Unitech Limited
CIN: L74899DL1971PLC009720

unitech

July 17, 2017

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

Sub. : Submission of Financial Results for the Quarter & Year Ended 31st March, 2017 as per prescribed Format

Dear Sirs,

With reference to your email dated 11th July, 2017 regarding Discrepancies in Financial Result of the Company for the Quarter \ Year ended March 2017.

Please note that rows pertaining to Paid-up share capital and reserves were inadvertently skipped out while submitting the above said financial results by the Company vide our letter dated 30th may, 2017. However, while submitting the above said results through XBRL, the Company has followed the prescribed format.

In response to your email dated 11th July, 2017 and as suggested by you, we are resubmitting the duly rectified financial results for the Quarter and Year ended 31st March, 2017 through BSE online Listing Portal.

Thanking you,

Yours truly,
For **Unitech Limited**

Rishi Dev
Company Secretary

Encl.: a/a

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UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

Statement of Standalone Results

for the Quarter & Year Ended March 31, 2017

(Rs. in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2017 (Audited)	31.12.2016 (Unaudited)	31.03.2016 (Audited)	31.03.2017 (Audited)	31.03.2016 (Audited)
1.	**Income from Operations**					
	(a) Net sales / Income from Operations	13,464.48	26,440.74	16,069.37	88,934.42	107,654.58
	Total Income from Operations (Net)	13,464.48	26,440.74	16,069.37	88,934.42	107,654.58
2.	**Expenses**					
	(a) Purchase of Stock in Trade	-	-	-	-	-
	(b) Real estate, Construction and Related Expenses	39,990.10	16,103.82	58,130.49	93,616.28	129,062.50
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	(94.54)	394.48	(11,767.08)	2,999.29	(11,767.08)
	(d) Employee Benefits Expense	2,111.16	1,936.45	2,947.29	8,697.66	10,984.38
	(e) Depreciation and Amortisation Expense	94.93	98.72	114.04	394.01	449.46
	(f) Other expenses	881.66	939.57	806.69	3,155.58	5,175.24
	Total Expenses	42,983.31	19,473.04	50,231.44	108,862.82	133,904.51
3.	**Profit/(Loss) from Operations before Other Income, Finance costs, Exceptional Items and Prior Period Adjustments (1-2)**	(29,518.83)	6,967.70	(34,162.06)	(19,928.40)	(26,249.93)
4.	Other income	6,492.08	6,627.73	6,973.58	26,574.64	25,546.50
5.	**Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)**	(23,026.75)	13,595.43	(27,188.48)	6,646.24	(703.43)
6.	Finance Costs	9,821.73	8,146.53	7,141.06	34,666.55	29,909.16
7.	**Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)**	(32,848.48)	5,448.90	(34,329.54)	(28,020.31)	(30,612.60)
8.	Exceptional items	-	-	-	-	-
9	**Profit/(Loss) from Ordinary Activities before Tax (7+8)**	(32,848.48)	5,448.90	(34,329.54)	(28,020.31)	(30,612.60)
10	Tax Expense					
	(a) Current Tax					
	Current Year	(905.00)	905.00	5,294.21	-	6,146.21
	Less : MAT credit entitlement	905.00	(905.00)	-	-	-
	(b) Deferred Tax	(11,086.03)	1,853.44	(10,613.67)	(8,931.69)	(9,422.85)
11	**Net Profit from Ordinary Activities after tax (9-10)**	(21,762.45)	3,595.46	(29,010.09)	(19,088.62)	(27,335.95)
12	Less : Extraordinary items (Net of Tax Expense)	-	-	-	-	-
13	**Net Profit for the Year (11-12)**	(21,762.45)	3,595.46	(29,010.09)	(19,088.62)	(27,335.95)
14	Other Comprehensive Income (net of tax)	1,344.53	(11.23)	1,536.56	1,477.52	1,536.56
15	**Total Comprehensive Income (13+14)**	(20,417.92)	3,584.23	(27,473.53)	(17,611.10)	(25,799.40)
16	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
17	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year				783,869.88	801,480.98
17.i	**Earning Per share (Before Extraordinary Items) (of Rs. 2 each) *(Not Annualised)** Basic and Diluted (Rs.)	(0.83)*	0.14*	(1.11)*	(0.73)	(1.04)
17.ii	**Earning Per share (After Extraordinary Items) (of Rs.2 each) *(Not Annualised)** Basic and Diluted (Rs.)	(0.83)*	0.14*	(1.11)*	(0.73)	(1.04)

Unitech Limited

CIN: L74899DL1971PLC009720

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

Standalone Statement of Assets & Liabilities

(₹ in Lacs)

Sr.No.	Particulars	As at March 31, 2017	As at March 31, 2016
A	Assets		
1	Non Current assets		
	Property ,Plant and Equipment	3,471.53	3,585.68
	Capital Work in Progress	1,665.19	1,660.78
	Investment property	14,036.43	14,036.43
	Other Intangible Assets	486.18	662.25
2	Financial Assets		
	(i)Investments	267,925.97	264,733.54
	(ii)Loans	3,590.74	3,738.12
	(iii) Others	70.32	63.51
	Deffered Tax Assets (Net)	19,091.36	10,593.40
	Other non current Assets	35.25	50.36
		310,372.96	299,124.08
3	Current Assets		
	Inventories	80,792.10	83,189.16
4	Financial Assets		
	(i) Investments	11.46	10.51
	(ii) Trade Receivable	119,614.56	113,430.59
	(iii)Cash and Cash equivalents	2,298.31	3,464.12
	(iv) Bank balance other than (ii) above	300.74	5,124.07
	(v) Loans	513,200.35	536,270.25
	(vi) others	46,161.82	48,437.70
	Current Tax assets (Net)	9,437.90	7,538.39
	Other Current Assets	899,064.46	849,774.34
		1,670,881.70	1,647,239.14
		1,981,254.66	1,946,363.21
B	EQUITY AND LIABILITIES		
1	Equity		
	Equity Share Capital	52,326.02	52,326.02
	Other Equity	783,869.88	801,480.98
		836,195.90	853,807.00
2	Non Current Liabilities		
	Financial Liabilities		
	(i) Borrowing	154,493.76	147,435.24
	(ii) Trade payables	-	-
	(ii) Other Financial Liabilities	2.79	139.85
	Provisions	1,954.30	2,084.65
	Deffered Tax Liabilities	-	-
	Other non current Liabilities	5,156.84	5,893.53
		161,607.68	155,553.27
3	Current Liabilities		
	Financial Liabilities		
	(i)Borrowings	149,064.14	144,264.64
	(ii) Trade payables	76,983.36	109,212.95
	(iii) Other Financial Liabilities	338,716.41	283,623.87
	Other Current Liabilities	418,251.65	399,522.33
	Provisions	435.52	379.14
	Current Tax Liabilities (Net)	-	-
		983,451.07	937,002.94
	Total	1,981,254.66	1,946,363.21

