same.</p> <p>We had mentioned this matter under "other matter" on the consolidated financial statements for the year ended 31st March, 2022.</p>	<p>(i) The requisite MSAs of all the concerned projects have already been shared with the statutory auditors.</p> <p>(ii) As far as the mapping of monies received from the residents (with customer codes) towards maintenance charges are concerned, it is clarified that a mixed bag of arrangements, which has been continuing since long. This observation relates to a total of ten projects comprising 06 Residential and 04 JV Commercial projects. This comprises of (i) where the RWAs are collecting the money and spending from out of a joint account, (ii) where the RWA are collecting and spending on their own, and (iii) Where Unitech and its JV are collecting the Maintenance Charges and spending the same. The main problem is that the</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
		<p>RWAs have not maintained the customer-wise accounts with their customer codes. This has been taken up with the concerned RWAs for reconciliation thereof. The RWAs/ AoAs of 04 projects of Greater Noida and 06 projects of Gurugram, have started the exercise which, may take about 3 to 6 months time for final reconciliation.</p> <p>(iii) The complete verification and mapping of the amounts is expected to be completed by 31.12.2023.</p>
21.	<p><u>Filing of E-forms with Registrar of Companies</u></p> <p>The holding company has failed to submit following e-forms with Registrar of Companies during the year:</p> <p>a) Form DPT-3 – Return of Deposit</p> <p>b) Form CRA-4 – Cost Audit Report for F.Y. 2020-21 file with the Central Government</p>	<p>(i) E-Form DPT-3: The Company has now received Statutory Auditor's certificate pertaining to e-Form DPT-3 from M/s R. Nagpal & Associates for the Financial Year 2019-20.</p> <p>(ii) The requisite e-Form DPT-3 for FY 2019-20 has already been filed. For the subsequent Financial Years 2020-21 and 2021-22, the Company is in discussions with the Statutory Auditors for the requisite certificates, which are likely to be filed by 30.09.2023.</p> <p>(iii) Form CRA-4 – Cost Audit Report:</p> <p>a) The erstwhile Management of Unitech Limited had appointed M/s M.K. Kulshreshta & Associates as the Cost Auditor of the Company in its BoD meeting held on 13.02.2015. Mr. Kulshreshta continued as the Cost Auditor of the Company till</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
		<p>FY 2017-18.</p> <p>b) Mr. Kulshreshtha did not submit any Cost Audit Report since his fee was not paid by the erstwhile Management.</p> <p>c) Further, the Company has appointed M/s Pant S. Associates as the Cost Auditors for the period 2017-18 to 2021-22. M/s Pant S. Associates has been appointed as the Cost Auditor for a further period of two years from FY 2022-23 to FY 2023-24, as per the decision of the BoD taken in its meeting held on 13.07.2023.</p> <p>d) It is informed that the Cost Audit Reports for the Financial Years from 2017-18 to 2021-22 have been submitted by the Cost Auditor, which are being placed in the meeting of the Board of Directors scheduled to be held on 29.08.2023 for approval and adoption.</p>
22.	<p><u>Schedule III of Companies Act, 2013</u></p> <p>The Holding Company is not able to provide / substantiate details of following disclosures required under the provisions of Schedule III of Companies Act, 2013:-</p> <p>a) Complete details of title deeds of immovable properties not held in the name of the Company</p>	<p>(i) After the new Management took over pursuant to the order dated 20.01.2020 passed by the Hon'ble Supreme Court, the Company has been making efforts to collect the title papers of pan-India land parcels held by Unitech Group and keep them in the safe custody in the Central Record Room at Gurugram.</p> <p>(ii) There have been challenges in the reconciliation of land parcels between the Land Division and the</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<ul style="list-style-type: none"> b) Details of benami property held and any proceeding has been initiated or pending against the company, if any c) Details of quarterly returns or statements of current assets filed by the company with banks or financial institutions are in agreement with the books of accounts d) Complete details of company declared wilful defaulter by the bank or financial institution or other lender e) Utilisation of borrowed funds f) Relationship and transactions with struck off companies g) Ageing for trade receivables h) Ageing for trade payables i) Details related to creation / satisfaction of charges j) Details related to surrender or disclosure of income in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other) relevant provisions of the Income-tax Act, 1961 	<p>Accounts Division. Since a large number of landholdings have been charged or mortgaged, the process of reconciliation has been taken in hand, which is at an advance stage of completion and is expected to be completed by 30.06.2023. The statement of reconciliation would be shared thereafter with the Statutory Auditors for appropriate appraisal and review.</p> <ul style="list-style-type: none"> (iii) The delay in reconciliation has primarily been because of the problems inherited by the new Management and also on account of the fact that various key personnel left the Company after the appointment of new Board of Directors. (iv) The management has no details of benami property, which is a subject matter of investigations by the Investigation Agencies. (v) Since all the Loan Accounts, except PNB Loan Account pertaining to Ciena, are NPAs and, therefore, quarterly returns and statements of current assets are not being filed by the Company with the Banks and Financial Institutions. (vi) As to whether the Company has been declared a

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
		<p>Wilful Defaulter by the Banks or Financial Institutions or other Lenders or not, the Company shall share the information in this regard with the Statutory Auditors in due course of time. It is, however, pointed out that the Company has recently received a communication from Bank of Maharashtra, whose reference has been made in Note No. 81 of the Standalone Financial Statement for the FY 2021-22.</p> <p>(vii) No funds have been borrowed by the Company from any Bank or Financial Institution after the appointment of the new Board of Directors. As far as the funds borrowed prior to the appointment of new Board of Directors are concerned, the specific details about their utilization are not available in the Company and that this aspect is also being looked into by the Central Investigating Agencies.</p> <p>(viii) As far as other Observations mentioned in Sr. No. 22 are concerned, the Company has already started the process to collect the relevant information from various sources which are available to the new Management. As soon as the information is collected, the same shall be shared with the Statutory Auditors.</p>
23.	The Consolidated Financial Statements, with respect to opening balances appearing in the books of accounts of the Holding Company as on 01st	(i) The <u>opening balances</u> pertaining to the items mentioned under Sr. No. 23 are outstanding for a

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>April, 2020, there is no information/ supporting documents available with the Holding Company related to following accounts: -</p> <p>(a) Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs</p> <p>(b) Provision for bad and doubtful debts/ trade receivables amounting Rs. 323,73.95 lakhs</p> <p>(c) Allowances for bad and doubtful loans and advances to related parties amounting to Rs. 15,89.04 lakhs</p> <p>(d) Other loans and advance amounting to Rs. 520.00 lakhs</p> <p>(e) Trade receivables and advances received from customers amounting Rs. 11930,75.62 Lakhs</p> <p>(f) Loans/ advances given to joint ventures and associates amounting to Rs. 83,81.00 Lakhs</p> <p>(g) Loans taken from joint ventures and associates amounting to Rs. 154,55.39 Lakhs</p> <p>(h) Expenses payable amounting to Rs. 51,612.66 Lakhs</p> <p>(i) Current Tax Assets amounting to Rs. 3004.64 Lakhs</p>	<p>long time and pertain to the period of the erstwhile Management which has since been superseded by the Hon'ble Supreme Court vide its order dated 20.01.2020.</p> <p>(ii) The Company has been facing serious constraints because of the resignations of several key personnel who left the Company either prior to the appointment of the new Management or immediately after the new Management took over. Further, even the availability of records has been a serious challenge for the new Management. However, all out efforts are being made to collect and compile the requisite information as sought and would be shared with the Statutory Auditors in due course of time.</p>

