

28th February, 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 28th February, 2023
Meeting Commenced at: 03.00 p.m. and concluded at 07.30 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 28th February, 2023, has approved the Un-Audited Financial Results (Standalone and Consolidated) for the quarter and nine months ended 31st December, 2021.

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

- (i) Limited Review Report of Statutory Auditors on Standalone Financial Results and Un-Audited Financial Results (Standalone); and
- (ii) Limited Review Report of Auditors on Consolidated Financial Results and Un-Audited Financial Results alongwith Segment Reporting (Consolidated).

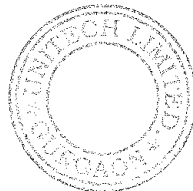
3. This information is being sent in compliance of the applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for your record.

Thanking you,

Yours truly,
For **Unitech Limited**



K C Sharma
Company Secretary
Encl: As above



Independent Auditor's Review Report on the Quarterly and Year to Date for the period ended 31st December, 2021 Unaudited 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

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of Unitech Limited ("the Company") for the quarter ended 31st December, 2021 and year to date results for the period from 1st April, 2021 to 31st December, 2021 ("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").
2. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors, has not been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, ("Ind AS 34") "Interim Financial Reporting" prescribed under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the statements based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standard(s) on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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110017 Tele- 7862099205, 011-41811888 Email ID- admin@gsa.net.in
LLP registration No. AAS-8863 (Formerly known as GSA & Associates) Branches at
Akhnoor (Jammu) and Surat (Gujarat)

4. **Basis of disclaimer of conclusion**

Based on our review conducted as above, due to the matters stated at para 5 of this report, we believe that the accompanying Statement of Unaudited 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 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.

5. We draw attention to the followings matters:

- (i) Unitech Limited (“the Company”) held its annual general meeting on 7th July, 2022 which was due on 30th November, 2021. The company had not applied for any extension for conducting annual general meeting to the Registrar of Companies, NCT of Delhi & Haryana. The Company is in the process of estimation of penalty and other implications due to delay in holding of annual general meeting.

Also, for the financial year ending 31st March, 2022, Company has failed to hold its annual general meeting which was due on 30th September, 2022. For this year also, 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 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 Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (ii) We draw attention to Note no. 4 of the Unaudited 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, 2021 in respect of this matter.

(iii) Material uncertainty related to going concern

We draw attention to Note no. 6 of the Unaudited Standalone Financial Results wherein the management has represented that the Unaudited 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 a conclusion on this matter.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (iv)** We draw attention to Note no. 13 of the Unaudited 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.

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 December, 2021 amounting to Rs. 3,08,768.49 Lakhs (including Rs. 33,574.52 Lakhs booked on account of interest during the period ended 31st December, 2021). Out of the interest mentioned above Rs. 13,217.62 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 quarter 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, 2021 in respect of this matter.

- (v) We draw attention to Note no. 7(a) of the Unaudited 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. 45,363.84 Lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 31st December, 2021. Management has received certain details of payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. In view of the reconciliation exercise still in process and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness

of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Unaudited Standalone Financial Results 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, 2021 in respect of this matter.

- (vi) We draw attention to Note no. 7(c) of the Unaudited 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. 2,847.76 Lakhs (net of accumulated depreciation of Rs. 7,636.59 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 comprising 'property, plant and equipment and intangible assets', 'intangible assets under development' & 'investment property'. In view of this and also of the fact that these PPE's are kept as security for obtaining bank loans and there are several cases ongoing against the Company under SARFAESI Act, we are not able to express a conclusion on this matter.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

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

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

Company has made investments and given loans to its subsidiaries, joint ventures, associates and other. Details as on 31st December, 2021 are as follows: -

Particulars	Amounts in Lakhs of Rs.		
	Amount invested	Impairment accounted for till 31.12.2021	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	540,41.88	-	540,41.88
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	254,53.19	-	254,53.19
Corporate guarantees	8.70	-	8.70

Loans given to subsidiaries	372,393.59	15,88.90	370,804.70
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	20.10	-	20.10
Share Application Money	46.50	-	46.50

We draw attention to Note no. 7(e) of the Unaudited 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 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 (Carnoustie) of Rs. 310,05.45 lakhs as on 31st December, 2021. 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. 254,53.19 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 Unaudited Standalone Financial Results.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

(ix) Impairment Assessment of Bank and Corporate Guarantees

The company is having outstanding bank and corporate guarantee of Rs. 2736,22.31 as per its last audited financials for year ending 31st March, 2021. 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, 2021 in respect of this matter.

(x) Trade receivables and other financial assets

The company has trade receivable and other financial assets as on 31st December, 2021 are as follows: -

Particulars	Amounts in Lakhs of Rs.		
	Amount	Provision accounted for till 31.12.2021	Carrying amount
Trade Receivable	80,487.59	31,521.87	48,965.72
Security Deposits	52,497.26	934.04	51,563.22
Non-Current Loans and Advances	100.00	-	100.00
Current Loans and Advances	8,136.44	520.00	7,616.44
Advances for purchase of Shares	31,079.48	31,079.48	-
Staff Imprest & Advances	47.54	-	47.54
Advances to others	13.08	-	13.08

We draw attention to Note no. 7(f) of the Unaudited 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 Unaudited Standalone Financial Results.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

(xi) Inventory and project in progress

We draw attention to Note no. 7(d) of the Unaudited Standalone Financial Results, Company, as on 31st December, 2021, has shown inventory of Rs. 62,517.96 Lakhs and project in progress “PIP” of Rs. 17,38,925.43 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 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 the same is still awaited.

Further, the Company has capitalized expenses to the tune of Rs. 17,793.78 Lakhs as construction expenses (including interest expense of Rs. 4,050.18 lakhs) as on 31st December, 2021. This Same is in contravention of the provisions of Indian Accounting Standard 16 “Property plant and equipment” and Indian Accounting Standard 23 “Borrowing cost” as construction activity for all the projects is stalled since last 4-5 years. This has resulted in understatement of current year loss by above said amount.

Also further, the Company, in its financial statements has bifurcated PIP under two headings – “Project in progress on which revenue is not recognized” and “Amount recoverable from project in progress (on which revenue is recognized)”. We have not been provided with any basis on which this bifurcation is made.

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

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

(xii) **External Confirmation**

The company has not initiated the process of external confirmation for outstanding balances of following areas as on 31st December, 2021 are as follow:

Particulars	Amounts in Lakhs of Rs.		
	Amount	Provision accounted for till 31.12.2021	Carrying amount
Trade Receivable	80,487.59	31,521.87	48,965.72
Trade Payable	80,238.07	386.34	79,851.73
Advances received from Customers	11,22,498.45	-	11,22,498.45
Advances to Suppliers	7,217.85	-	7,217.85
Security Deposits	52,497.26	934.04	51,563.22
Loans and advances to Subsidiaries	4,34,359.16	1,588.90	4,32,770.26
Loans to Joint Venture and Associates	8,381.00	-	8,381.00
Other Loans and advances	8,236.44	520.00	7,716.44
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	81,641.54	-	81,641.54
Security and other deposits payable	42,568.67	-	42,568.67
Staff Imprest	47.54	-	47.54
Inter Corporate Deposits	13,853.66	-	13,853.66
Other Assets	6,349.54	-	6,349.54

We draw attention to Note no. 8 of the Unaudited 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, 2021 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 Unaudited Standalone Financial Results.