Notes:

I	The above Financial Results (prepared on standalone basis) have been reviewed by the Audit Committee and approved by the Board of Directors of Unitech Limited at their respective meetings held on May 30, 2017.
II	The figures of last quarter are the balancing figures between audited figures in respect of the full financial year and the published year-to-date figures upto the third quarter of the current financial year
III	The company is primarily in the business of real estate development and related activities including construction, consultancy and rentals etc. Further most of the business conducted is within the geographical boundaries of India. Accordingly, the company's business activities primarily represent a single business segment and the company's operations in India represent a single geographical segment.
IV	The Central Government vide Gazette Notification No. S.O. 1216(E) dated 19th April, 2017 has appointed 01st May, 2017 as the date on which the applicable provisions of Real Estate (Regulation and Development) Act, 2016 shall come into force. The estimated cost of real estate projects under development has been arrived by the Company as per the provisions contained under the said Act read with the applicable rules and the revenue from 'Land for development' recognized accordingly.
V	The Company has adopted Indian Accounting Standards ("Ind AS") from April 01, 2016 as prescribed under Section 133 of the Companies Act 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India. Financial results for all the periods presented have been prepared in accordance with the recognition and measurement principles as stated therein.
VI	Reconciliation of total equity as at March 31, 2016

Sl. No.	Description	March 31, 2016 (Rs. in Lacs)
1	Total equity reported under Previous Indian GAAP	957,654.01
2	Ind AS Adjustments	
a.	Effect of accounting for the financial liabilities at amortised cost using Effective Interest Rate	1,282.42
b.	Effect of accounting for the financial Assets at amortised cost using Effective Interest Rate	-3,246.49
c.	Financials Corporate Guarantee	11.98
d.	Fair value of financial assets	-55,095.57
e.	Fair value of Investment thorugh OCI	-45,959.80

	f.	Effect of deferred Tax	-839.53
		Net Ind AS adjustments	-103,847.01
	3	Total equity under Ind AS	853,807.00

VII Statement of reconciliation of net PAT reported under previous Indian GAAP (IGAAP) and net PAT under IND AS for the quarter ended and year ended 31st March 2016.

(Rs. In Lacs)

Sl. No.	Particulars	Quarter ended March 31, 2016	Previous year ended March 31, 2016
1	Net Profit after Tax as per previous IGAAP	-28,674.31	-27,561.66
2	Adjustment		
a.	Financial liabilities recognised at amortised cost using effective rate of interest (Net)	-254.53	199.27
b.	Financial assets recognised at amortised cost using effective rate of interest (net)	87.61	349.77
c.	Financial Corporte Guarantee Income	11.98	11.98
d.	Actuarial gains or losses on employee benefits transferred to Other Comprehensive Income	-358.50	-215.91
e.	Tax Impact	177.65	-119.41
3	Net Profit before other comprehensive Income as per IND AS	-29,010.10	-27,335.96

VIII The report of statutory auditor on the financial statements of Unitech Limited for the financial year ended March 31, 2017, contains a qualification which is being summarised below:-

a) *"As at March 31, 2017 an amount of Rs. Rs. 64,912.40 Lacs (previous year ended 31st March, 2016 Rs. 69,452.64 Lacs) are outstanding in respect of advances for purchase of land, projectspending commencement, joint ventures and collaborators which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs. 4,540.23 Lacs had been recovered / adjusted during the current year. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/adjustable and that no accrual for diminution of advances is necessary as at 31st March 2017. The*

	management has further represented that, as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, it is confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable/adjustable, since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous years& current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31stMarch 2017 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. This matter was also qualified by the previous Auditors in their report on the standalone financial statements for the year ended 31st March 2016" The management, in response of the above qualification, states the following:- Advances for the purchase of land, projects pending commencement and to joint ventures and collaborators have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision other than those already accounted for is necessary at this stage. The management is confident of recovering/ appropriately adjusting the balance in due course.
b)	*"According to information available and explanations obtained, in respect of non-current investments (Long term investments) in, and loans and advances given to, some subsidiaries/a party("the parties"), it has been observed from the perusal of the financial statements of these parties that the said parties have accumulated losses and their respective net worth have been fully/substantially eroded. Further, some of these partieshave incurred net loss during the current year and previous year(s) and, that the current liabilities of these parties exceeded their respective current assets as at 31stMarch 2017. These conditions, along with absence of clear indications or plans for revival, in our opinion, indicate that there is significant uncertainty and doubt about the recovery of the loans and advances from these parties. Further, there is a clear indication that there is a decline in the carrying amount of these investments which is other than temporary.* *Consequently, in terms of stated accounting policies and applicable accounting standards, diminution in the value of these investments which is other than temporary amounting to Rs.32,974.92 Lacs upto 31st March 2017 (Previous year ended 31st March, 2016 - Rs. 44,025.10*

	Lacs) and an accrual for diminution of doubtful debts and advances amounting to Rs.23,431.07 Lacs upto31st March 2017 (Previous year ended 31st March, 2016- Rs. 69,045.91 Lacs) needs to be accounted for. Management is however of the firm view that the diminution is only temporary and that sufficient efforts are being undertaken to revive the said parties. However, in the absence of significant developments/movements in the operations of these parties, and any adjustment for diminution of carrying value of such investments in this regard, in our opinion, management has not adequately or sufficiently accounted for the imminent diminution. Had management accounted for such diminution, the loss for the year ended 31stMarch 2017 would have been higher by Rs.56,405.99 Lacs (Previous year ended 31st March, 2016- Rs. 1,13,071.02 lacs). The opinion of the previous Auditors on the standalone financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter" The management, in response of the above qualification, states the following:- Management has evaluated this matter and is of the firm view that the diminution, if any, even if it exists is only temporary and that sufficient efforts are being undertaken to revive the said subsidiaries in the foreseeable future so as to recover carrying value of the investment. Further, management believes that the loans and advances given to these companies are considered good and recoverable based on the future projects in these subsidiaries and accordingly no provision/impairment other than those already accounted for, has been considered necessary.
c)	*"An amount of Rs.1,19,614.56 Lacs is outstanding as at 31stMarch, 2017 (Previous year ended 31st March 2016 – Rs. 1,13,430.59 Lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.22,798.63 Lacs as at 31stMarch 2017(Previous year ended 31st March 2016 – Rs. 22,578.11 Lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customers who have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31stMarch 2017. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31stMarch 2017 are outstanding/remained unadjusted for a long period of time. Based*