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>(j) Deferred Liability amounting to Rs. 2,36,049.12 Lakhs</p> <p>(k) Advance given for purchase of land amounting to Rs. 61,287.37 Lakhs and its Ind AS Adjustments amounting to Rs. 43,65.00 Lakhs.</p> <p>(l) Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs</p> <p>(m) Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.</p> <p>(n) Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs.</p> <p>(o) Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs.</p> <p>(p) Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.</p> <p>(q) Other Payables (Ind AS Adjustments) amounting to Rs. 7.19 Lakhs</p> <p>Considering the significance of amounts involved in above mentioned areas, we are not in a position to express an opinion on the Consolidated Financial Statements as on 31st March, 2022.</p> <p>We had given a disclaimer of opinion on the consolidated financial</p>	

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	statements for the year ended 31 st March, 2021 in respect of this matter.	
24.	<p>The Consolidated Financial Statements, 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 company.</p> <p>In view of above, we are unable to express an opinion on the same.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>(i) The relevant information pertains to the period of the erstwhile Management which has since been superseded by the Hon'ble Supreme Court vide its order dated 20.01.2020. The Company has been facing serious constraints because of the resignations of several key personnel who left the Company either prior to the appointment of the new Management or immediately after the new Management took over. Further, even the availability of relevant records has been a serious challenge for the new Management.</p> <p>(ii) The Central Investigating Agencies, like Enforcement Directorate, SFIO, and CBI, among others, are already investigating on various issues. Since the Company is not aware about the stage of the completion of these investigations, it is neither possible nor feasible for the new Management to quantify the liabilities of the Company at this stage.</p> <p>(iii) As far as the court cases are concerned, it is pointed out that there were in all 4,001 court cases pending pan-India against the Company, out of which 1,558 cases have so far been disposed of. Hence, there are</p>

Management’s Response to Independent’s Auditor’s Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor’s Opinion	Management’s Response																				
		<p>at present 2,443 active cases, out of which except those which have been filed by the Company, all other cases have been laid to rest by virtue of the moratorium granted by the Hon’ble Supreme Court vide its order dated 20.01.2020. A broad break-up of important cases is tabulated herein below:</p> <table border="1" data-bbox="1259 639 1902 808"> <thead> <tr> <th>Particulars</th> <th>Active</th> <th>Disposed of</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Income Tax Cases</td> <td>20</td> <td>2</td> <td>22</td> </tr> <tr> <td>Provident Fund Cases</td> <td>10</td> <td>-</td> <td>10</td> </tr> <tr> <td>Homebuyers</td> <td>1,418</td> <td>337</td> <td>1,755</td> </tr> <tr> <td>Total</td> <td>1,448</td> <td>339</td> <td>1,787</td> </tr> </tbody> </table> <p>(iv) As far as the bank guarantees, corporate guarantees and other commitments are concerned, the relevant data has been shared with the Statutory Auditors while the original documents are being collected from the concerned Divisions/ Field offices which would be shared with them in due course of time.</p>	Particulars	Active	Disposed of	Total	Income Tax Cases	20	2	22	Provident Fund Cases	10	-	10	Homebuyers	1,418	337	1,755	Total	1,448	339	1,787
Particulars	Active	Disposed of	Total																			
Income Tax Cases	20	2	22																			
Provident Fund Cases	10	-	10																			
Homebuyers	1,418	337	1,755																			
Total	1,448	339	1,787																			
25.	<p>The Consolidated Financial Statements, the Holding Company has not performed the process of identification of creditors to be classified as Micro and Small Enterprises (MSE) during the year and due to absence of details of MSE, the company cannot determine the amount outstanding to MSE creditors and interest due thereon under “The Micro, Small and Medium Enterprises Development Act, 2006”.</p>	<p>(i) The observation is admitted as correct. However, the MSMEs are entitled to a speedier remedy under the MSME Act, 2006. The management has not received any notice from any such authority in any state where the MSMEs can seek relief.</p> <p>(ii) It is believed that the MSME creditors, if any, should primarily be from among the Vendors/ Contractors</p>																				

Management's Response to Independent's Auditor's Report of the Statutory Auditors on the Audited Consolidated Financial Results of Unitech Limited for the Quarterly and financial year ended 31.03 2023

Sr. No.	Auditor's Opinion	Management's Response
	<p>In view of above, we are unable to express an opinion on the same.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	<p>of the Company or any of its subsidiaries. It may open a Pandora's box if the management starts writing to all its creditors to ascertain if they are MSMEs or not.</p> <p>(iii) The information about their registration under the MSME Act is to be supplied by the concerned parties only in order to claim the benefits as prescribed therein. It is best left to the claimant to exercise any such privilege if he/she is entitled to the same.</p> <p>(iv) In the absence of the requisite information on this account, the Company is not in a position to quantify the amounts including interest, which may or may not have become due to such MSME Suppliers. As such, it is proposed that as and when any such claim is received, the same would be processed on priority and shared with the Auditors in due course.</p>

For **Unitech Limited**

Sd/-

Yudhvir Singh Malik
Chairman & Managing Director

Place: Gurugram
Dated: 29.08.2023

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Consolidated Financial Results

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2023

[See Regulation 33 of the SEBI (LODR) Regulations, 2015]

Sr. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
		Rs. in Lakh	Rs. in Lakh
1	Turnover / Total income	49,195.57	49,195.57
2	Total Expenditure	360,571.33	360,571.33
3	Exceptional items	-	-
4	Total tax expenses	(1,047.12)	(1,047.12)
5	Net Profit/(Loss)	(278,765.33)	(310,328.64)
6	Earnings Per Share		
	Basic	(10.65)	(11.86)
	Diluted	(10.65)	(11.86)
7	Total Assets	2,688,556.51	2,688,556.51
8	Total Liabilities	2,802,548.71	2,802,548.71
9	Net Worth	(113,992.20)	(113,992.20)
10	Any other financial item(s) (as felt appropriate by the management)		

Audit Qualification:-

Matter 1

1 Details of Audit Qualifications:-

(i) We did not audit the financial statements of 218 subsidiaries (including foreign subsidiaries) included in the Consolidated Financial Statements, whose Financial Statements 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. As on the date of this report, management is in the process of compiling list of such companies. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. Also included in details of subsidiary companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Consolidated Financial Statements, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31st March, 2017 (for 26 companies), 31st March, 2016 (for 1 company) and 31st March, 2010 (for 1 company). In case of 4 companies, last available unaudited details are used for preparation of these Consolidated Financial Statements.

Further, no details are available with the Holding Company for 4 associates and 17 joint ventures for year ending 31st March, 2023 and accordingly the same have not been considered for consolidation.

For the purpose of disclosures made in the consolidated financial statements (note no 42 onwards), details of holding company and the subsidiary companies, of which audited financial statements are available, have been used. These disclosures do not contain numbers/ values for 214 subsidiaries whose audited accounts are not available. Hence, we are unable to comment on the completeness of the disclosures of the Consolidated Financial Statements from note no. 42 onwards.

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 ventures 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 31st March, 2022 in respect of this matter.

2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	The audit observations are a statement of fact and need no further comments.	
	(i) Unitech Limited has 186 Indian Subsidiary Companies out of which 08 subsidiary Companies have been struck off by the Registrar of Companies, NCT Delhi and Haryana. The Company has moved the National Company Law Tribunal (NCLT) for the revival of the subsidiaries which have been struck off, out of which 02 have already been ordered to be revived.	
	(ii) For 149 Indian Subsidiary Companies, Statutory Auditors have been appointed so far whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 16 other Subsidiaries is underway. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.	