With respect to the loans and borrowings taken by the Company amounting to Rs. 2,82,027.88 Lakhs as on 31st December, 2021, no confirmation requests have been sent 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 Unaudited Standalone Financial Results.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xiii) We draw attention to Note no. 7(b) of the Unaudited 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 a conclusion 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, 2021 in respect of this matter.

- (xiv) We draw attention to Note no. 7(i) of the Unaudited Standalone Financial Results, Company has not appointed an internal auditor for the financial year 2020-21 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, 2021 in respect of this matter.

- (xv) We draw attention to Note no. 7(i) of the Unaudited 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, 2021 in respect of this matter.

- (xvi) We draw attention to Note no. 9 of the Unaudited 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 December, 2021 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”. In the absence of any fair value assessment by the Company, we are unable to express a conclusion on the matter.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xvii) 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 a conclusion on completeness of the impact of Indian Accounting Standard appearing in the books of account of the company.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

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

We draw attention to Note no. 7(g) of the Unaudited 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.

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 same, we are unable to express a conclusion 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, 2021 in respect of this matter.

- (xix) The Company has long outstanding statutory liabilities as on 31st December, 2021, 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 period ending 31st December, 2021, 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.

Also, with respect to goods and services tax, the company has revoked the cancellation of its GST Registration in the state of Haryana, Tamilnadu, Punjab, Kerala, Karnataka and Odisha during the year. The company is in discussion with the authorities to release cancellation on its registration numbers in other states. As on the date of this report, the Company has filed returns in all states. However, there is no reconciliation available between the Company for the sales / input tax credit "ITC" as per books of accounts and the details filled in the GST returns.

Further in the Unaudited Standalone Financial Results, which includes balance of Rs. 11,317.62 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. 5,786.02 Lakhs as on 31st December, 2021. 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, 2021 in respect of this matter.

- (xx) We draw attention to Note no. 11 of the Unaudited 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 2021	Principal paid during the period (Rs. Lakhs)	Unpaid matured deposits (Principal amount) as at 31 st December 2021 (Rs. Lakhs)
Deposits that have matured on or before March 31, 2017	579,60.91	28,12.32	551,48.59

The total unpaid interest as on 31st December, 2021 (including interest not provided in the books) amount to Rs. 51,338.62 lakhs.

Further, the Company has not provided for interest payable on public deposits which works out to Rs. 5,071.15 lakhs for the current period ended 31st December 2021 (Cumulative upto 31st December 2021 – Rs. 33,456.91 lakhs).

Besides, the impact of non-provision of interest payable on public deposits of Rs. 5,071.15 lakhs for the nine months ended 31st December 2021 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 Unaudited Standalone Financial Results is currently not ascertainable, and hence we are unable to express a conclusion on this matter.

Further, the Company has also accepted security deposits from various entities amounting to Rs. 22,122.04 Lakhs as on 31st December, 2021. 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, 2021 in respect of this matter.

- (xxi) We draw attention to Note no. 10 of the Unaudited 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. 5,77,538.92 Lakhs as on 31st December, 2021. 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 conclusion on this matter.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xxii) We draw attention to Note no. 12 of the Unaudited Standalone Financial Results of the Company as on 31st December, 2021 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 a conclusion on this matter.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xxiii) We draw attention to Note no. 7(h) of the Unaudited Standalone Financial Results, the company has shown income from maintenance charges amounting to Rs. 2,449.87 Lakhs during the period ended 31st December, 2021. We have not been provided with the relevant agreement/ supporting documents to verify completeness and accuracy of said income.

Further, the Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 462.01 Lakhs have been accounted for under advance from customer during the period ending 31st December, 2021. Cumulative total of such receipts which are nit identifiable is Rs. 2,265.19 Lakhs.

Due to non-availability of data and supporting documents, we are unable to express an conclusion on the same.

We had mentioned this matter under "other matter" on the Standalone Financial Statements for the year ended 31st March, 2021.

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

(xxv) 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: -

- 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.
- Security Deposit payable (Ind AS Adjustments) amounting to Rs. 13.87 Lakhs.
- Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs.
- Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs
- Advance from Customers (Ind AS Adjustments) amounting to Rs. 121,70.42 Lakhs

Considering the significance of amounts involved in above mentioned areas, we are not in a position to express a conclusion on the Unaudited Standalone Financial Results as on 31st December, 2021.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xxvi) 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 a conclusion on the same.

We had given a disclaimer of opinion on the Standalone Financial Statements for the year ended 31st March, 2021 in respect of this matter.

6. Disclaimer of conclusion

Our review indicates that, because of the substantive nature and significance of the matter described in paragraph 5, we have not been able to obtain sufficient appropriate evidence to provide a basis for expressing a conclusion on the statement as to whether these Unaudited 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.

7. Other Matter:

- (i) We draw your attention to Note no. 14 to the Unaudited 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 2021 – 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 review procedures performed, we are unable to assess whether the underlying SRA project in Santacruz, Mumbai would be substantial to justify the carrying value of these potential investments.

We had mentioned this matter under "other matter" on the Standalone Financial Statements for the year ended 31st March, 2021.

- (ii) We draw attention to Note no. 16 of the Unaudited 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, 2021.

- (iii) We draw attention to Note no. 15 of the Unaudited 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 2020-21 Rs. 13,28.47 lakhs) as at 31st December, 2021 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, 2021.

- (iv) The Unaudited Standalone Financial Results include figures of three months ended 31st December, 2020 as reported in these Unaudited Standalone Financial Results are the balancing figures between Unaudited figures in respect of period ended 30th September, 2020 and published year to date figures upto 31st December, 2020.

UDIN – 23529619BGTXN4874

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

TANUJ Digitally signed
by TANUJ CHUGH
CHUGH Date: 2023.02.28
16:41:02 +05'30'