	on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs.22,798.63 Lacs are doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs.22,798.63 Lacs and the loss for the year ended 31stMarch 2017 would have been higher by Rs.22,798.63 Lacs. The opinion of the previous Auditors on the standalone financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter" The management, in response of the above qualification, states the following:- Management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables balance outstanding are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March, 2017. They are confident of appropriately adjusting / recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future.
d)	*"The Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs.1,05,483.26 Lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Company, 25% of the total dues amounting to Rs.13,893.42 Lacs has been forfeited out of the total amount paid till date. The Company has incurred total expenditure of Rs.2,13,907.95 Lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 Lacs (ii) the balance portions of the total amounts payable, including contractual interest accrued till 31st March 2016, of Rs.99,091.90 Lacs; and (iii) other construction costs amounting to Rs.80,594.15 Lacs]. The Company is also carrying a corresponding liability of Rs.99,091.90 Lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs.66,692.05 Lacs. The said land is also mortgaged and the Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Company under section 13(4) of the SARFEASI Act and have also taken notional possession of this land. Further, the Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs.9,202.67 Lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different*

	allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any,inter alia, on carrying value of the project under 'projects in progress' and on the standalone Ind AS financial resultsof the Company. The opinion of the previous Auditors on the standalone financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter" The management, in response of the above qualification, states the following:- Management has written a letter to GNIDA dated 1 December 2015, wherein management has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approx. 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. The company has been informed during the meeting held with GNIIDA officials on 30.05.2017, that the authority is revoking the cancellation of the lease deed of the said plot, and shall reinstate the land position as it was before.
IX	The figures of previous year have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

Place: Gurugram
Dated: May 30, 2017

For Unitech Limited

Sd/-

Ramesh Chandra
Chairman

R. NAGPAL ASSOCIATES
CHARTERED ACCOUNTANTS

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

To the Board of Directors of
UNITECH LIMITED

1. We have audited the accompanying statement of standalone Ind AS financial results of **Unitech Limited** ("the Company) for the quarter ended 31st March 2017 and for the period from 1st April 2016 to 31st March 2017 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulations 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

2. The standalone Ind AS financial results for the quarter ended 31 March, 2017 are the derived figures between the audited figures in respect of the year ended 31st March, 2017 and the published year-to-date figures upto 31st December 2016, being the date of the end of the third quarter of the current financial year.

3. This Statement, which is the responsibility of the company's management and approved by the Board of Directors, has been compiled from the related Ind AS financial statements which have been prepared in accordance with the Indian Accounting Standards prescribed under Section 133 of the Companies Act 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement based on our audit of such standalone Ind AS financial statements.

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

5. We draw attention to the following observations:

(a) Advances amounting to Rs. 64,912.41 lacs (previous year ended 31st March, 2016 Rs. 69,452.64 lacs) are outstanding in respect of advances for purchase of land, projectspending commencement, joint ventures and collaborators which, as represented by the management,

R. Nagpal Associates * New Delhi * Chartered Accountants have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.4,540.23lacs had been recovered / adjusted during the current year. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/adjustable and that no accrual for diminution of advances is necessary as at 31st March 2017. The management has further represented that, as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, it is confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable/adjustable, since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous years& current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31st March 2017 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. This matter was also qualified by the previous Auditors in their report on the standalone financial statements for the year ended 31st March 2016.

(b) According to information available and explanations obtained, in respect of non-current investments (Long term investments) in, and loans and advances given to, some subsidiaries/a party ("the parties"), it has been observed from the perusal of the financial statements of these parties that the said parties have accumulated losses and their respective net worth have been fully/substantially eroded. Further, some of these partieshave incurred net loss during the current year and previous year(s) and, that the current liabilities of these parties exceeded their respective current assets as at 31st March 2017. These conditions, along with absence of clear indications or plans for revival, in our opinion, indicate that there is significant uncertainty and doubt about the recovery of the loans and advances from these parties. Further, there is a clear indication that there is a decline in the carrying amount of these investments which is other than temporary.

Consequently, in terms of stated accounting policies and applicable accounting standards, diminution in the value of these investments which is other than temporary amounting to Rs.32,974.92lacs upto31st March2017(Previous year ended 31st March, 2016 - Rs. 44,025.10 lacs) and an accrual for diminution of doubtful debts and advances amounting to Rs.23,431.07 lacsupto31st March 2017 (Previous year ended 31st March, 2016- Rs. 69,045.91 lacs) needsto be

R. Nagpal Associates * Chartered Accountants * New Delhi

accounted for. Management is however of the firm view that the diminution is only temporary and that sufficient efforts are being undertaken to revive the said parties. However, in the absence of significant developments/movements in the operations of theseparties, and any adjustment for diminution of carrying value of such investments in this regard, in our opinion, management has not adequately or sufficiently accounted for the imminent diminution. Had management accounted for such diminution, the lossfor the year ended 31st March 2017 would have been higherby Rs.56,405.99lacs (Previous year ended 31st March, 2016- Rs. 113,071.02 lacs). The opinion of the previous Auditors on the standalone financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter.

c) An amount of Rs.119,614.56 lacsis outstanding as at 31stMarch, 2017 (Previous year ended 31st March 2016 – Rs. 113,430.59 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.22,798.63 lacsas at 31stMarch 2017(Previous year ended 31st March 2016 – Rs. 22,578.11 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customerswho have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivablesoutstandings are still recoverable/adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31stMarch 2017. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31stMarch 2017 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs.22,798.63 lacsare doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs.22,798.63 lacs and the lossfor the year ended 31stMarch 2017 would have been higherby Rs.22,798.63 lacs.The opinion of the previous Auditors on the standalone financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter.

d) The Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs.105,483.26

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lacs.As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Company, 25% of the total dues amounting to Rs.13,893.42 lacshas been forfeited out of the total amount paid till date. The Company has incurred total expenditure of Rs.213,907.95 lacs[comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 lacs, (ii) the balance portions of the total amounts payable, including contractual interest accrued till 31st March 2016, of Rs.99,091.90 lacs; and (iii) other construction costs amounting to Rs.80,594.15 lacs]. The Company is also carrying a corresponding liability of Rs.99,091.90 lacsrepresenting the total amounts payable to GNIDA including interest accrued and due of Rs.66,692.05 lacs. The said land is also mortgaged and the Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Company under section 13(4) of the SARFEASI Act and have also taken notional possession of this land. Further, the Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs.9,202.67 lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, *inter alia,* on carrying value of the project under 'projects in progress' and on the standalone Ind AS financial resultsof the Company. The opinion of the previous Auditors on the standalone financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter.

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

R. Nagpal Associates
Chartered Accountants
New Delhi

6. We draw attention that no adjustment has been considered necessary for recoverability of investment in share capital/projects aggregating to Rs.2,790.89 lacs (Previous year ended 31st March, 2016 Rs. 2,781.72 lacs) as the matters are still sub-judice and the impact, if any is unascertainable at this stage. Our report is not qualified in respect of this matter.