	(iii) As regards 32 foreign subsidiaries along with Libya Division and 03 foreign JVs, the management has listed down their available details. The Audited Balance Sheets of 04 foreign subsidiaries, 02 foreign JVs, and that of Libya Division are not available with the Company. For rest of the Companies, the last audited available Balance Sheets are those of 31.03.2017 except for two Companies whose available Balance Sheets are those of 31.03.2010 and 31.03.2016. Moreover, it is pertinent to mention that, as per information available to the new management, the Central Investigating Agencies are believed to be engaged with the issues pertaining to these entities.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 2		
1	Details of Audit Qualifications:-	
	Unitech Limited ("the Holding Company") held its annual general meetings for 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. 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 has also delayed in filing of its quarterly and annual/year to date results with Security and Exchange Board of India "SEBI". The Company has not taken any provision related to penalty on account of such delay and management is now planning to seek relief against such penalty from SEBI. We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) The Annual General Meeting (AGM) for the year ended 31st March, 2022 was due to be held latest by 30th September, 2022. However, the AGM for the FY 2021-22 was held on 31.03.2023. The new management did not have access to complete records of various transactions of the Company. It caused delay in the finalization of accounts and convening of Annual General Meeting. The new Management has inherited several legacies under various provisions of law, including non-compliances related to non-holding of Annual General Meeting of Unitech Limited on or before the due dates. Ever since the new Management took control of Unitech Group as whole, it has been endeavoring to make the Group compliant in accordance with the provisions of the Companies Act, 2013 and rules made thereunder and other applicable laws. (ii) The Company has scheduled its Annual General Meeting for the FY 2022-23 on 29th September 2023, which is well within the prescribed time-lines. (iii) The Management had taken up the issue of seeking exemptions and waiver of penalties from MCA as well as SEBI vide its letters dated 11.06.2020, 29.07.2020 and 27.08.2020 and had also sought the intervention of Secretary MCA to take up the matter with SEBI. The Secretary MCA also took up the matter with Chairman SEBI vide his letter dated 05.08.2020. SEBI responded vide its letter dated 09.09.2020 informing that the BSE and NSE had examined the issue in view of moratorium granted by the Hon'ble Supreme Court and the notice for suspension of trading of securities had been withdrawn. Finding that there was no positive response on waiver of penalties, the Management filed an IA No. 81660 of 2021 and 81663 of 2021 on 16.07.2021 in the Supreme Court seeking requisite reliefs, which is still pending. The above defaults on the part of the Company were also placed before the Hon'ble Supreme Court in the Action Taken Report-III filed on 28.03.2022.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 3		
1	Details of Audit Qualifications:-	
	We have made 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 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.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	The points mentioned herein are informative in nature and the Management has no further comments to offer on the same.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 4		
1	Details of Audit Qualifications:-	
	Material uncertainty related to going concern The Consolidated Financial Statements wherein the management has represented that the Consolidated Financial	

	<p>Statements 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.</p> <p>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.</p> <p>Considering the above, we are unable to express an opinion on this matter.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>
2	Type of Audit Qualifications: Disclaimer of Opinion
3	Frequency of Qualifications: Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views
5	For Audit Qualification(s) where the impact is not quantified by the auditor:
	(i) Management's estimation on the impact of audit qualification:
	(ii) If management is unable to estimate the impact, reasons for the same:
	<p>The Management has already stated its position in the Resolution Framework submitted in the Hon'ble Supreme Court on 15.07.2020, followed by updated versions submitted on 05.02.2021 and 08.08.2022, wherein the Hon'ble Supreme Court has been prayed to grant certain concessions and reliefs so that the Company is able to fulfil its obligations towards the construction and completion of projects and meet other liabilities. The reasons for opting against the winding up the Company or its reference under IBC have fully been explained in the application filed for submission of the Resolution Framework.</p>
	(iii) Auditors' Comments on (i) or (ii) above:
	Can not be quantified as on the date of our report due to details not available
Matter 5	
1	Details of Audit Qualifications:-
	<p>We draw attention to Note no. 60 of the Consolidated Financial Statements, 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 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 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.</p> <p>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 Company, with the registry of the Hon'ble Supreme Court.</p> <p>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 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.</p> <p>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.</p> <p>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.</p> <p>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 Company is also carrying</p> <p>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 capitalized of Rs. 696,84.68 lakhs.</p> <p>b) Deferred liability on account of interest payable to GNIDA appearing in the books of accounts as on 31st March, 2023 amounting to Rs. 3,72,777.42 Lakhs (including Rs. 52,220.54 Lakhs booked on account of interest during the year ended 31st March, 2023). Out of the interest mentioned above Rs. 4,846.67 Lakhs has been capitalized in the books of accounts of the company. The same is in contravention of the provisions of Indian Accounting Standards 23 "Borrowing Costs".</p> <p>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 express an opinion on this matter.</p> <p>We had given a disclaimer of opinion on the Consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>
2	Type of Audit Qualifications: Disclaimer of Opinion
3	Frequency of Qualifications: Repetitive, 8th year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views
5	For Audit Qualification(s) where the impact is not quantified by the auditor:

	(i) Management's estimation on the impact of audit qualification:																																				
	(ii) If management is unable to estimate the impact, reasons for the same:																																				
	(i) The matter is still pending in the Hon'ble High Court of Allahabad for final disposal. The management is hopeful that its stand shall be vindicated in the Hon'ble Court and there shall be no adverse impact, other than the one already disclosed (ii) As regards the 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 Company, with the Registry of the Hon'ble Supreme Court, the said amount has already been paid to the 352 homebuyers on the direction of the Hon'ble Supreme Court, which is bit more than the principal amount deposited by the said homebuyers. (iii) Further, the Management is also in the process of filing a comprehensive IA before the Hon'ble Supreme Court qua GNIDA demand from Unitech, including seeking appropriate directions on the instant issue.																																				
	(iii) Auditors' Comments on (i) or (ii) above:																																				
	Can not be quantified as on the date of our report due to details not available																																				
Matter 6																																					
1	Details of Audit Qualifications:-																																				
	The Consolidated Financial Statements, 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 31st 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 complied with. 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 31st March, 2022 in respect of this matter.																																				
2	Type of Audit Qualifications: Disclaimer of Opinion																																				
3	Frequency of Qualifications: Repetitive, 3rd year																																				
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	(i) Management's estimation on the impact of audit qualification:																																				
	(ii) If management is unable to estimate the impact, reasons for the same:																																				
	(i) The observation is a statement of fact and needs no further comments. (ii) The Company received a detailed statement of accounts from the Supreme Court's Registry in the month of November, 2022. After reconciliation of the accounts, entries pertaining to (a) interest income of Rs. 4,980.00 lakhs upto 22.11.2022, (b) disbursement of Rs. 2,734.11 lakhs, out of 4,000 lakhs deposited in the Supreme Court's Registry by M/s Pioneer Urban Land & Infrastructure Limited, and (c) disbursement of Rs. 2,183.45 lakhs to homebuyers, FD holders and other stakeholders, have been duly entered in the books of accounts for the period ending 31.03.2023. (iii) Further, during reconciliation, variations amounting to Rs. 934.15 lakhs have been observed between Balance as per books of accounts vis-a-vis Balance as per Supreme Court's Registry, which is proposed to be taken up with the Supreme Court Registry and reconciled as soon as the relevant information is received from the Registry. (iv) As regards the TDS on the payments made from the Registry or the TDS by the Bank on the accrued interest, the Registry has not provided any information. This will have to be verified from the Supreme Court Registry. In any case, prima facie, there should be no liabilities/ penalties on this account qua the Company as the default, if any, would be on the part of the Bank or the Supreme Court Registry.																																				
	(iii) Auditors' Comments on (i) or (ii) above:																																				
	Can not be quantified as on the date of our report due to details not available																																				
Matter 7																																					
1	Details of Audit Qualifications:-																																				
	Non-current investment and loans The Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 31st March, 2023 are as follows: -																																				
	Amounts in Lakhs of Rs.																																				
	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Amount invested</th> <th>Impairment accounted for till 31.03.2023</th> <th>Carrying amount</th> </tr> </thead> <tbody> <tr> <td>Equity investment - joint ventures</td> <td>54,046.56</td> <td>-</td> <td>54,046.56</td> </tr> <tr> <td>Equity investment – associates</td> <td>2,99.25</td> <td>-</td> <td>2,99.25</td> </tr> <tr> <td>Equity investment – others</td> <td>310,40.70</td> <td>-</td> <td>310,40.70</td> </tr> <tr> <td>Debenture investment</td> <td>13,03.29</td> <td>-</td> <td>13,03.29</td> </tr> <tr> <td>Investment – CIG</td> <td>254,53.18</td> <td>-</td> <td>254,53.18</td> </tr> <tr> <td>Corporate guarantees</td> <td>8.7</td> <td>-</td> <td>8.7</td> </tr> <tr> <td>Loans to Joint Ventures and Associates</td> <td>83,81.00</td> <td>-</td> <td>83,81.00</td> </tr> <tr> <td>Advances to Joint Ventures and Associates</td> <td>21.68</td> <td>-</td> <td>21.68</td> </tr> </tbody> </table>	Particulars	Amount invested	Impairment accounted for till 31.03.2023	Carrying amount	Equity investment - joint ventures	54,046.56	-	54,046.56	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	-	254,53.18	Corporate guarantees	8.7	-	8.7	Loans to Joint Ventures and Associates	83,81.00	-	83,81.00	Advances to Joint Ventures and Associates	21.68	-	21.68
Particulars	Amount invested	Impairment accounted for till 31.03.2023	Carrying amount																																		
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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																																				

	<p>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".</p> <p>Further: -</p> <ul style="list-style-type: none"> Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnoustie) 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 Company has stated that erstwhile management has invested in equity shares of Carnoustie @ 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 Carnoustie 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 Carnoustie 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 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. <p>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 express an opinion 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 Consolidated Financial Statements.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	<p>(i) Unitech Limited has 186 Indian Subsidiary Companies out of which 08 subsidiary Companies have been struck off by the Registrar of Companies, NCT Delhi and Haryana. The Company has moved the National Company Law Tribunal (NCLT) for the revival of the subsidiaries which have been struck off, out of which 02 have already been ordered to be revived.</p> <p>(ii) For 149 Indian Subsidiary Companies, Statutory Auditors have been appointed so far whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 16 other Subsidiaries is underway. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.</p> <p>(iii) As regards 32 foreign subsidiaries along with Libya Division and 03 foreign JVs, the management has listed down their available details. The Audited Balance Sheets of 04 foreign subsidiaries, 02 foreign JVs, and that of Libya Division are not available with the Company. For rest of the Companies, the last audited available Balance Sheets are those of 31.03.2017 except for two Companies whose available Balance Sheets are those of 31.03.2010 and 31.03.2016. Moreover, it is pertinent to mention that, as per information available to the new management, the Central Investigating Agencies are believed to be engaged with the issues pertaining to these entities.</p>	
	<p>(iv) The matter regarding investment in Carnoustie and CIG is already under scrutiny by the Investigating Agencies and various attachment orders have been passed by the Enforcement Directorate. The Management has included the position of Carnoustie and CIG in the Resolution Framework submitted before the Hon'ble Supreme Court. It is pertinent to mention here that Unitech Limited has also filed an IA in the Hon'ble Supreme Court for the recovery of the amount invested. The matter has been heard but the order is awaited.</p> <p>(v) However, keeping in view the investigations being carried out by the ED, and the ED having filed charge-sheets before the Adjudicating Authority under PMLA, the Company is left with no option but to await the final outcome in these matters.</p>	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 8		
1	Details of Audit Qualifications:-	
	<p><u>Impairment Assessment of Bank and Corporate Guarantees</u></p> <p>The Consolidated Financial Statements, wherein it is stated that the Holding Company is having outstanding bank and corporate guarantee of Rs. 1,07,059.26 as per audited financials for year ending 31st March, 2023. The Holding Company has not conducted any impairment assessment on the same in accordance with the principles of Indian Accounting Standards 109 "financial instruments". In view of the same, we are unable to express an opinion on the same.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	

	(ii) If management is unable to estimate the impact, reasons for the same:																																
	(i) There are a number of secured, unsecured and operational creditors qua the Company and its subsidiaries, JVs and other affiliates. Further, the Company and the promoters have also given various kinds of Guarantees, including Bank Guarantees and Corporate Guarantees, the lists whereof (to the extent of availability of records), surviving or matured, have been shared with the Statutory Auditors. However, it may not be possible to vouchsafe at this stage that these are the only Guarantees given by the Company. (ii) The issues pertaining to secured, unsecured and operational creditors have been covered in Chapter-3 of the Resolution Framework (RF). Apart from seeking various reliefs and concessions qua such creditors, the RF also contains a provision on invitation of Claims and settlement thereof (3.2). These issues have yet not been adjudicated by the Hon'ble Supreme Court. Hence, it is neither possible nor feasible at this stage to undertake any impairment assessment of secured creditors, and/ or Corporate Guarantees till these related issues are crystalized and settled by the Hon'ble Supreme Court. Likewise, some of the investments/ advances made by the Company are a subject matter of investigations being conducted by various Central Investigating Agencies.																																
	(iii) Auditors' Comments on (i) or (ii) above:																																
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Matter 9																																	
1	Details of Audit Qualifications:-																																
	Trade receivables and other financial assets The Holding Company has trade receivable and other financial assets as on 31st March, 2023 are as follows: -																																
	Amounts in Lakhs of Rs.																																
	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Amount</th> <th>Provision accounted for till 31.03.2023</th> <th>Carrying Amount</th> </tr> </thead> <tbody> <tr> <td>Trade Receivable</td> <td>78,751.93</td> <td>31,521.87</td> <td>47,230.06</td> </tr> <tr> <td>Security Deposits</td> <td>52,818.32</td> <td>934.04</td> <td>51,884.28</td> </tr> <tr> <td>Non-Current Loans and Advances</td> <td>100</td> <td>-</td> <td>100</td> </tr> <tr> <td>Current Loans and Advances</td> <td>6,617.34</td> <td>520</td> <td>6,097.34</td> </tr> <tr> <td>Advances for purchase of Shares</td> <td>31,079.48</td> <td>31,079.48</td> <td>-</td> </tr> <tr> <td>Staff Imprest & Advances</td> <td>47.09</td> <td>-</td> <td>47.09</td> </tr> <tr> <td>Advances to others</td> <td>13.08</td> <td>-</td> <td>13.08</td> </tr> </tbody> </table>	Particulars	Amount	Provision accounted for till 31.03.2023	Carrying Amount	Trade Receivable	78,751.93	31,521.87	47,230.06	Security Deposits	52,818.32	934.04	51,884.28	Non-Current Loans and Advances	100	-	100	Current Loans and Advances	6,617.34	520	6,097.34	Advances for purchase of Shares	31,079.48	31,079.48	-	Staff Imprest & Advances	47.09	-	47.09	Advances to others	13.08	-	13.08
Particulars	Amount	Provision accounted for till 31.03.2023	Carrying Amount																														
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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 express an opinion upon the adjustments, if any, that may be required to the carrying value of these financial assets 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 31st March, 2022 in respect of this matter.																																
2	Type of Audit Qualifications: Disclaimer of Opinion																																
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	(ii) If management is unable to estimate the impact, reasons for the same:																																
	The new Management is in the process of developing an Expected Credit Loss Policy for the Company, which is expected to be finalized by March, 2024.																																
	(iii) Auditors' Comments on (i) or (ii) above:																																
	Can not be quantified as on the date of our report due to details not available																																
Matter 10																																	
1	Details of Audit Qualifications:-																																
	Inventory and project in progress The 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. 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 realisable value "NRV" in accordance with 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 the 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.																																