Tanuj Chugh
Partner
Membership No: 529619

Place: Gurugram
Date: 28th February, 2023

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2021

(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2021 Unaudited	30.09.2021 Unaudited	31.12.2020 Unaudited	31.12.2021 Unaudited	31.12.2020 Unaudited	31.03.2021 Audited
1.	Revenue from Operation	1,466.20	1,329.99	1,437.10	3,929.47	8,551.94	8,602.95
2.	Other Income	247.56	240.44	145.60	577.51	293.24	568.07
3.	Total Income ((1+2))	1,713.76	1,570.43	1,582.70	4,506.98	8,845.17	9,171.02
4.	Expenses						
	Real estate, Construction and Related Expenses including Cost of Land sold	1,087.51	1,364.11	944.10	3,538.58	8,162.64	12,292.72
	Changes in Inventories of finished properties, land, land development right and work in progress	-	-	-	-	-	-
	Employee Benefits Expense	261.26	289.50	526.93	880.96	2,050.80	2,959.28
	Finance Costs	23,851.05	22,701.54	20,869.92	68,327.16	59,717.57	81,365.20
	Depreciation and Amortisation Expense	61.40	61.33	63.74	183.97	204.76	267.51
	Other expenses	338.48	238.97	205.76	805.98	4,748.14	5,126.43
	Total Expenses	25,599.70	24,655.44	22,610.45	73,736.65	74,883.90	102,011.14
5.	Profit/(Loss) from Operations before Exceptional Items & Tax (3-4)	(23,885.94)	(23,085.01)	(21,027.75)	(69,229.67)	(66,038.73)	(92,840.12)
6.	Exceptional Items / Provision for Impairment	-	-	-	-	(80,092.47)	(80,092.47)
7.	Profit/(Loss) before Tax (5+/-6)	(23,885.94)	(23,085.01)	(21,027.75)	(69,229.67)	(146,131.20)	(172,932.59)
8.	Tax Expense						
	(a) Current Tax						
	Current Year	-	-	-	-	-	-
	Less : MAT credit entitlement	-	-	-	-	-	-
	Earlier Years	-	-	-	-	-	(80.33)
	(b) Deferred Tax	-	-	38.82	-	24,789.10	24,828.02
9.	Net Profit from Ordinary Activities after tax (7+/-8)	(23,885.94)	(23,085.01)	(21,066.56)	(69,229.67)	(170,920.31)	(197,680.28)
10.	Extraordinary items (Net of Tax Expense)	-	-	-	-	-	-
11.	Net Profit for the Year (9+/-10)	(23,885.94)	(23,085.01)	(21,066.56)	(69,229.67)	(170,920.31)	(197,680.28)
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	201.12	19.25	30.34	317.97	163.95	839.62
	(ii) Income Tax relating to items that will not be reclassified to Profit and Loss	-	11.37	10.19	-	(21.13)	(255.44)
	Total Other Comprehensive Income / (Loss)	201.12	30.62	40.53	317.97	142.82	584.19
13.	Total Comprehensive Income (11+/-12)	(23,684.82)	(23,054.39)	(21,026.03)	(68,911.70)	(170,777.49)	(197,096.10)
14.	Other Equity excluding Revaluation Reserves						333,999.28
15.	Paid-up equity share capital (Face Value - Rs. 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
16.	Earning Per share (Before Extraordinary Items) (of Rs. 2 each) *(Not Annualised)						
	Basic and Diluted (Rs.)	(0.92)*	(0.88)*	(0.80)*	(2.65)*	(6.53)*	(7.56)
17.	Earning Per share (After Extraordinary Items) (of Rs.2 each) *(Not Annualised)						
	Basic and Diluted (Rs.)	(0.92)*	(0.88)*	(0.80)*	(2.65)*	(6.53)*	(7.56)



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

Notes to the Statement of Unaudited Standalone Financial Results for the quarter and nine months ended 31st December, 2021

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 28 th February, 2023. The Statutory Auditors have carried out Limited Review of above 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, most of the business conducted is within the geographical boundaries of India. Accordingly, the Company's business activities primarily represent a single business segment and the Company's operations in India represent a single geographical segment.
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 the Government of India. In these Unaudited 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.	The Company is dependent upon the estimates and the circumstances, as they evolve, for considering the possible effects that may result from Covid-19 pandemic and other constraints on the carrying amount of Property, Plant & Equipment, Investments, Inventories, Receivables and other Current Assets.
6.	The Company has incurred losses in the current and previous years. The Company has huge 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. The Company, in compliance of the Hon'ble Supreme Court's order dated 20 th January 2020, has submitted the Resolution Framework and has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the Company is able to fulfill its obligations towards the construction of the projects, deliver units to the homebuyers and meet other liabilities. Pending final decision of the Hon'ble Supreme Court, the Financial Results have accordingly been drawn.





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

7.	<p>The Company is in the process of:</p> <ul style="list-style-type: none"> (a) reconciling the balances appearing in its books of accounts with the balances deposited with the Registry of the Hon'ble Supreme Court; (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 the assessment of Net Realizable Value (NRV) of its inventories and projects in progress; (e) conducting impairment assessment of its investment in equity instruments, debentures, bonds, various funds, financial guarantees and other commitments, loans given and advances given to Subsidiaries, Associates and Joint Ventures; (f) preparation of expected credit loss policy in relation to trade receivables, securities deposits, loans and advances given to others; (g) re-evaluating the impact of Ind AS 115 and to conclude regarding effectiveness of existing accounting policy in line with Ind AS 115; (h) collecting the project-wise Maintenance Service Agreements and also checking and evaluating the maintenance charges basis cost sheets; and (i) appointing the Internal Auditors for the Company and also selecting a suitable candidate for appointment of Chief Financial Officer for the Company.
8.	<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 not cooperating. The Company has various statutory liabilities outstanding since long and the same are unpaid due to the pendency of matters before various Adjudicating Authorities and liquidity constraints with the Company.</p>
9.	<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. The Company is carrying the said investment at cost. Cost of investment as on 31st December, 2021 is Rs. 4,226.26 Lakhs.</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) and the total of such outstanding amounts to Rs. 5,77,538.92 Lakhs as on 31st December, 2021.</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</p>

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	<p>seeking, inter-alia, 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. 33,456.91 lakhs upto 31st December, 2021. The issue of payment of 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. The Company has already filed an IA before Hon'ble Supreme Court for recovery of the amount. However, simultaneous efforts to find an amicable resolution of the issues is 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's 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>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>
13.	<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 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 of the Hon'ble Supreme Court dated 18.09.2018 with the registry of the Hon'ble 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 instant issue.</p>

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14.	<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 Ltd. (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31st March 2021 – 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 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. However, the management is exploring the possibilities of filing an IA in the Supreme Court on this subject.</p>
15.	<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 December, 2021 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.</p>
16.	<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. However, since the said Report was made available to the Enforcement Directorate (ED), the ED is seized of investigations into various related matters. Hence, the impact of observations of the Forensic Audit Report can be ascertained only after some finality is reached qua the matters under investigations.</p>
17.	<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>
18.	<p>The figures of the previous year have been re-grouped/ re-arranged wherever considered necessary for the purpose of comparison.</p>

18

For Unitech Limited

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


Yudhvir Singh Malik
Chairman & Managing Director

Place: Gurugram
Dated: 28.02.2023



G S A & Associates LLP

Chartered Accountants

Independent Auditor's Review Report on the Quarterly and Year to Date for the period ended 31st December, 2021 Unaudited Consolidated Quarterly Financial Results of the 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

1. We have reviewed the accompanying Statement of Unaudited 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 December, 2021 and year to date results for the period from 1st April, 2021 to 31st December, 2021 ("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").
2. This statement is the responsibility of the Holding Company's management and has been approved by the Board of Directors, has not been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, ("Ind AS 34") "Interim Financial Reporting" prescribed under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the statements based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standard on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We have performed procedures in accordance with the circular issued by the SEBI under the Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

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Tele-7862099205, 011-41811888 Email ID- admin@gsa.net.in

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

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

5. ***Basis of disclaimer of conclusion***

Based on our review conducted as above, due to the matters stated at para 6 of this report, we believe that the accompanying Statement of Unaudited 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.

6. We draw attention to the followings matters:

- (i) We draw attention to Note no. 7 of the Unaudited Consolidated Financial Results, we did not review the financial results of 218 subsidiaries (including foreign subsidiaries) included in the Unaudited Consolidated Financial Results, whose unaudited financial results reflects total revenue of Rs. 38,526.71 Lakhs, net loss after tax of Rs. 1,568.69 Lakhs and total comprehensive loss of Rs. 1,590.00 Lakhs for the quarter ended 31st December, 2021. The management of Holding Company is in process of appointing auditors for these subsidiaries. As on the date of the report, for 126 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 8 subsidiaries have less than the minimum number of directors as required under the provisions of the Companies Act, 2013. For the purpose of consolidation, management has considered unaudited accounts available with them for these subsidiaries. Also included in details of subsidiaries companies above are 32 foreign subsidiaries for which Holding Company is not having updated books of accounts available for these foreign subsidiaries and for the purpose of preparation of these Unaudited Consolidated Financial Results, last audited balance sheets, as available with the Holding Company, were used for these foreign subsidiaries. These last available audited balance sheets pertain to the financial year ending 31st March, 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 Unaudited Consolidated Financial Results.