7. We also draw attention to the following matters:

   i) Based on our audit procedures and on the information and explanations given by the management, we are of the opinion, that during the year, the Company has defaulted in repayment of principal and/or interest to banks, financial institutions, & debenture holders wherein the period of delay ranges from 1 day to 1432 days.

   The overdue interest on borrowings amounts to Rs.36,253.89 lacsas reflected in the standalone Ind AS financial statements which was outstanding as at 31st March 2017.

   The overdue principal repayments of borrowings amounts to Rs. 75,652.99 lacs as reflected in the standalone Ind AS financial statements which was outstanding as at 31st March 2017

   Our report is not qualified in respect of this matter.

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

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

   (ii) gives a true and fair view of the net loss, total comprehensive income and other financial information for the quarter ended 31st March 2017 as well as the year to date results for the period from 1st April 2016 to 31st March 2017.

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

R. Nagpal Associates New Delhi Chartered Accountants

(CA. RavinderNagpal)
Partner
Membership No. 081594

Place: Gurugram
Date: 30th May 2017

ANNEXURE I

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

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2017

[*See* Regulation 33 of the SEBI (LODR) Regulations, 2016]

1	Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications) ₹ Lacs	Adjusted Figures (audited figures after adjusting for qualifications) ₹ Lacs
	1	Turnover / Total income	19,956.56	19,956.56
	2	Total Expenditure	52,805.04	291,409.64
	3	Total tax expenses	(11,086.03)	(11,086.03)
	4	Net Profit/(Loss)	(21,762.45)	(260,367.05)
	5	Earnings Per Share		
		Basic	(0.83)	(9.95)
		Diluted	(0.83)	(9.95)
	6	Total Assets	1,981,254.66	1,742,650.06
	7	Total Liabilities	1,145,058.76	1,145,058.76
	8	Net Worth	836,195.90	597,591.30
	9	Any other financial item(s) (as felt appropriate by the management)		

2 Audit Qualification:-

Matter 1

1 Details of Audit Qualification:-

"An amount of Rs.1,19,543.46 Lacs is outstanding as at 31stMarch, 2017 (Previous year ended 31st March 2016 – Rs. 1,13,430.59 Lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.22,798.63 Lacs as at 31stMarch 2017(Previous year ended 31st March 2016 – Rs. 22,578.11 Lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customers who have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31stMarch 2017. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31stMarch 2017 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs.22,798.63 Lacs are doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs.22,798.63 Lacs and the loss for the year ended 31stMarch 2017 would have been higher by Rs.22,798.63 Lacs. The opinion of the previous Auditors on the standalone financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter"

2 Type of Audit Qualification: Qualified Opinion

3 Frequency of qualification: Appeared 2nd time

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

Management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables balance outstanding are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March, 2017. They are confident of appropriately adjusting / recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future.

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

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

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

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

6 Amount involved in qualification in ₹ lacs 22,798.63

Matter 2

1 Details of Audit Qualification:-

According to information available and explanations obtained, in respect of non-current investments (Long term investments) in, and loans and advances given to, some subsidiaries/a party("the parties"), it has been observed from the perusal of the financial statements of these parties that the said parties have accumulated losses and their respective net worth have been fully/substantially eroded. Further, some of these partieshave incurred net loss during the current year and previous year(s) and, that the current liabilities of these parties exceeded their respective current assets as at 31stMarch 2017. These conditions, along with absence of clear indications or plans for revival, in our opinion, indicate that there is significant uncertainty and doubt about the recovery of the loans and advances from these parties. Further, there is a clear indication that there is a decline in the carrying amount of these investments which is other than temporary.

Consequently, in terms of stated accounting policies and applicable accounting standards, diminution in the value of these investments which is other than temporary amounting to Rs.32,974.92 Lacs upto 31st March 2017 (Previous year ended 31st March, 2016 - Rs. 44,025.10 Lacs) and an accrual for diminution of doubtful debts and advances amounting to Rs.23,431.07 Lacs upto31st March 2017 (Previous year ended 31st March, 2016- Rs. 69,045.91 Lacs) needs to be accounted for. Management is however of the firm view that the diminution is only temporary and that sufficient efforts are being undertaken to revive the said parties. However, in the absence of significant developments/movements in the operations of these parties, and any adjustment for diminution of carrying value of such investments in this regard, in our opinion, management has not adequately or sufficiently accounted for the imminent diminution. Had management accounted for such diminution, the loss for the year ended 31stMarch 2017 would have been higher by Rs.56,405.99 Lacs (Previous year ended 31st March, 2016- Rs. 1,13,071.02 lacs). The opinion of the previous Auditors on the standalone financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter"

2 Type of Audit Qualification: Qualified Opinion

3 Frequency of qualification: Repetitive, 3rd year

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

Management has evaluated this matter and is of the firm view that the diminution, if any, even if it exists is only temporary and that sufficient efforts are being undertaken to revive the said subsidiaries in the foreseeable future so as to recover carrying value of the investment. Further, management believes that the loans and advances given to these companies are considered good and recoverable based on the future projects in these subsidiaries and accordingly no provision/impairment other than those already accounted for, has been considered necessary.

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

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

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

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

6 Amount involved in qualification in ₹ lacs 56,405.99

Matter 3

1 Details of Audit Qualification:-

As at March 31, 2017 an amount of Rs. Rs. 64,912.40 Lacs (previous year ended 31st March, 2016 Rs. 69,452.64 Lacs) are outstanding in respect of advances for purchase of land, projectspending commencement, joint ventures and collaborators which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs. 4,540.23 Lacs had been recovered / adjusted during the current year. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/adjustable and that no accrual for diminution of advances is necessary as at 31st March 2017. The management has further represented that, as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, it is confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable/adjustable, since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous years& current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31stMarch 2017 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. This matter was also qualified by the previous Auditors in their report on the standalone financial statements for the year ended 31st March 2016"

2 Type of Audit Qualification: Qualified Opinion

3 Frequency of qualification: Repetitive, 6th year

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

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

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

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

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

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

6 Amount involved in qualification in ₹ lacs 64,912.41

Matter 4

1 Details of Audit Qualification:-

The Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority ("GNIDA") dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs.1,05,483.26 Lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Company, 25% of the total dues amounting to Rs.13,893.42 Lacs has been forfeited out of the total amount paid till date. The Company has incurred total expenditure of Rs.2,13,907.95 Lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 Lacs (ii) the balance portions of the total amounts payable, including contractual interest accrued till 31st March 2016, of Rs.99,091.90 Lacs; and (iii) other construction costs amounting to Rs.80,594.15 Lacs]. The Company is also carrying a corresponding liability of Rs.99,091.90 Lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs.66,692.05 Lacs. The said land is also mortgaged and the Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Company under section 13(4) of the SARFEASI Act and have also taken notional possession of this land. Further, the Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs.9,202.67 Lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any,inter alia, on carrying value of the project under 'projects in progress' and on the standalone Ind AS financial resultsof the Company. The opinion of the previous Auditors on the standalone financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter"