	<p>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.</p> <p>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.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>			
2	Type of Audit Qualifications:	Disclaimer of Opinion		
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	(i) Management’s estimation on the impact of audit qualification:			
	(ii) If management is unable to estimate the impact, reasons for the same:			
	<p>(i) Five Project Management Consultants (PMCs) have been engaged, with the approval of the Hon’ble Supreme Court, who have substantially completed Part-A of the Scope of Work assigned to them. This includes “As-is-assessment” of various projects i.e. the status of work done/ completed during the period of erstwhile management. The PMCs have backed their work with photographs and videography of these projects so as to avoid any conflicts when it comes to the claims of old contractors’ vis-à-vis the work to be done by the new contractors. Based on this exercise, the PMCs have worked out the BoQs of the remaining works, which form the basis for preparation of Tender Documents.</p> <p>(ii) About 130 to 140 Tenders would need to be floated to complete the balance works, out of which 35 Tenders (Lot-1) were floated on 02.01.2023. On scrutiny of bids, it was discovered that no bids were received against 18 tenders (out of 35) whereas both the bids received in case of one tender failed to meet the eligibility criteria and both the bids received in respect of another tender were abnormally high, resulting in the rejection of bids for these 02 tenders. Thus, bids were required to be called afresh in respect of these 20 (18+1+1) tenders.</p> <p>(iii) In continuation thereto, 2nd Lot of 31 Tenders was prepared by the PMCs, which was duly reviewed by the EIL. Thus, a total of 51 Tenders (20 re-tenders of Lot-1 and 31 tenders of Lot-2) were approved by the BoD and Justice (Retd.) A. M. Sapre in the month of April 2023 for uploading the same on Unitech’s e-Tendering web-portal. Accordingly, these tenders were uploaded on the Unitech’s web-portal on 08/09.05.2023.</p> <p>(iv) The extended last date for submission of bids in respect of these 51 Tenders was 22.06.2023. On opening of Technical bids on 23.06.2023, it was discovered that no bids had been received in respect of 09 tenders. After completion of the process of evaluation of Technical and Financial bids, the management finalized the bids received qua 34 tenders. This has been approved by the Board of Directors, followed by Justice (Retd.) A.M. Sapre on 18.08.2023.</p> <p>(v) Projects in Progress (PIP) on which revenue is not recognized refers to those projects where no inventory is available for sale and only expenditure is to be made for the completion of residual works in such projects.</p>			
	(iii) Auditors' Comments on (i) or (ii) above:			
	Can not be quantified as on the date of our report due to details not available			
Matter 11				
1	Details of Audit Qualifications:-			
	External Confirmation			
	The Holding Company has not initiated the process of external confirmation for outstanding balances of following areas as on 31st March, 2023 are as follow:			
	Amount in Rs. in Lakhs			
	Particulars	Amount	Provision accounted for till 31.03.2023	Carrying amount
	Trade Receivable	78,751.93	31,521.87	47,230.06
	Trade Payable	82,070.64	386.34	81,684.30
	Advances received from Customers	10,97,542.77	-	10,97,542.77
	Advances to Suppliers	7,235.30	-	7,235.30
	Security Deposits	52,818.32	934.04	51,884.28
	Loans and advances to Subsidiaries	8,381.00	-	8,381.00
	Particulars	Amount	Provision accounted for till 31.03.2023	Carrying amount
	Other Loans and advances	6,717.34	520	6,197.34
	Advances for purchase of land and project pending commencement	612,87.37	300,00.00	312,87.37
	Loans from Subsidiaries, Joint Venture and Associates			
	Security and other deposits payable	15,455.34	-	15,455.34
	Staff Imprest	42,995.92	-	42,995.92
	Inter Corporate Deposits	47.09	-	47.09
	Other Assets	13,853.66	-	13,853.66
	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 periods of time. In view of non-existence of adequate supporting documents, we are unable to express an opinion upon completeness of the balances appearing in books of accounts of the Company.			
	We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022			

	<p>Bank confirmations</p> <p>In respect to confirmation of bank balances, margin money balance and term deposits, the company has not sent confirmation requests to any of the banks. In view of non-existence of supporting evidence related to bank balances, we are unable to comment upon completeness of the balances appearing in books of accounts of the Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Standalone Financial Statements.</p> <p>With respect to the loans and borrowings taken by the Company amounting to Rs. 2,79,186.01 Lakhs as on 31st 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 Company regarding interest rates charged by banks/ financial institutions and the same are 4-5 years old. Further, the 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 Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Standalone Financial Statements.</p> <p>We had given a disclaimer of opinion on the standalone financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	<p>(i) It is stated that as per Standards on Auditing (SA) – 505, prescribed by the Institute of Chartered Accountants of India (ICAI), the process of external confirmation is to be initiated by the Statutory Auditors for directly obtaining the audit evidence from the confirming parties at their level. However, the management would initiate this exercise now keeping the Statutory Auditors in loop for the with respect to outstanding balances as on 31.03.2023. It would, therefore, be appropriate that the Statutory Auditors take up external confirmations based on random sampling since obtaining confirmation from all the parties would be a time-consuming exercise.</p> <p>As far as the liability of the Company towards the secured, unsecured or operational creditors is concerned, the same has been covered in Chapter-3 of the Resolution Framework (RF) submitted before the Hon'ble Supreme Court. The RF also contains a provision on the Process of Claim Settlement qua such creditors according to which the Company shall be inviting claims from all such stakeholders but it can be done only after a definitive view on the RF is crystalized by the Hon'ble Supreme Court.</p>	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 12		
1	Details of Audit Qualifications:-	
	<p>The Consolidated Financial Statements, 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 Holding Company. In absence of the same, we are unable to express an opinion on the impact of such contingent liabilities on the Holding Company.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	<p>(i) The new Management has already submitted its Resolution Framework (RF) before the Hon'ble Supreme Court, wherein the Company has sought various reliefs on account of penalties, interest liabilities etc., among others, due to be paid by the Company to the Statutory Authorities, Banks, Financial Institutions etc.</p> <p>(ii) Since a definitive view on various reliefs sought in the RF is yet to be taken by the Hon'ble Supreme Court, it may not be feasible at this stage to assess the overall impact of its contingent liabilities.</p>	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 13		
1	Details of Audit Qualifications:-	
	<p>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 an opinion on completeness of the impact of Indian Accounting Standard appearing in the books of account of the Holding Company.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	