Further, no details are available with the Holding Company for 4 associates and 17 joint ventures for quarter ending 31st December, 2021 and year to date results from 1st April, 2021 to 31st December, 2021 and accordingly the same have not been considered for consolidation.

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

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

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 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 or in case of unaudited results, subjected to limited review. The consolidated financial results of the holding company consist of 10.47% of the consolidated revenue, 63.99% of the consolidated assets and 97.74% 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) Unitech Limited ("the Holding Company") held its annual general meeting on 7th July, 2022 which was due on 30th November, 2021. 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.

Also, for the financial year ending 31st March, 2022, The Holding Company has failed to hold its annual general meeting which was due on 30th September, 2022. For this year also, 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 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, 2021 in respect of this matter.

- (iv) We draw attention to Note no. 5 of the Unaudited Consolidated Financial Results, which have made references to the Resolution Framework (RF) for Unitech group which has been prepared under the directions of the Board of Directors of Unitech Limited appointed by the Central Government pursuant to the afore-said order of the Hon'ble Supreme Court and approved by the Board of Directors in their Meeting held on June 17, 2020/ September 10, 2020/ October 28, 2020/ April 27, 2022 and which has been filed with the Hon'ble Supreme Court. Through RF, The Holding Company has requested the Hon'ble Supreme Court to grant some concessions and reliefs so that the company is able to fulfil its obligations towards the construction of the projects and meet other liabilities.

As the RF has not yet been approved by the Hon'ble Supreme Court, the impact of the proposed reliefs, concessions etc. have not been considered in the books of accounts.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

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

We draw attention to Note no. 8 of the Unaudited Consolidated Financial Results wherein the Holding Company has represented that the Unaudited Consolidated Financial Results have been prepared on a going concern basis, notwithstanding the fact that, the Holding Company has incurred losses, and has challenges in meeting its operational obligations, servicing its current liabilities including bank loans and public deposits. The Holding Company also has various litigation matters which are pending before different forums, and various projects of the Holding Company have stalled/slowed down.

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

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

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (vi) We draw attention to Note no. 14 of the Unaudited 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.

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 December, 2021 amounting to Rs. 3,08,768.49 Lakhs (including Rs. 33,574.52 Lakhs booked on account of interest during the period ended 31st December, 2021). Out of the interest mentioned above Rs. 13,217.62 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, 2021 in respect of this matter.

- (vii) We draw attention to Note no. 9(a) of the Unaudited Consolidated Financial Results, Confirmations/reconciliations are pending in respect of amounts deposited by the Holding Company with the Hon'ble Supreme Court. As per books of account an amount of Rs. 45,363.84 lakhs deposited with the Hon'ble Supreme Court Registry ("Registry") is outstanding as at 31st December, 2021. Management has received certain details of payments made and monies received in the registry from the Court and is in process of reconciling the same with entries posted in books of accounts. In view of the reconciliation exercise still in process and absence of other statement of transactions and confirmation of balance from the Registry, we are unable to comment on the completeness and correctness of amounts outstanding with the Registry and of the ultimate impact these transactions would have on the Unaudited Consolidated Financial Results of the Company, and hence we are unable to conclude on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

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

(ix) Non-current investment and loans

Holding Company has made investments and given loans to its joint ventures, associates and other. Details as on 31st December, 2021 are as follows: -

Particulars	Amounts in Lakhs of Rs.		
	Amount invested	Impairment accounted for till 31.12.2021	Carrying amount
Equity investment - joint ventures	540,41.88	-	540,41.88
Equity investment – associates	2,99.25	-	2,99.25
Equity investment – others	310,40.70	-	310,40.70
Debenture investment	13,03.29	-	13,03.29

Investment – CIG	254,53.19	-	254,53.19
Corporate guarantees	8.70	-	8.70
Loans to Joint Ventures and Associates	83,81.00	-	83,81.00
Advances to Joint Ventures and Associates	20.10	-	20.10

We draw attention to Note no. 9(e) of the Unaudited Consolidated Financial Results, considering the fact that the accounts of these above mentioned foreign entities are not available with the management and for Indian entities, they are not audited since last 3-4 years plus also taking into accounts the factors such as accumulated losses in above said entities, substantial/ full erosion of net worth, significant uncertainty on the future of these entities and significant uncertainty on recovery of investments and loans, there are strong indicators of conducting impairment/ expected credit loss assessment for above mentioned investments and loans in accordance with the principles of Indian Accounting Standards 36, “impairment of assets” and Indian Accounting Standards 109 “financial instruments”.

Further:-

- Equity investment – others include investment made in M/s Carnoustie Management (India) Private Limited (Carnousite) of Rs. 310,05.45 lakhs as on 31st December, 2021. Regarding this investment, the Holding Company has already filed an Intervention Application “IA” before Hon’ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in equity shares of Carnousite @ Rs. 1,000 – Rs. 1,500 per share including a premium of Rs. 990 – Rs. 1,490 per share. As per IA submitted by the Holding Company, there was no basis available with erstwhile management for such share valuation. Also, there were certain plots allotted to Carnousite at a price lower than the market rate as on allotment date. Considering the nature of this investment, same is to be valued at fair value through other comprehensive income “FVTOCI” as required under Indian Accounting Standards 109 “financial instruments” but the Holding Company has decided to carry investment made in Carnousite at cost as the matter is subjudice.
- Investment – CIG – The Holding Company made investment of Rs. 254,53.19 lakhs in CIG realty fund for which no details are available with the Holding Company. As explained by management, the Holding Company is planning to file a separate Intervention Application “IA” before Hon’ble Supreme Court of India requesting Hon’ble Court to take up this matter. Management also explained that CIG funds are already under investigation by Enforcement Directorate (ED) and Serious Fraud Investigation Office (SFIO). Considering the nature of this investment, same is to be valued at fair value through other comprehensive income “FVTOCI” as required under Indian Accounting Standards 109 “financial instruments” but the Holding

Company has decided to carry investment made in CIG funds at cost as the matter is under investigation by various authorities.

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

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

(x) Impairment Assessment of Bank and Corporate Guarantees

The Holding Company is having outstanding bank and corporate guarantee of Rs. 273,622.31 as per its last audited financials for year ending 31st March, 2021. 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, 2021 in respect of this matter.

(xi) Trade receivables and other financial assets

The Holding Company has trade receivable and other financial assets as on 31st December, 2021 are as follows: -

Amounts in Lakhs of Rs.			
Particulars	Amount	Provision accounted for till 31.12.2021	Carrying amount
Trade Receivable	80,487.59	31,521.87	48,965.72
Security Deposits	52,497.26	934.04	51,563.22
Non-Current Loans and Advances	100.00	-	100.00
Current Loans and Advances	8,136.44	520.00	7,616.44
Advances for purchase of Shares	31,079.48	31,079.48	-
Staff Imprest & Advances	47.54	-	47.54
Advances to others	13.08	-	13.08

We draw attention to Note no. 9(f) of the Unaudited Consolidated Financial Results, The Holding company has not assessed loss allowance for expected credit losses on financial assets in accordance with the principles of Indian Accounting Standards AS 109 - "Financial Instruments".