2 Type of Audit Qualification: Qualified Opinion

3 Frequency of qualification: Appeared 2nd time

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

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

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

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

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

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

6 Amount involved in qualification in ` lacs 94,487.57

For R Nagpal Associates
Chartered Accountants
FRN: 002626N

Sd/-
Ravinder Nagpal
Partner
Membership No.081594

Place: Gurugram
Date: 30th May 2017

For and on behalf of the Board of Directors

Sd/-
Ajay Chandra
Managing Director
DIN : 00004234

Sd/-
Sanjay Chandra
Managing Director
DIN : 00004484

Sd/-
G.R Ambwani
Chairman, Audit Committee
DIN : 00216484

Sd/-
Deepak KumarTyagi
Chief Financial Officer

UNITECH LIMITED

CIN: L74899DL1971PLC009720

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

Statement of Consolidated Results

for the Quarter & Year Ended March 31, 2017

(Rs. in Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2017 (Audited)	31.12.2016 (Unaudited)	31.03.2016 (Audited)	31.03.2017 (Audited)	31.03.2016 (Audited)
1.	**Income from Operations**					
	(a) Net sales / Income from Operations (Net of Excise Duty)	46,753.18	40,159.97	43,893.87	173,001.16	185,016.72
	Total income from Operations (Net)	46,753.18	40,159.97	43,893.87	173,001.16	185,016.72
2.	**Expenses**					
	(a) Cost of Material Consumed	5,694.24	4,518.01	7,627.46	20,750.76	22,413.60
	(b) Purchase of Stock in Trade	-	-	27,954.03	-	27,954.03
	(c) Real estate, Construction and Other Expenses	45,581.06	23,307.02	57,582.90	127,168.42	180,536.11
	(d) Changes in inventories of finished properties, land, land development right and work in progress	17,035.46	1,152.13	(10,814.49)	22,073.09	(8,949.15)
	(e) Employee Benefits Expense	2,887.58	2,692.58	3,728.38	11,934.02	14,288.28
	(f) Depreciation and Amortisation Expense	209.76	236.78	407.10	1,216.33	1,655.00
	(g) Other expenses	7,264.28	3,382.97	7,792.45	16,758.64	17,184.23
	Total Expenses	78,672.38	35,289.49	94,277.84	199,901.26	255,082.10
3.	**Profit/(Loss) from Operations before Other Income, Finance costs, Exceptional Items and Prior Period Adjustments(1-2)**	(31,919.20)	4,870.48	(50,383.97)	(26,900.10)	(70,065.38)
4.	Other income	1,283.02	1,256.51	3,778.48	4,639.37	6,587.19
5.	**Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)**	(30,636.18)	6,127.00	(46,605.49)	(22,260.73)	(63,478.19)
6	Finance Costs	13,834.86	5,781.43	14,944.08	30,522.30	30,872.55
7.	**Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)**	(44,471.05)	345.57	(61,549.57)	(52,783.03)	(94,350.74)
8.	Exceptional items	-	-	-	-	-
9.	Prior Period Adjustments	(0.00)	-	(31.87)	(0.00)	(31.87)
10.	**Profit/(Loss) from Ordinary Activities before tax (7+8+9)**	(44,471.05)	345.57	(61,581.45)	(52,783.03)	(94,382.61)
11.	Tax Expense					
	(a) Current Tax					
	Current Year	(868.20)	1,507.20	264.28	1,886.89	2,868.17
	Less : MAT credit entitlement	905.00	(905.00)	-	-	-
	Earlier year Tax	0.82	(0.82)	6,121.33	-	6,122.19
	(b) Deferred Tax	(11,858.33)	2,296.67	(16,409.68)	(10,766.18)	(15,343.35)
12.	**Net Profit/(Loss) from Ordinary Activities after tax (10-11)**	(32,650.34)	(2,552.48)	(51,557.38)	(43,903.75)	(88,029.61)
13.	Less : Extraordinary items (Net of Tax Expense)	-	-	-	-	-
14.	**Net Profit/(Loss) for the Year (12-13)**	(32,650.34)	(2,552.48)	(51,557.38)	(43,903.75)	(88,029.61)
15.	Share of Profit/ (Loss) of associates	(684.04)	21.16	1,406.21	1,197.97	14.82
16.	Minority interest	(4,314.62)	818.03	(83.22)	(2,439.20)	2,020.93
17.	**Net Profit/(Loss) after share of Profit / (Loss) of associates & Minority interest for the Year (14+15+16)**	(29,019.76)	(3,349.34)	(50,067.94)	(40,266.57)	(90,035.72)
18	Other Comprehensive Income (net of tax)	(106.20)	(33.44)	1,712.98	(2.92)	1,569.18
19	**Total Comprehensive Income (17+18)**	(29,125.96)	(3,382.79)	(48,354.96)	(40,269.50)	(88,466.53)
20	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
21	Reserves excluding Revaluation Reserves as per Balance sheet of previous accounting year				868,877.38	867,042.75
22 i	**Earning Per share (Before Extraordinary Items)** (of Rs. 2 each) *(Not Annualised) Basic and Diluted (Rs.)	(1.11)*	(0.13)*	(1.91)*	(1.54)	(3.44)
22 ii	**Earning Per share (After Extraordinary Items)** (of Rs. 2 each) *(Not Annualised) Basic and Diluted (Rs.)	(1.11)*	(0.13)*	(1.91)*	(1.54)	(3.44)