	The observations are a statement of fact and need no further comments.													
	(iii) Auditors' Comments on (i) or (ii) above:													
	Can not be quantified as on the date of our report due to details not available													
Matter 14														
1	Details of Audit Qualifications:-													
	<p>Revenue from real estate projects</p> <p>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 if it satisfies any one of the following criteria: -</p> <ul style="list-style-type: none"> • 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. <p>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 conditions 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.</p> <p>In view of the above, we are unable to express an opinion on the all the matter mentioned above.</p> <p>We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>													
2	Type of Audit Qualifications:	Disclaimer of Opinion												
3	Frequency of Qualifications:	Repetitive, 3rd year												
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:													
5	For Audit Qualification(s) where the impact is not quantified by the auditor:													
	(i) Management's estimation on the impact of audit qualification:													
	(ii) If management is unable to estimate the impact, reasons for the same:													
	<p>(i) The Audit Observations are a statement of fact and an accounting practice followed since the erstwhile Management. The Statutory Auditors are of the view that the Company should switch over from the POCM based accounting to "Point-in- Time" system of accounting as prescribed in IND-AS-115 to correct this anomaly. Though desirable to do so, it would take some time and its impact on the overall accounts of the Company would need to be examined.</p> <p>(ii) There are more than 15,000 homebuyers across 74 residential and 12 Commercial projects where construction is lying stalled at various stages of construction. These units are to be completed and handed over to the homebuyers. The entire exercise is being carried out under the overall guidance and supervision of Hon'ble Supreme Court.</p> <p>(iii) As such, the Management will be in a position to assess the impact thereof only in due course of time after the Projects are completed and handed over.</p>													
	(iii) Auditors' Comments on (i) or (ii) above:													
	Can not be quantified as on the date of our report due to details not available													
Matter 15														
1	Details of Audit Qualifications:-													
	<p>Statutory dues / recoverable</p> <p>The Holding Company has long outstanding statutory liabilities as on 31st March, 2023, details of which are as follows: -</p> <table border="1"> <thead> <tr> <th>Nature of dues</th> <th>Principal amount outstanding (Rs. in lakhs)</th> <th>Outstanding since</th> </tr> </thead> <tbody> <tr> <td>Income tax deducted at source</td> <td>102,46.88</td> <td>Financial Year 2014 - 2015</td> </tr> <tr> <td>Professional Tax</td> <td>0.59</td> <td>Financial Year 2018 - 2019</td> </tr> <tr> <td>Provident Fund</td> <td>24,42.87</td> <td>Financial Year 2015 - 2016</td> </tr> </tbody> </table> <p>Regarding tax deducted at source, the 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 Company.</p> <p>During financial year ending 31st March, 2023, the Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time pf 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.</p> <p>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.</p> <p>We further like to draw attention to Note no. 17 of the Consolidated Financial Statements 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.</p> <p>Further, the holding company has long outstanding dues payable to employees amounting to Rs. 5,980.48 Lakhs as on 31st March, 2023.</p>		Nature of dues	Principal amount outstanding (Rs. in lakhs)	Outstanding since	Income tax deducted at source	102,46.88	Financial Year 2014 - 2015	Professional Tax	0.59	Financial Year 2018 - 2019	Provident Fund	24,42.87	Financial Year 2015 - 2016
Nature of dues	Principal amount outstanding (Rs. in lakhs)	Outstanding since												
Income tax deducted at source	102,46.88	Financial Year 2014 - 2015												
Professional Tax	0.59	Financial Year 2018 - 2019												
Provident Fund	24,42.87	Financial Year 2015 - 2016												