In view of non-existence of any expected credit loss policy in the Holding Company, we are unable to conclude upon the adjustments, if any, that may be required to the carrying value of these financial assets and its consequential impact on the Unaudited Consolidated Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

(xii) Inventory and project in progress

We draw attention to Note no. 9(d) of the Unaudited Consolidated Financial Results, Holding Company, as on 31st December, 2021, has shown inventory of Rs. 62,517.96 Lakhs and project in progress "PIP" of Rs. 17,38,925.43 Lakhs. Holding Company is currently carrying these inventory and PIP items at cost which is computed based on percentage of completion method under Indian Accounting Standard 115 "Revenue from Contracts with Customers". In view of the fact that in majority of the projects of the Holding Company, construction and other operational activities are on hold since last 24-60 months, there are high indicators that such inventory and PIP assets should be tested for evaluating their respective net realised value "NRV" in accordance with the requirement of Indian Accounting Standard 2 "inventories".

Further, management is in the process of verification of title documents for land and other immovable assets.

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

Further, the Holding Company has capitalized expenses to the tune of Rs. 17,793.78 Lakhs as on 31st December, 2021 as construction expenses (including interest expense of Rs. 4,050.18 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, and absence of any basis of bifurcation of projects in financial statements, we are unable to conclude upon the existence and adjustments, if any, that may be required to the carrying value of these inventories and PIP and its consequential impact on the Unaudited Consolidated Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

(xiii) External Confirmation

The Holding company has not initiated the process of external confirmation for outstanding balances of following areas as on 31st December, 2021 are as follow: -

Particulars	Amounts in Lakhs of Rs.		
	Amount	Provision accounted for till 31.12.2021	Carrying amount
Trade Receivable	80,487.59	31,521.87	48,965.72
Trade Payable	80,238.07	386.34	79,851.73
Advances received from Customers	11,22,498.45	-	11,22,498.45
Advances to Suppliers	7,217.85	-	7,217.85
Security Deposits	52,497.26	934.04	51,563.22
Loans to Joint Venture and Associates	8,381.00	-	8,381.00
Other Loans and advances	8,236.44	520.00	7,716.44
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	42,568.67	-	42,568.67
Staff Imprest	47.54	-	47.54

Amounts in Lakhs of Rs.			
Particulars	Amount	Provision accounted for till 31.12.2021	Carrying amount
Inter Corporate Deposits	13,853.66	-	13,853.66
Other Assets	6,349.54	-	6,349.54

We draw attention to Note no. 10 of the Unaudited Consolidated Financial Results, the Holding company has expressed its inability to send confirmation requests in respect of above-mentioned areas due to uncertainty about the amount receivable and payable appearing in the books of accounts which are outstanding for significantly long period of time. In view of non-existence of adequate supporting documents, we are unable to conclude upon completeness of the balances appearing in books of accounts of the Holding Company.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

Bank confirmations

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

With respect to the loans and borrowing taken by the Holding Company amounting Rs. 2,82,027.88 Lakhs as on 31st December, 2021, no confirmation has been received till date of this report. Interest expense on the said loans is accrued at a provisional rate of interest. Such provisional rate of interest is based on the details available with the Holding Company regarding interest rates charged by banks / financial institutions and the same are 4-5 years old. Further, the Holding Company is also accruing penal interest in few of the loans. In view of these, we are unable to comment upon completeness of the balances appearing in books of accounts of the Holding Company and adjustments, if any, that may be required to the books of accounts and its consequential impact on the Unaudited Consolidated Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xiv) We draw attention to Note no. 9(b) of the Unaudited Consolidated Financial Results, Holding Company is in the process of estimating impact of its contingent liabilities which is subject to the decision of hon'ble Supreme Court of India on proposed resolution framework submitted by the Group. In absence of the same, we are unable to express a conclusion on the impact of such contingent liabilities on the Holding Company.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xv) The Holding Company has made many adjustments in accordance with Indian Accounting Standards applicable to the company as on 31st March, 2020. The Holding Company is in the process of identifying the impact already incorporated in the books of accounts in previous years. In view of the same, we are unable to express a conclusion on completeness of the impact of Indian Accounting Standard appearing in the books of account of the company.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

(xvi) Revenue from real estate projects

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

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

On perusal of various agreements entered by the Holding Company with home buyers, it seems that the Holding Company does not 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.

During the year, the holding company has handed over some units to homebuyers after receiving outstanding applicable dues. The Holding 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 Holding 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 same, we are unable to express a conclusion on the all the matter mentioned above.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xvii) The Holding Company has long outstanding statutory liabilities as on 31st December, 2021, details of which are as follows:-

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

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

During period ending 31st December, 2021 the Holding Company is not deducting tax at source at the time of booking of expenses / accounting entry but is deducting the same at the time of payment. Same is in contravention of the provisions of chapter XVII of Income-tax Act, 1961 which mandates deduction of tax at source at earlier of booking or payment.

Also, with respect to goods and services tax, the Holding Company has revoked the cancellation of its GST Registration in the state of Haryana, Tamilnadu, Punjab, Kerala, Karnataka and Odisha during the year. The company is in discussion with the authorities to release cancellation on its registration numbers in other states. As on the date of this report, the Holding Company has filed returns in all states. However, there is no reconciliation available between the Holding Company for the sales / input tax credit "ITC" as per books of accounts and the details filled in the GST returns.

Further in the Unaudited Consolidated Financial Results, which includes balance of Rs. 11,317.62 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. 5,786.02 Lakhs as on 31st December, 2021. 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, 2021 in respect of this matter.

- (xviii) We draw attention to Note no. 12 of the Unaudited Consolidated Financial Results, The Holding Company has failed to repay deposits accepted by it including interest thereon in respect of the following deposits:

Particulars	Unpaid matured deposits (Principal amount) as at 31 st March 2021	Principal paid during the period (Rs. Lakhs)	Unpaid matured deposits (Principal amount) as at 31 st December 2021 (Rs. Lakhs)
Deposits that have matured on or before March 31, 2017	579,60.91	28,12.32	551,48.59

The total unpaid interest as on 31st December, 2021 (including interest not provided in the books) amount to Rs. 51,338.62 lakhs.

Further, the Holding Company has not provided for interest payable on public deposits which works out to Rs. 5,071.15 lakhs for the current period ended 31st December 2021 (Cumulative upto 31st December 2021 – Rs. 33,456.91 lakhs).

Besides, the impact of non-provision of interest payable on public deposits of Rs. 5,071.15 lakhs for the nine months ended 31st December, 2021 and year to date from 1st April, 2021 to 31st December, 2021 on the profit and loss, we are unable to evaluate the ultimate likelihood of penalties/ strictures or further liabilities, if any on the Holding Company. Accordingly, impact, if any, of the indeterminate liabilities on these Unaudited Consolidated Financial Results is currently not ascertainable, and hence we are unable to express a conclusion on this matter.

Further, the Holding Company has also accepted security deposits from various entities amounting to Rs. 22,122.04 Lakhs as on 31st December, 2021. 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, 2021 in respect of this matter.