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Year Ended March 31,2017

(₹ in Lacs)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2017 (Audited)	31.12.2016 (Unaudited)	31.03.2016 (Audited)	31.03.2017 (Audited)	31.03.2016 (Audited)
1.	**Segment Revenue**					
	(a) Real estate and related activities	32,425.50	29,263.93	26,860.87	120,655.51	130,858.52
	(b) Transmission Towers	10,378.28	7,154.47	12,552.38	35,766.78	35,768.24
	(c) Property Management	3,404.23	3,163.32	3,433.46	13,454.35	14,481.15
	(d) Hospitality	633.07	822.34	1,259.42	3,673.07	4,865.09
	(e) Investment activities	-	-	-	-	5.63
	(f) Others	-	-	-	-	-
	Total	46,841.09	40,404.06	44,106.13	173,549.71	185,978.63
	Less: Inter segment revenue	87.91	244.09	212.26	548.55	961.90
	Net sales / Income from operations	46,753.18	40,159.97	43,893.87	173,001.16	185,016.73
2.	**Segment Results**					
	(Profit before tax and Finance costs)					
	(a) Real estate and related activities	(32,368.48)	3,304.40	(48,145.94)	(29,027.19)	(69,384.67)
	(b) Transmission Towers	557.78	470.41	544.06	1,973.02	1,845.45
	(c) Property Management	522.41	571.56	712.14	2,911.77	3,359.51
	(d) Hospitality	(75.04)	846.03	(131.49)	(1,438.39)	(549.75)
	(e) Investment activities	(2.39)	(0.09)	(3.36)	(8.65)	(863.48)
	(f) Others	(0.50)	(0.13)	(0.69)	(0.77)	(0.83)
	(g) Unallocable Income/(Expense)	(2,763.09)	934.81	623.50	(163.66)	2,319.29
	Total	(34,129.31)	6,126.99	(46,401.79)	(25,753.87)	(63,274.48)
	Less:					
	(i) Finance Cost	13,351.71	5,781.43	15,179.67	30,039.15	31,108.13
	(ii) Prior Period Adjustment	3,010.03	-	-	3,010.03	-
	(iii) Extraordinary loss	0.04	-	-	0.04	-
	Net profit before Tax	(44,471.03)	345.56	(61,581.46)	(52,783.03)	(94,382.61)
3.	Segment assets					
	(a) Real estate and related activities	2,705,159.18	2,707,576.77	2,501,395.03	2,705,159.18	2,501,395.03
	(b) Transmission Towers	28,070.69	26,047.03	33,070.96	28,070.69	33,070.96
	(c) Property Management	52,505.37	53,557.54	44,580.42	52,505.37	44,580.42
	(d) Hospitality	15,620.01	14,033.40	25,972.49	15,620.01	25,972.49
	(e) Investment activities	37,054.18	38,331.10	38,151.58	37,054.18	38,151.58
	(f) Others	33.67	33.82	34.44	33.67	34.44
	(g) Unallocable	(19,014.09)	18,441.78	31,607.56	(19,014.09)	31,607.56
	Total	2,819,429.01	2,858,021.44	2,674,812.48	2,819,429.01	2,674,812.48
4.	Segment Liabilities					
	(a) Real estate and related activities	1,804,720.41	1,786,459.52	1,648,212.03	1,804,720.41	1,648,212.03
	(b) Transmission Towers	19,721.24	17,964.15	25,443.04	19,721.24	25,443.04
	(c) Property Management	43,083.68	44,261.09	38,583.36	43,083.68	38,583.36
	(d) Hospitality	25,404.36	23,944.29	34,675.48	25,404.36	34,675.48
	(e) Investment activities	1,660.42	2,995.50	1,659.11	1,660.42	1,659.11
	(f) Others	0.45	0.11	0.45	0.45	0.45
	(g) Unallocable	3,635.04	-	6,870.23	3,635.04	6,870.23
	Total	1,898,225.61	1,875,624.66	1,755,443.71	1,898,225.61	1,755,443.71

Unitech Limited

CIN: L74899DL1971PLC009720

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

Consolidated Statement of Assets & Liabilities

(₹ in Lacs)

Sr.No.	Particulars	As at March 31, 2017	As at March 31, 2016
A	**Assets**		
1	**Non Current assets**		
	Property ,Plant and Equipment	23,151.66	34,886.92
	Capital Work in Progress	24,001.59	23,281.74
	Investment property	16,753.12	16,753.12
	Other Intangible Assets	487.98	671.61
	Goodwill	188,317.81	189,909.45
2	**Financial Assets**		
	(i)Investments	205,381.48	173,593.18
	(ii)Loans	3,987.68	4,133.73
	(iii) Others	2,085.89	643.89
	Deffered Tax Assets (Net)	29,887.43	19,512.56
	Other non current Assets	404.84	2,065.94
		494,459.48	465,452.13
3	**Current Assets**		
	Inventories	336,672.60	364,071.51
4	**Financial Assets**		
	(i) Investments	39.65	31.88
	(ii) Trade Receivable	160,277.48	152,483.97
	(iii)Cash and Cash equivalents	9,180.93	10,907.04
	(iv) Bank balance other than (ii) above	2,861.29	8,399.43
	(v) Loans	52,163.86	112,286.14
	(vi) others	124,858.26	48,516.98
	Current Tax assets (Net)	857.56	-
	Other Current Assets	1,638,057.92	1,511,238.82
		2,324,969.55	2,207,935.78
		2,819,429.03	2,673,387.91070
B	**EQUITY AND LIABILITIES**		
1	**Equity**		
	Equity Share Capital	52,326.02	52,326.02
	Other Equity	868,877.38	867,042.75
		921,203.40	919,368.77
	Minority Interest	3,305.66	5,118.77
2	**Non Current Liabilities**		
	Financial Liabilities		
	(i) Borrowing	192,871.40	167,236.92
	(ii) Trade payables	-	-
	(ii) Other Financial Liabilities	7,750.69	5,308.34
	Provisions	2,316.63	2,418.11
	Deffered Tax Liabilities	494.05	444.92
	Other non current Liabilities	10,715.49	15,387.45
		214,148.25	190,795.75
3	**Current Liabilities**		
	Financial Liabilities		
	(i)Borrowings	98,084.34	103,092.84
	(ii) Trade payables	123,708.91	152,494.69
	(iii) Other Financial Liabilities	671,934.80	612,982.63
	Other Current Liabilities	783,978.74	687,933.32
	Provisions	3,064.93	176.59
	Current Tax Liabilities (Net)	-	1,424.57
		1,680,771.72	1,558,104.63
	Total	2,819,429.03	2,673,387.91

Notes:

I	The above Financial Results (prepared on consolidated basis) have been reviewed by the Audit Committee and approved by the Board of Directors of Unitech Limited at their respective meetings held on May 30, 2017.
II	The figures of last quarter are the balancing figures between audited figures in respect of the full financial year and the published year-to-date figures upto the third quarter of the current financial year
III	The Central Government vide Gazette Notification No. S.O. 1216(E) dated April 19, 2017 has appointed May 01, 2017 as the date on which the applicable provisions of Real Estate (Regulation and Development) Act, 2016 shall come into force. The estimated cost of real estate projects under development has been arrived by the Company as per the provisions contained under the said Act read with the applicable rules and the revenue from 'Land for development' recognized accordingly.
IV	The Company has adopted Indian Accounting Standards ("Ind AS") from April 01, 2016 as prescribed under Section 133 of the Companies Act 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India. Financial results for all the periods presented have been prepared in accordance with the recognition and measurement principles as stated therein.
V	The segment results have been prepared in accordance with the accounting principles laid down under Indian Accounting Standard - 108 on 'Segment Reporting' prescribed under section 133 of the companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
VI	Reconciliation of total equity as at March 31, 2016