	<p>The holding company is in the process of evaluating the period from which dues to employees are outstanding and also in settlement of full and final amount payable to past employees of the holding company. In view of the all of the above, we are unable to express an opinion on the matter. We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>		
2	Type of Audit Qualifications:	Disclaimer of Opinion	
3	Frequency of Qualifications:	Repetitive, 3rd year	
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:		
5	For Audit Qualification(s) where the impact is not quantified by the auditor:		
	(i) Management's estimation on the impact of audit qualification:		
	(ii) If management is unable to estimate the impact, reasons for the same:		
	<p>(i) The new Management has already submitted its Resolution Framework (RF) before the Hon'ble Supreme Court on 16.07.2020, followed by updated versions dated 02.05.2021 and 08.08.2022, wherein the Company has sought various reliefs on account of penalties, interest liabilities etc., among others, due to be paid by the Company to the Statutory Authorities, Banks, Financial Institutions etc. (ii) Since a definitive view on various reliefs sought in the RF is yet to be taken by the Hon'ble Supreme Court, it may not be feasible at this stage to assess the overall impact of its outstanding statutory liabilities. (iii) The new Management is committed to make the Company compliant in terms of various provisions contained in the Companies Act 2013 and other related Act, Rules, Regulations etc.</p>		
	(iii) Auditors' Comments on (i) or (ii) above:		
	Can not be quantified as on the date of our report due to details not available		
Matter 16			
1	Details of Audit Qualifications:-		
	The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:		
	Particulars	Unpaid matured deposits (Principal amount) as at 31st March 2022	Unpaid matured deposits (principal amount) as at 31st March 2023 (Rs Lakhs)
	Deposits that have matured on or before March 31, 2017	554,48.59	537,43.56
	<p>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 year ended 31st March 2023 (Cumulative upto 31st 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 31st 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 Statements 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 31st 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 in a position to comment on possible impact of the same on the Holding Company. We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>		
2	Type of Audit Qualifications:	Disclaimer of Opinion	
3	Frequency of Qualifications:	Repetitive, 3rd year	
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:		
5	For Audit Qualification(s) where the impact is not quantified by the auditor:		
	(i) Management's estimation on the impact of audit qualification:		
	(ii) If management is unable to estimate the impact, reasons for the same:		
	<p>(i) This issue has duly been explained in Chapter 8 of the Resolution Framework (RF) submitted to the Hon'ble Supreme Court and the Company shall take action as per the directions of the Hon'ble Court in this behalf. The New Management neither processes any such case nor is it authorized to do so till the Hon'ble Supreme Court takes a decision in this matter. (ii) It is, however, clarified that disbursement to some fixed deposit holders (Sr. Citizens on a pro-rata basis) has been made through the Ld. Amicus Curie on the directions of the Hon'ble Supreme Court issued from time to time in the past. The details of amount disbursed to the FD holders directly from the Registry have been received in the Company on 22.11.2022 and the amount of disbursement is being captured in the books of accounts and reconciled. (iii) Further refund of another amount of Rs. 13.19 Crore has been approved by the Hon'ble supreme Court vide its Orders dated 01.02.2023. The process of disbursement of this amount would start only after the requisite amount is received from the Supreme Court Registry.</p>		
	(iii) Auditors' Comments on (i) or (ii) above:		
	Can not be quantified as on the date of our report due to details not available		
Matter 17			
1	Details of Audit Qualifications:-		
	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. 7,95,501.55 Lakhs as on 31st March, 2023. The lenders have initiated the action against the Holding Company under various act(s). 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 31st March, 2022 in respect of this matter.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) The total financial liability of Unitech Group to the tune of Rs. 5,552.60 Crore as on 31.12.2019 has been captured in Annexure-C of the Resolution Framework (RF) submitted before the Hon'ble Supreme Court. The financial liability of Unitech Limited has now risen to Rs. 7,955.02 Crore as on 31.03.2023 as per Standalone Financial Statement for the period.	
	(ii) A total of 19 lenders, including Banks and ARCs, have filed 65 cases in various DRTs, namely, New Delhi (DRT-1), Chandigarh, Chennai, Kolkata, Mumbai, Lucknow and Allahabad. In view of the moratorium granted by the Hon'ble supreme Court, all these cases have been ordered to be adjourned sine die.	
	(iii) Various lenders have also filed IAs in the Hon'ble Supreme Court, which are pending consideration by the Hon'ble Supreme Court.	
	(iv) Since the matter has already been covered in the Resolution Framework and the final payment of principal amount and/or interest thereon shall be made only in accordance with the decision of the Hon'ble Supreme Court in this behalf.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 18		
1	Details of Audit Qualifications:-	
	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. 7,95,501.55 Lakhs as on 31st March, 2023. The lenders have initiated the action against the Holding Company under various act(s). 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 31st March, 2022 in respect of this matter. The Consolidated Financial Statements of the Holding Company as on 31st March, 2023 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 sub-judice. 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 31st March, 2022 in respect of this matter.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) The Company has already filed an IA No. 47995/2021 dated 27.03.2021 before the Hon'ble Supreme Court for recovery of the amount. Hence, the matter is sub-judice.	
	(ii) Notwithstanding the IA pending before the Hon'ble Supreme Court, the management has held meetings at the level of Directors and Justice A.M. Sapre with Mr. D.A. Kumar and visited the land sites twice on 24.06.2022 and 02.01.2023.	
	(iii) It was agreed in the last meeting held at the level of Justice Sapre and the Chief Secretary, Telangana that the District Administration would complete the site survey and identify the areas, which have been encroached. It was also inter-alia directed by the Chief Secretary that no further sale deeds may be allow to be executed on the land parcels owned by Unitech Limited and its collaborator.	
	(iv) On follow-up with the District Collector of Medchal Malkajgiri, Hyderabad, it has been learnt that a Surveyor has been appointed to complete the process of site demarcation, which is expected to be completed in about next two months' time.	
	(v) This is an action under progress.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 19		
1	Details of Audit Qualifications:-	
	The Consolidated Financial Statements, the group has goodwill amounting to Rs. 383,80.79 Lakhs appearing in the Consolidated Financial Statements as on 31st 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 5-6 years. These are accumulated losses in the subsidiaries and also substantial/full erosion of net worth and hence the recoverability of goodwill count 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 Statements.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management’s Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management’s estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	The company is in the process of conducting impairment study of this “Goodwill” which has emerged over the years on account of acquisition of companies. The management had initiated the Impairment Process and, accordingly, impaired “Goodwill” to the tune of Rs. 1878.75 lakhs during the FY 2020-21.	
	(iii) Auditors’ Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 20		
1	Details of Audit Qualifications:-	
	The Consolidated Financial Statements, 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 31st 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.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	1st time Disclaimer
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management’s Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management’s estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) The requisite MSAs of all the concerned projects have already been shared with the statutory auditors. (ii) As far as the mapping of monies received from the residents (with customer codes) towards maintenance charges are concerned, it is clarified that a mixed bag of arrangements, which has been continuing since long. This observation relates to a total of ten projects comprising 06 Residential and 04 JV Commercial projects. This comprises of (i) where the RWAs are collecting the money and spending from out of a joint account, (ii) where the RWA are collecting and spending on their own, and (iii) Where Unitech and its JV are collecting the Maintenance Charges and spending the same. The main problem is that the RWAs have not maintained the customer-wise accounts with their customer codes. This has been taken up with the concerned RWAs for reconciliation thereof. The RWAs/ AoAs of 04 projects of Greater Noida and 06 projects of Gurugram, have started the exercise which, may take about 3 to 6 months time for final reconciliation. (iii) The complete verification and mapping of the amounts is expected to be completed by 31.12.2023.	
	(iii) Auditors’ Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 21		
1	Details of Audit Qualifications:-	
	Filing of E-forms with Registrar of Companies The holding company has failed to submit following e-forms with Registrar of Companies during the year: a) Form DPT-3 – Return of Deposit b) Form CRA-4 – Cost Audit Report for F.Y. 2020-21 file with the Central Government	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	1st time Disclaimer
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management’s Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management’s estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) E-Form DPT-3: The Company has now received Statutory Auditor’s certificate pertaining to e-Form DPT-3 from M/s R. Nagpal & Associates for the Financial Year 2019-20. (ii) The requisite e-Form DPT-3 for FY 2019-20 has already been filed. For the subsequent Financial Years 2020-21 and 2021-22, the Company is in discussions with the Statutory Auditors for the requisite certificates, which are likely to be filed by 30.09.2023. (iii) Form CRA-4 – Cost Audit Report: (a) The erstwhile Management of Unitech Limited had appointed M/s M.K. Kulshreshtha & Associates as the Cost Auditor of the Company in its BoD meeting held on 13.02.2015. Mr. Kulshreshtha continued as the Cost Auditor of the Company till FY 2017-18. (b) Mr. Kulshreshtha did not submit any Cost Audit Report since his fee was not paid by the erstwhile Management. (c) Further, the Company has appointed M/s Pant S. Associates as the Cost Auditors for the period 2017-18 to 2021-22.	

	M/s Pant S. Associates has been appointed as the Cost Auditor for a further period of two years from FY 2022-23 to FY 2023-24, as per the decision of the BoD taken in its meeting held on 13.07.2023. (d) It is informed that the Cost Audit Reports for the Financial Years from 2017-18 to 2021-22 have been submitted by the Cost Auditor, which are being placed in the meeting of the Board of Directors scheduled to be held on 29.08.2023 for approval and adoption.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 22		
1	<u>Details of Audit Qualifications:-</u>	
	Schedule III of Companies Act, 2013 The Holding Company is not able to provide / substantiate details of following disclosures required under the provisions of Schedule III of Companies Act, 2013:- a) Complete details of title deeds of immovable properties not held in the name of the Company b) Details of benami property held and any proceeding has been initiated or pending against the company, if any	
	c) Details of quarterly returns or statements of current assets filed by the company with banks or financial institutions are in agreement with the books of accounts d) Complete details of company declared wilful defaulter by the bank or financial institution or other lender e) Utilisation of borrowed funds f) Relationship and transactions with struck off companies g) Ageing for trade receivables h) Ageing for trade payables i) Details related to creation / satisfaction of charges j) Details related to surrender or disclosure of income in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other) relevant provisions of the Income-tax Act, 1961	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 2nd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) After the new Management took over pursuant to the order dated 20.01.2020 passed by the Hon'ble Supreme Court, the Company has been making efforts to collect the title papers of pan-India land parcels held by Unitech Group and keep them in the safe custody in the Central Record Room at Gurugram. (ii) There have been challenges in the reconciliation of land parcels between the Land Division and the Accounts Division. Since a large number of landholdings have been charged or mortgaged, the process of reconciliation has been taken in hand, which is at an advance stage of completion and is expected to be completed by 30.06.2023. The statement of reconciliation would be shared thereafter with the Statutory Auditors for appropriate appraisal and review. (iii) The delay in reconciliation has primarily been because of the problems inherited by the new Management and also on account of the fact that various key personnel left the Company after the appointment of new Board of Directors. (iv) The management has no details of benami property, which is a subject matter of investigations by the Investigation Agencies. (v) Since all the Loan Accounts, except PNB Loan Account pertaining to Ciena, are NPAs and, therefore, quarterly returns and statements of current assets are not being filed by the Company with the Banks and Financial Institutions. (vi) As to whether the Company has been declared a Wilful Defaulter by the Banks or Financial Institutions or other Lenders or not, the Company shall share the information in this regard with the Statutory Auditors in due course of time. It is, however, pointed out that the Company has recently received a communication from Bank of Maharashtra, whose reference has been made in Note No. 81 of the Standalone Financial Statement for the FY 2021-22. (vii) No funds have been borrowed by the Company from any Bank or Financial Institution after the appointment of the new Board of Directors. As far as the funds borrowed prior to the appointment of new Board of Directors are concerned, the specific details about their utilization are not available in the Company and that this aspect is also being looked into by the Central Investigating Agencies. (viii) As far as other Observations mentioned in Sr. No. 22 are concerned, the Company has already started the process to collect the relevant information from various sources which are available to the new Management. As soon as the information is collected, the same shall be shared with the Statutory Auditors.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 23		
1	<u>Details of Audit Qualifications:-</u>	