- (xix) We draw attention to Note no. 11 of the Unaudited Consolidated Financial Results, there have been delays in the payment of dues of non-convertible debentures, term loans & working capital loans (including principal, interest and/or other charges as the case may be) to the lenders of the Holding company and the total of such outstanding amount to Rs. 5,77,538.92 Lakhs as on 31st December, 2021. The lenders have initiated the action against the Holding company under various acts. On account of the same, we are unable to determine the impact of the likely outcome of the said proceedings and hence we are unable to express conclusion on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xx) We draw attention to Note no. 13 of the Unaudited Consolidated Financial Results of the Holding Company as on 31st December, 2021 which contains the details of Intervention Application "IA" before Hon'ble Supreme Court of India wherein, the Holding Company has stated that erstwhile management has invested in the state of Hyderabad through a collaboration agreement with M/s Dandamundi Estate and Mr. D.A. Kumar and deposited an amount of Rs. 481,31.00 lakhs (out of which an amount of Rs. 6,00.00 lakhs got adjusted on account of some dues of M/s Dandamundi Estate). Now the new management, is trying to recover the amounts deposited with M/s Dandamundi Estate and Mr. D.A. Kumar along with interest @ 18% pa and has not created any provision against said deposit in the books of accounts on account of matter being subjudice. In view of the same, we are unable to express a conclusion on this matter.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xxi) The group has goodwill amounting to Rs. 383,80.79 Lakhs appearing in the financial results as on 31st December, 2021 on account of its investment made in subsidiaries. The books of accounts of the subsidiaries are either not available with the Holding Company or if available, they are not audited since last 3-4 years. There are accumulated losses in the subsidiaries and also substantial/ full erosion of net worth and hence the recoverability of goodwill could not be ascertained. These are strong indicators of conducting impairment assessment for Goodwill in accordance with the principles of Indian Accounting Standard 36 – “Impairment of Assets”.

In view of non-existence of any impairment study, we are unable to comment upon the adjustments, if any, in the carrying amount of goodwill and its consequential impact in the Unaudited Consolidated Financial Results.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

- (xxii) We draw attention to Note no. 9(h) of the Unaudited Consolidated Financial Results, the Holding Company has shown income from maintenance charges amounting to Rs. 2,449.87 Lakhs during the period ended 31st December, 2021. We have not been provided with the relevant agreement/ supporting documents to verify completeness and accuracy of said income.

Further, the Holding Company is unable to correctly map the monies received with appropriate customer codes. Due to this, Rs. 462.01 Lakhs have been accounted for under advance from customer during the period ending 31st December, 2021. Cumulative total of such receipts which are not identifiable is Rs. 2,265.19 Lakhs.

Due to non-availability of data and supporting documents, we are unable to express a conclusion on the same.

We had mentioned this matter under “other matter” on the Consolidated Financial Statements for the year ended 31st March, 2021.

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

- Other comprehensive income / (loss) amounting Rs. (523,31.93) lakhs
- Provision for bad and doubtful debts / trade receivables amounting Rs. 323,73.95 lakhs
- Other loans and advance amounting Rs. 520.00 lakhs
- Trade receivables and advance received from customers amounting Rs. 11930,75.62 Lakhs
- Loans/Advances given to joint ventures and associates amounting to Rs. 83,81.00 Lakhs
- Loans taken from joint ventures and associates amounting Rs. 154,55.39 Lakhs
- Expenses payable amounting Rs. 51,612.66 Lakhs
- Current Tax Assets amounting to Rs. 3004.64 Lakhs
- Deferred Liability amounting Rs. 2,36,049.12 Lakhs
- Advance given for purchase of land amounting Rs. 61,287,37 Lakhs and its Ind AS adjustments amounting to Rs. 43,65.00 Lakhs
- Provision for doubtful advance given for purchase of land amounting Rs. 30,000.00 Lakhs
- Investment in CIG Funds (Ind AS Adjustments) amounting to Rs. 9,60.83 Lakhs.
- Security Deposits receivables (Ind AS Adjustments) amounting to Rs. 2,867.51 Lakhs.
- Prepaid Expenses (Ind AS Adjustments) amounting to Rs. 17.84 Lakhs.
- Term loans from bank and Financial Institution (Ind AS Adjustments) amounting to Rs. 63.93 Lakhs.
- Security Deposit payable (Ind AS Adjustments) amounting to Rs. 13.87 Lakhs.
- Statutory Dues (Ind AS Adjustments) amounting to Rs. 8.06 Lakhs.
- Other Payables (Ind AS Adjustments) amounting to Rs. 121,85.67 Lakhs
- Advance from Customers (Ind AS Adjustments) amounting to Rs. 121,70.42 Lakhs

Considering the significance of amounts involved in above mentioned areas, we are not in a position to express a conclusion on the Unaudited Consolidated Financial Results as on 31st December, 2021.

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

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

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

We had given a disclaimer of opinion on the Consolidated Financial Statements for the year ended 31st March, 2021 in respect of this matter.

7. Disclaimer of conclusion

Our review indicates that, because of the substantive nature and significance of the matter described in paragraph 5, we have not been able to obtain sufficient appropriate evidence to provide a basis for expressing a conclusion on the statement as to whether these Unaudited 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 52 of the Listing Regulations, 2015 (as amended) including the manner in which it is to be disclosed, or that it does not contains any material misstatement.

8. Other Matter:

- (i) We draw your attention to Note no. 15 to the Unaudited Consolidated Financial Results. The Holding Company had received an arbitral award dated 6th July 2012 passed by the London Court of International Arbitration (LCIA) wherein the arbitration tribunal has directed the Holding Company to purchase the investment of Cruz City 1 (a company owned by Lehman Bros.) in Kerrush Investment Ltd. (Mauritius) at the overall value of USD 298,382,949.34 (Previous year ended 31st March, 2021 – 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 review procedures performed, we are unable to assess whether the underlying SRA project in Santacruz, Mumbai would be substantial to justify the carrying value of these potential investments.

We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31st March, 2021.

- (ii) We draw attention to Note no. 17 of the Unaudited Consolidated Financial Results, A forensic audit of the Holding Company was conducted as per directions of the Hon'ble Supreme Court, and the report on the forensic audit was submitted in a sealed envelope to the Hon'ble Supreme Court. We have been informed that the report on the forensic audit is not available with the Holding Company or its Board of Directors; hence impact of observations in the forensic audit report can be ascertained only after the same is obtained.

We had mentioned this matter under "other matter" on the Consolidated Financial Statements for the year ended 31st March, 2021.

- (iii) We draw attention to Note no. 16 of the Unaudited Consolidated Financial Results, we did not audit the financial statements/information of Libya branch office, included in the Unaudited Consolidated Financial Results of the Holding Company, whose financial statements/information reflect total assets of Rs. 13,28.47 lakhs (Previous year 2020-21 Rs. 13,28.47lakhs) as at 31st December, 2021 and total revenues of Rs. NIL (Previous year Rs. NIL) for the year ended on that date, as considered in the Unaudited Consolidated Financial Results and described above. The Holding 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 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, 2021.

- (iv) The Unaudited Consolidated Financial Results includes figures of three months ended 31st December, 2021 as reported in these Unaudited Consolidated Financial Results are the balancing figures between Unaudited figures in respect of period ended 30th September, 2021 and published year to date figures upto 31st December, 2021.