Sl. No.	Description	March 31, 2016 (Rs. in Lacs)
1	Total equity reported under Previous Indian GAAP	1,006,243.20
2	Ind AS Adjustments	
a.	Effect of accounting for the financial liabilities at amortised cost using Effective Interest Rate	1,637.92
b.	Effect of accounting for the financial Assets at amortised cost using Effective Interest Rate	-3,246.49
c.	Fair value of financial assets	-4,365.00
d.	Fair value of Investment thorugh OCI	8,040.33
e.	Effect of joint venture	-36,627.36
f.	Goodwill Written Off	-51,346.94
g.	Effect of Deferred Tax	-966.89

		Net Ind AS adjustments	[illegible]
	3	Total equity under Ind AS	9,19,368.77

VII Statement of reconciliation of net PAT reported under previous Indian GAAP (IGAAP) and net PAT under IND AS for the quarter ended and year ended 31st March 2016.

(Rs. in Lacs)

Sl. No.	Particulars	Quarter ended March 31, 2016	Previous year ended March 31, 2016
1	Net Profit after Tax as per previous IGAAP	-53946.93	-90269.76
2	Ind AS Adjustments		
a.	Financial liabilities recognised at amortised cost using effective rate of interest (Net)	-191.42	291.03
b.	Financial assets recognised at amortised cost using effective rate of interest (net)	85.45	349.77
c.	Actuarial gains or losses on employee benefits transferred to Other Comprehensive Income	-376.69	-265.93
d.	Other Adjustment	-9.50	-6.99
e.	Tax Impact	162.85	-133.86
3	Net Profit before other comprehensive Income as per IND AS	-54276.24	-90035.72

VIII The report of statutory auditor on the financial statements of Unitech Limited, its subsidiaries, associates and joint ventures (collectively referred to as the "Group") for the financial year ended March 31, 2017, contains qualification which are being summarised below:-

a) *"As at March 31, 2017 an amount of Rs. 74,096.94 Lacs (previous year ended on 31st March, 2016 Rs. 80,539.42 Lacs) are outstanding in respect of advances for purchase of land, and projects pending commencement, excluding joint ventures/collaborations, which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.6,442.48 Lacs (net) had been recovered / adjusted during the current period. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/ adjustable and that no accrual for diminution of advances is necessary as at 31st March*

	2017. The management has further represented that as significant amounts [illegible] recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, they are confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable adjustable since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous year & current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31st March 2017 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. This matter was also qualified by the previous Auditors in their report on the consolidated financial statements for the year ended 31st March 2016" The management, in response of the above qualification, states the following:- Advances for the purchase of land, projects pending commencement and to joint ventures and collaborators have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision other than those already accounted for is necessary at this stage. The management is confident of recovering/ appropriately adjusting the balance in due course.
b)	*"The Consolidated Ind AS financial statements shows goodwill accounted for on acquisition amounting to Rs. 188,317.80 lacs (net of FCTR Rs.162,703.55lacs), (Previous Year Rs.266,872.74 lacs (net of FCTR Rs.231,908.84 lacs) on subsidiaries. In respect of a number of subsidiaries, the net worth of the investee entity has diminished and indicators of the diminution of the investment appears to be 'other than temporary' and has been qualified in our Independent Auditors Report on the unaudited standalone Ind AS financial results. Owing to the significant reduction in the carrying value of the step down underlying assets/ investments, resulting in other than temporary diminution of carrying value of investments in the standalone Ind AS financial statements, in our opinion and according to information provided and explanations given to us, the carrying value of Goodwill is impaired to the extent of Rs. 117,041.79lacs (net of FCTR Rs. 91,427.54lacs). Had the Company accounted*

	for impairment of Goodwill, the loss for the year ended 31st March 2017 would have been higher by and the Goodwill would have been lower by Rs. 117,041.79 lacs. The opinion of the previous Auditors on the consolidated financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter." The management, in response of the above qualification, states the following:- Management has evaluated this matter and is of the firm view that the diminution, if any, even if it exists is only temporary and that sufficient efforts are being undertaken to revive the said subsidiaries in the foreseeable future so as to recover carrying value of the investment. Further, management believes that the loans and advances given to these companies are considered good and recoverable based on the future projects in these subsidiaries and accordingly no provision other than those already accounted for, has been considered necessary.
c)	*"An amount of* Rs.163,998.10 *lacs is outstanding as at 31st March, 2017 (Previous year ended 31st March 2016 – Rs. 1,55258.73 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.22,798.63 lacs (Previous year ended 31st March 2016 – Rs. 22,578.11 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customers who have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March 2017. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31st March 2017 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs.22,798.63 lacs are doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs.22,798.63 lacs and the loss for the year ended 31st March, 2017 would have been higher by Rs.22,798.63 lacs The opinion of the previous Auditors on the consolidated financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter"*

	The management, in response of the above qualification, states the following: Management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables balance outstanding are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March, 2017. They are confident of appropriately adjusting / recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future.
d)	"The Holding Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority (or GNIDA) dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs. 1,05,483.26 lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Holding Company, 25% of the total dues amounting to Rs. 13,893.42 lacs has been forfeited out of the total amount paid till date. The Holding Company has incurred total expenditure of Rs.2,13,907.95 lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 lacs (ii) the balance portions of the total amounts payable, being contractual interest accrued till 31st March 2016 of Rs.99,091.90 lacs; and (iii) other construction costs amounting to Rs.80,594.15 lacs]. The Holding Company is also carrying a corresponding liability of Rs. 99,091.90 lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs. 66,692.05 lacs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFEASI Act and have also taken notional possession of this land. Further, the Holding Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs.920,267,391 (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Holding Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Holding Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Holding Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Holding Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, inter alia, on carrying value of the project under 'projects in progress' and on the consolidated Ind AS financial results of the group. The opinion of the previous Auditors on the consolidated

	financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter" *The management, in response of the above qualification, states the following:-* *Management has written a letter to GNIDA dated 1 December 2015, wherein management has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Company to retain an area of approximately 25 acres out of the total allotted land of approx. 100 acres and that the amount paid by the Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Company under GNIDA. The company has been informed during the meeting held with GNIDA officials on 30.05.2017, that the authority is revoking the cancellation of the lease deed of the said plot, and shall reinstate the land position as it was before.*
IX	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

For Unitech Limited

Place: Gurugram
Dated: May 30, 2017

Sd/-

Ramesh Chandra
Chairman

R. NAGPAL ASSOCIATES
CHARTERED ACCOUNTANTS

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

To the Board of Directors of
UNITECH LIMITED

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

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

3. We did not audit the financial statements of the 166 subsidiaries (of which 95 are unaudited) and 1 foreign branch, included in the consolidated year to date results, whose financial statements reflect total assets of Rs.12,57,205.43lacs, and total revenue of Rs.1,19,155.78 lacs, for the year ended 31st March 2017. These financial statements and other financial information have been audited by other auditors (except for the ones unaudited as mentioned hereinabove) whose reports have been furnished to us, and our opinion on the year to date results, to the extent they

R. Nagpal Associates
New Delhi
Chartered Accountants

have been derived from such financial statements, is based solely on the report of such other auditors.