<p>With respect to opening balances appearing in the books of accounts of the Holding Company as on 01st April, 2020, there is no information/ supporting documents available with the Holding Company related to following accounts: -</p> <ul style="list-style-type: none"> • Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs • Provision for bad and doubtful debts/ trade receivables amounting Rs. 323,73.95 lakhs • Allowances for bad and doubtful loans and advances to related parties amounting to Rs. 15,89.04 lakhs • Other loans and advance amounting to Rs. 520.00 lakhs • Trade receivables and advances 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 to Rs. 154,55.39 Lakhs • Expenses payable amounting to Rs. 51,612.66 Lakhs • Current Tax Assets amounting to Rs. 3004.64 Lakhs • Deferred Liability amounting to Rs. 2,36,049.12 Lakhs • Advance given for purchase of land amounting to 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 			
<p>Considering the significance of amounts involved in above mentioned areas, we are not in a position to express an opinion on the Consolidated Financial Statements as on 31st March, 2023. We had given a disclaimer of opinion on the consolidated financial statements for the year ended 31st March, 2022 in respect of this matter.</p>			
2	Type of Audit Qualifications:	Disclaimer of Opinion	
3	Frequency of Qualifications:	Repetitive, 3rd year	
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:		
5	For Audit Qualification(s) where the impact is not quantified by the auditor:		
	(i) Management's estimation on the impact of audit qualification:		
	(ii) If management is unable to estimate the impact, reasons for the same:		
	<p>(i) The opening balances pertaining to the items mentioned under Sr. No. 23 are outstanding for a long time and pertain to the period of the erstwhile Management which has since been superseded by the Hon'ble Supreme Court vide its order dated 20.01.2020.</p> <p>(ii) The Company has been facing serious constraints because of the resignations of several key personnel who left the Company either prior to the appointment of the new Management or immediately after the new Management took over. Further, even the availability of records has been a serious challenge for the new Management. However, all out efforts are being made to collect and compile the requisite information as sought and would be shared with the Statutory Auditors in due course of time.</p>		
	(iii) Auditors' Comments on (i) or (ii) above:		
	Can not be quantified as on the date of our report due to details not available		
Matter 24			
1	Details of Audit Qualifications:-		
	<p>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 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 31st March, 2022 in respect of this matter.</p>		
2	Type of Audit Qualifications:	Disclaimer of Opinion	
3	Frequency of Qualifications:	Repetitive, 3rd year	
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:		
5	For Audit Qualification(s) where the impact is not quantified by the auditor:		
	(i) Management's estimation on the impact of audit qualification:		
	(ii) If management is unable to estimate the impact, reasons for the same:		
	<p>(i) The relevant information pertains to the period of the erstwhile Management which has since been superseded by the Hon'ble Supreme Court vide its order dated 20.01.2020. The Company has been facing serious constraints because of the resignations of several key personnel who left the Company either prior to the appointment of the new Management or immediately after the new Management took over. Further, even the availability of relevant records has been a serious challenge for the new Management.</p> <p>(ii) The Central Investigating Agencies, like Enforcement Directorate, SFIO, and CBI, among others, are already investigating on various issues. Since the Company is not aware about the stage of the completion of these investigations, it is neither possible nor feasible for the new Management to quantify the liabilities of the Company at this stage.</p> <p>(iii) As far as the court cases are concerned, it is pointed out that there were in all 4,001 court cases pending pan-India against the Company, out of which 1,558 cases have so far been disposed of. Hence, there are at present 2,443 active cases, out of which except those which have been filed by the Company, all other cases have been laid to rest by virtue of the moratorium granted by the Hon'ble Supreme Court vide its order dated 20.01.2020. A broad break-up of important cases is tabulated herein below:</p>		
	Particulars	Active	Disposed of
	Income Tax Cases	20	2
	Provident Fund Cases	10	-
	Homebuyers	1,418	337
	Total	1,448	339
			1,787

	(iv) As far as the bank guarantees, corporate guarantees and other commitments are concerned, the relevant data has been shared with the Statutory Auditors while the original documents are being collected from the concerned Divisions/ Field offices which would be shared with them in due course of time.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	
Matter 25		
1	Details of Audit Qualifications:-	
	The Holding Company has not performed the process of identification of creditors to be classified as Micro and Small Enterprises (MSE) during the year and due to absence of details of MSE, the company cannot determine the amount outstanding to MSE creditors and interest due thereon under "The Micro, Small and Medium Enterprises Development Act, 2006". 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 31st March, 2022 in respect of this matter.	
2	Type of Audit Qualifications:	Disclaimer of Opinion
3	Frequency of Qualifications:	Repetitive, 3rd year
4	For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:	
5	For Audit Qualification(s) where the impact is not quantified by the auditor:	
	(i) Management's estimation on the impact of audit qualification:	
	(ii) If management is unable to estimate the impact, reasons for the same:	
	(i) The observation is admitted as correct. However, the MSMEs are entitled to a speedier remedy under the MSME Act, 2006. The management has not received any notice from any such authority in any state where the MSMEs can seek relief. (ii) It is believed that the MSME creditors, if any, should primarily be from among the Vendors/ Contractors of the Company or any of its subsidiaries. It may open a Pandora's box if the management starts writing to all its creditors to ascertain if they are MSMEs or not. (iii) The information about their registration under the MSME Act is to be supplied by the concerned parties only in order to claim the benefits as prescribed therein. It is best left to the claimant to exercise any such privilege if he/she is entitled to the same. (iv) In the absence of the requisite information on this account, the Company is not in a position to quantify the amounts including interest, which may or may not have become due to such MSME Suppliers. As such, it is proposed that as and when any such claim is received, the same would be processed on priority and shared with the Auditors in due course.	
	(iii) Auditors' Comments on (i) or (ii) above:	
	Can not be quantified as on the date of our report due to details not available	

For GSA & Associates LLP

Chartered Accountants

Firm Registration No. 000257N/ N500339

For and on behalf of the Board of Directors

Sd/-
Yudhvir Singh Malik
Chairman & Managing Director
DIN : 00000555

Sd/-
Girish Kumar Ahuja
Director
DIN : 00446339

Sd/-
CA Tanuj Chugh
Partner
Membership No. 529619

Sd/-
Jitendra Mohandas Virwani
Director
DIN : 00027674

Sd/-
Prabhakar Singh
Director
DIN : 08696229

Sd/-
Uma Shankar
Director
DIN : 07165728

Sd/-
A. K. Yadav
Chief Executive Officer

Sd/-
Umang Agrawal
Manager (F&A)

Sd/-
Anuradha Mishra
Company Secretary

Place: Gurugram

Date: 29.08.2023