UDIN – 23529619BGTXXO8191

For GSA & Associates LLP

Chartered Accountants

Firm Registration No.: 000257N/ N500339

TANUJ

CHUGH

Tanuj Chugh

Partner

Membership No: 529619

Digitally signed by
TANUJ CHUGH
Date: 2023.02.28
16:44:42 +05'30'

Place: Gurugram

Date: 28th February, 2023

Annexure A to the Limited Review Report

List of Subsidiaries, Associates and Joint Ventures included in the Unaudited 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) Arahan 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) Risster 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 Unaudited Consolidated Results for the Quarter And Nine Months Ended December 31, 2021

(Rs. in Lakhs except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1.	Revenue from Operations	16,671.90	13,763.20	12,077.28	37,327.23	36,152.68	54,823.60
2.	Other Income	5,131.44	374.48	372.54	5,706.46	902.20	1,292.01
3.	Total Income (1+2)	21,803.34	14,137.68	12,449.82	43,033.69	37,054.88	56,115.60
4.	Expenses						
	Job and construction expenses	2,121.58	1,369.81	1,921.88	4,875.95	4,910.59	7,653.20
	Real Estate, Construction and Other Expenses	8,776.24	10,723.50	6,486.79	23,671.83	20,627.26	35,455.51
	Changes in Inventories of finished properties, land, land development right and work in progress	737.20	(542.47)	(772.85)	(1,686.29)	(1,761.64)	(127.50)
	Employee Benefits Expense	1,032.99	1,030.14	1,227.07	3,074.18	4,172.58	5,880.41
	Finance Costs	25,961.79	24,431.70	22,666.19	74,209.22	65,351.94	88,588.76
	Depreciation and Amortisation Expense	165.80	166.10	171.31	496.57	520.93	700.79
	Other expenses	4,365.34	3,397.39	3,951.39	10,198.53	13,537.75	15,788.18
	Total Expenses	43,160.94	40,576.14	35,651.78	114,839.99	107,359.42	153,939.35
5.	Profit/(Loss) from Operations before Exceptional items and Prior Period Adjustments (3-4)	(21,357.60)	(26,438.46)	(23,201.96)	(71,806.30)	(70,304.54)	(97,823.74)
6.	Exceptional items / Provision for Impairment	-	-	-	-	32,958.22	32,958.22
7.	Profit/(Loss) from Ordinary Activities before tax (5+6)	(21,357.60)	(26,438.46)	(23,201.96)	(71,806.30)	(103,262.76)	(130,781.97)
8.	Tax Expense						
	(a) Current Tax						
	Current Year	18.54	16.23	63.18	34.77	79.38	701.70
	Less : MAT credit entitlement	-	-	-	-	-	-
	Earlier year Tax Reversal	6.99	-	(22.10)	6.99	(22.10)	(22.18)
	(b) Deferred Tax	32.48	(14.75)	15.92	61.06	24,664.78	24,781.51
9.	Net Profit/(Loss) from Ordinary Activities after tax (7+/-8)	(21,415.61)	(26,439.94)	(23,258.96)	(71,909.12)	(127,984.82)	(156,243.00)
10.	Extraordinary items (Net of Tax Expense)	-	-	-	-	-	-
11.	Net Profit/(Loss) for the period (9+/-10)	(21,415.61)	(26,439.94)	(23,258.96)	(71,909.12)	(127,984.82)	(156,243.00)
12.	Share of Profit/ (Loss) of associates	-	-	-	-	-	(4,600.38)
13.	Minority interest	302.10	391.48	454.19	1,110.75	1,146.88	1,426.77
14.	Net Profit/(Loss) after Taxes, Minority Interest and share of Profit/(Loss) of Associates (11+12+13)	(21,113.51)	(26,048.45)	(22,804.77)	(70,798.37)	(126,837.94)	(159,416.62)
15.	Profit/(Loss) from continuing operation (before tax)	(21,049.90)	(26,333.58)	(22,960.36)	(70,694.28)	(102,321.47)	(134,423.62)
16.	Tax Expenses of continuing operations	50.75	(5.65)	25.64	94.85	24,700.19	25,345.26
17.	Profit/(Loss) from continuing operations after tax (15+/-16)	(21,100.66)	(26,327.93)	(22,986.00)	(70,789.14)	(127,021.66)	(159,768.88)
18.	Profit/(Loss) from discontinued operation (before tax)	(5.60)	286.60	212.58	(1.26)	205.59	468.04
19.	Tax Expenses of discontinued operations	7.26	7.13	31.36	7.97	21.87	115.77
20.	Profit/(Loss) from discontinued operations after tax (18+/-19)	(12.86)	279.47	181.22	(9.23)	183.72	352.27
21.	Profit / (Loss) for the period (17+/-20)	(21,113.51)	(26,048.45)	(22,804.79)	(70,798.36)	(126,837.94)	(159,416.62)
22.	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	176.52	3.45	31.25	296.66	179.10	847.83
	(ii) Income Tax relating to item that will not be reclassified to Profit and Loss	-	11.37	10.20	-	(21.13)	(255.44)
	Total Other Comprehensive Income (net of tax)	176.52	14.82	41.45	296.66	157.96	592.40
23.	Total Comprehensive Income (21+/-22)	(20,936.99)	(26,033.64)	(22,763.33)	(70,501.71)	(126,679.98)	(158,824.22)
24.	Paid-up equity share capital (Face Value - Rs. 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
25.	Other Equity excluding Revaluation Reserves	-	-	-	-	-	251,246.16
26.	Earnings per Equity Share for continuing operations (of Rs. 2/- each) *(Not Annualised)						
	Basic and Diluted (Rs.)	(0.81)*	(1.01)*	(0.88)*	(2.71)*	(4.86)*	(6.11)
	Earnings per Equity Share for discontinued operations (of Rs. 2/- each) *(Not Annualised)						
	Basic and Diluted (Rs.)	-	(0.01)*	(0.01)*	-	0.01*	0.01
	Earnings per Equity Share for continuing & discontinued operations (of Rs. 2/- each) *(Not Annualised)						
	Basic and Diluted (Rs.)	(0.81)*	(1.00)*	(0.87)*	(2.71)*	(4.85)*	(6.10)

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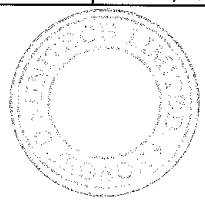


Y.S. MALIK, IAS (Retd.)
Chairman & Managing Director
Unitech Limited

CONSOLIDATED SEGMENT-WISE REVENUE, RESULTS, ASSETS AND LIABILITIES FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2021

(Rs. In Lakhs)

Sl No.	Particulars	Consolidated Segment Revenue & Result					
		Quarter Ended			Nine Months Ended		Year Ended
		31.12.2021 (Unaudited)	30.09.2021 (Unaudited)	31.12.2020 (Unaudited)	31.12.2021 (Unaudited)	31.12.2020 (Unaudited)	31.03.2021 (Audited)
1.	Segment Revenue						
	(a) Real Estate & Related Activities	7,673.50	2,198.28	3,084.45	10,348.81	11,495.08	13,146.55
	(b) Property Management	2,436.09	2,465.76	892.13	7,555.50	8,741.25	8,951.84
	(c) Hospitality	648.20	286.06	333.31	1,137.13	550.65	903.13
	(d) Transmission Tower	11,045.47	9,187.58	8,148.66	23,992.45	18,267.92	33,113.31
	(e) Investment & Other Activities	-	-	-	-	-	0.77
	Total	21,803.34	14,137.68	12,458.55	43,033.69	37,054.88	56,115.60
	Less: Inter Segment Revenue	-	-	-	-	-	-
	Net External Revenue	21,803.34	14,137.68	12,458.55	43,033.69	37,054.88	56,115.60
2.	Segment Result						
	(Profit)/(Loss) Before tax & Finance Cost						
	(a) Real Estate & Related Activities	4,618.34	(3,016.27)	(626.98)	679.82	(7,248.65)	(12,761.04)
	(b) Property Management	(369.28)	568.45	(301.04)	1,130.52	1,846.88	2,667.51
	(c) Hospitality	186.48	(54.95)	0.44	70.51	(253.31)	(277.93)
	(d) Transmission Tower	169.88	495.77	347.91	522.83	647.53	1,082.16
	(e) Investment Activities	(2.21)	(0.01)	(0.11)	(2.22)	(0.11)	(0.75)
	(f) Others	-	-	-	-	-	-
	(g) Unallocable Income / (Expense)	0.97	0.26	44.00	1.46	55.06	55.06
	Total	4,604.19	(2,006.76)	(535.78)	2,402.93	(4,952.60)	(9,234.99)
	Less:						
	(i) Finance Cost	25,961.78	24,431.70	22,666.19	74,209.22	65,351.94	88,588.76
	(ii) Prior Period Adjustment	-	-	-	-	-	-
	(iii) Extraordinary Loss / Provision for Impairment	-	-	-	-	32,958.22	32,958.22
	Profit / (Loss) before Tax	(21,357.60)	(26,438.46)	(23,201.97)	(71,806.30)	(103,262.76)	(130,781.97)
3.	Segment Assets						
	(a) Real Estate & Related Activities	2,533,252.08	2,502,850.97	2,445,096.81	2,533,252.08	2,445,096.81	2,470,037.69
	(b) Property Management	35,718.23	35,616.51	34,594.99	35,718.23	34,594.99	34,645.29
	(c) Hospitality	16,796.68	16,603.26	16,393.38	16,796.68	16,393.38	16,345.39
	(d) Transmission Tower	30,533.82	32,700.16	30,656.90	30,533.82	30,656.98	31,146.94
	(e) Investment Activities	35,794.16	35,794.16	35,794.16	35,794.16	35,794.16	35,794.16
	(f) Unallocable	-	-	-	-	-	-
	Total	2,652,094.97	2,623,565.06	2,562,536.33	2,652,094.97	2,562,536.33	2,587,969.47
4.	Segment Liabilities						
	(a) Real Estate & Related Activities	2,325,173.43	2,274,431.27	2,134,292.18	2,325,173.43	2,134,292.18	2,191,302.53
	(b) Property Management	39,063.83	37,889.15	36,034.68	39,063.83	36,034.68	36,488.17
	(c) Hospitality	29,295.36	29,092.93	28,228.58	29,295.36	28,228.58	28,232.92
	(d) Transmission Tower	19,722.05	21,893.54	20,020.14	19,722.05	20,020.14	20,348.48
	(e) Investment Activities	3,579.30	3,577.09	3,576.43	3,579.30	3,576.43	3,577.08
	(f) Unallocable	-	-	-	-	-	-
	Total	2,416,833.96	2,366,883.98	2,222,152.00	2,416,833.96	2,222,152.00	2,279,949.18

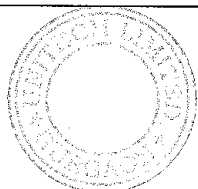


Y.S. MALIK, IAS (Retd.)
Chairman & Managing Director
Unitech Limited

Notes to the Statement of Unaudited Consolidated Financial Results for the quarter and nine months ended 31st December, 2021

1.	The Unaudited Consolidated Financial Results include Unaudited 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 nine months ended 31 st December, 2021.
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 28 th February, 2023. The Statutory Auditors have carried out Limited Review of above 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 Unaudited 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 meetings 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.	The Group is dependent upon the estimates and the circumstances, as they evolve, for considering the possible effects that may result from Covid-19 pandemic and other constraints on the carrying amount of Property, Plant & Equipment, Investments, Inventories, Receivables and other Current Assets.
7.	The Unaudited Consolidated Financial Results include the Financial Results of 218 subsidiaries (including Foreign subsidiaries), whose Unaudited Financial Results reflects total income of Rs. 38,526.71 Lakhs, net loss of Rs. 1,568.69 Lakhs and total comprehensive loss of Rs. 1,590.00 lakh for the quarter and nine months ended 31 st

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December, 2021.

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 Unaudited Consolidated Financial Results, last audited Balance Sheets, as available with the Holding Company, were used for the Foreign subsidiaries. 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, last available unaudited details are used for preparation of these Unaudited Consolidated Financial Results.

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.

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.

Pursuant to regulation 33(3)(h) of the Listing Obligations and Disclosure Requirements of Securities and Exchange Board of India, the holding company shall ensure that, for the purposes of quarterly consolidated financial results, at least 80% of each of the consolidated revenue, assets and profits, respectively, shall have been subject to audit or in case of unaudited results, subjected to limited review. The consolidated financial results of the holding company consist of 10.47% of the consolidated revenue, 63.99% of the consolidated assets and 97.74% of the consolidated loss that have been audited by auditors of holding company. The company is in the process of appointing Statutory auditors of the subsidiary companies to comply with the said regulation in due course of time.

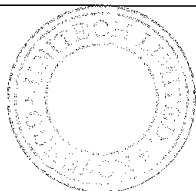
Further, Statutory Auditors have been appointed so far for 126 Indian Subsidiary Companies, whereas the due process for settlement of accounts with the existing Statutory Auditors in case of 39 other Subsidiaries is underway as the outgoing Statutory Auditors are not giving their NOCs. For the remaining 13 Subsidiaries, wherein there is a substantial foreign investment, necessary steps are being taken by the Company in this regard.

8. 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 dues of Statutory Authorities, 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. 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 of the projects



	for delivery of completed units to the homebuyers and meet other liabilities. Pending final decision of the Hon'ble Supreme Court, the Financial Results have accordingly been drawn.
9.	<p>The Holding Company is in the process of:</p> <ul style="list-style-type: none"> (a) reconciling the balances appearing in its books of accounts with the balances deposited with Registry of the Hon'ble Supreme Court; (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 instrument, debentures, bonds, various funds, financial guarantees and other commitments, loans given and advances given to Subsidiaries, Associates and Joint Ventures; (f) preparation of expected credit loss policy in relation to trade receivable, securities deposits, loans and advances given to others; (g) re-evaluating the impact of Ind AS 115 and to conclude, regarding effectiveness of existing accounting policy in line with Ind AS 115; (h) collecting the project-wise Maintenance Service Agreements and also checking and evaluating the maintenance charges basis cost sheets; and (i) appointing the Internal Auditors for the Company and also selecting a suitable candidate for appointment of Chief Financial Officer for the Company.
10.	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 not cooperating. The Company has various statutory liabilities outstanding since long and the same are unpaid due to the pendency of matters before various Adjudicating Authorities and liquidity constraints with the Company.
11.	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 amounts to Rs. 5,77,538.92 Lakhs as on 31 st December, 2021.

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12.	<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 seeking, inter-alia, 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 Rs. 33,456.91 lakhs upto 31st December, 2021. The issue of payment of FD Holders is a part of the Resolution Framework, which is pending consideration of the Hon'ble Supreme Court.</p>
13.	<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 Holding Company has already filed an IA before Hon'ble Supreme Court for recovery of the amount. However, simultaneous efforts to find an amicable resolution of the issues is 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's 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>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>
14.	<p>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 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 of the Hon'ble Supreme Court dated 18.09.2018 with the registry of the Hon'ble 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</p>

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	<p>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 instant issue.</p>
15.	<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 2021 - 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 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. However, the Management is exploring the possibilities of filing an IA in the Supreme Court on this subject.</p>
16.	<p>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 31st December, 2021 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.</p>
17.	<p>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 same was made available to the Enforcement Directorate (ED) who are seized of investigations into the related issues. Hence, the impact of observations of the Forensic Audit Report can be ascertained only after the same is available.</p>
18.	<p>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.</p>
19.	<p>The figures of the previous year have been re-grouped/ re-arranged wherever considered necessary for the purpose of comparison.</p>

For Unitech Limited

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

Yudhvir Singh Malik

Yudhvir Singh Malik
Chairman & Managing Director



Place: Gurugram
Dated: 28.02.2023