4. We draw attention to the following:

(a) Advances amounting to Rs.74,096.94 lacs(previous year ended on 31st March, 2016 Rs.80,539.42 lacs) are outstanding in respect of advances for purchase of land, and projects pending commencement, excluding joint ventures/collaborations, which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.6,442.48 lacs(net) had been recovered / adjusted during the current period. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/ adjustable and that no accrual for diminution of advances is necessary as at 31st March 2017. The management has further represented that as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, they are confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable adjustable since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous year & current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31st March 2017 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. This matter was also qualified by the previous Auditors in their report on the consolidated financial statements for the year ended 31st March 2016.

(b) An amount of Rs.163,998.10lacs is outstanding as at 31st March, 2017 (Previous year ended 31st March 2016 – Rs. 155,258.73 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.22,798.63 lacs(Previous year ended 31st March 2016 – Rs.22,578.11 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customers who have contravened the contractual terms. The management has

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undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March 2017. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31st March 2017 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs.22,798.63 lacs are doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs.22,798.63 lacs and the loss for the year ended 31st March, 2017 would have been higher by Rs.22,798.63 lacs. The opinion of the previous Auditors on the consolidated financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter.

c) The Holding Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority (or GNIDA) dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs.105,483.26 lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Holding Company, 25% of the total dues amounting to Rs.13,893.42 lacs has been forfeited out of the total amount paid till date. The Holding Company has incurred total expenditure of Rs.213,907.95 lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 lacs (ii) the balance portions of the total amounts payable, being contractual interest accrued till 31st March 2016 of Rs.99,091.90 lacs; and (iii) other construction costs amounting to Rs.80,594.15 lacs]. The Holding Company is also carrying a corresponding liability of Rs.99,091.90 lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs.66,692.05 lacs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFEASI Act and have also taken notional possession of this land. Further, the Holding Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs.9,202.67 lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Holding Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Holding Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Holding Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Holding Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, *inter alia,* on carrying value of the project under 'projects in progress' and on the consolidated Ind AS financial results of the group. The opinion of the previous Auditors on the consolidated financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter.

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

d) The Consolidated Ind AS financial statements shows goodwill accounted for on acquisition amounting to Rs. 188,317.80lacs (net of FCTR Rs.162,703.55lacs), (Previous Year Rs.266,872.74 lacs (net of FCTR Rs.231,908.84 lacs) on subsidiaries. In respect of a number of subsidiaries, the net worth of the investee entity has diminished and indicators of the diminution of the investment appears to be 'other than temporary' and has been qualified in our Independent Auditors Report on the unaudited standalone Ind AS financial results. Owing to the significant reduction in the carrying value of the step down underlying assets/ investments, resulting in other than temporary diminution of carrying value of investments in the standalone Ind AS financial statements, in our opinion and according to information provided and explanations given to us, the carrying value of Goodwill is impaired to the extent of Rs. 117,041.79lacs (net of FCTR Rs. 91,427.54lacs). Had the Company accounted for impairment of Goodwill, the loss for the year ended 31st March 2017 would have been higher by and the Goodwill would have been lower by Rs. 117,041.79 lacs. The opinion of the previous Auditors on the consolidated financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter.

5. We also draw attention to the following matters:

a) No adjustment has been considered necessary for recoverability of investments in share capital/projects aggregating to Rs.2790.89 lacs (Previous year ended on 31st March, 2016Rs. 2,781.72 lacs) as the matters are still sub-judice and the impact, if any, is unascertainable at this stage. Our report is not qualified in respect of this matter;

b) Based on our audit procedures and on the information and explanations given by the management, we are of the opinion, that during the year, the Holding Company has defaulted in repayment of principal and/or interest to banks, financial institutions, & debenture holders wherein the period of delay ranges from 1 day to 1432 days.

The overdue interest on borrowings amounts to Rs.36,253.89 lacs as reflected in the Ind AS financial statements which was outstanding as at 31st March 2017.

The overdue principal repayments of borrowings amounts to Rs. 75,652.99 lacs as reflected in the Ind AS financial statements which was outstanding as at 31st March 2017.

Our report is not qualified in respect of this matter.

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

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

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

Limited, Elbrus Properties Private Limited, Empecom Corporation British Virgin,Erebus Projects Private Limited, Erica Projects Private Limited, Firisa Holdings Limited, Flores Projects Private Limited, Flores Properties Limited, GirnarInfrastructures Private Limited, Glenmore Builders Private Limited, Global Perspectives Limited, Gramhuge Holdings Limited, Grandeur Real tech Developers Private Limited, Greenwood Projects Private Limited, Gretemia Holdings Limited, Gurgaon Recreations Park Limited, Halley Developers Private Limited, Halley Projects Private Limited, Harsil Builders Private Limited, Harsil Properties Private Limited, Hassan Properties Private Limited, Hatsar Estates Private Limited, Havelock Estates Private Limited, Havelock Investments Limited, Havelock Properties Limited, Havelock Realtors Limited, High strength Projects Private Limited, Impactian Limited, Insecond Limited, Jalore Properties Private Limited, Jorhat Properties Private Limited, Unitech Infra-con Limited ,Kerria Projects Private Limited, KhatuShyamjiInfraventures Private Limited, KhatuShyamjiInfratech Private Limited, Kolkata International Convention Centre Limited, Konar Developers Private Limited, Kortel Limited, Koshi Builders Private Limited, Landscape Builders Limited, Lavender Developers Private Limited, Lavender Projects Private Limited, Mahoba Builders Limited, Mahoba Schools Limited, Manas Realty Projects Private Limited, Mandarin Developers Private Limited, Madison Builders Private Limited, Mansar Properties Private Limited, Marine Builders Private Limited, Masla Builders Private Limited, Mayurdhwaj Projects Private Limited, Medlar Developers Private Limited ,Medwyn Builders Private Limited, Moonstone Projects Private Limited, Moore Builders Private Limited, Munros Projects Private Limited, Nectrus Limited, New India Construction Co. Limited, Nirvana Real Estate Projects Limited, Nuwell Limited, Onega Properties Private Limited, Panchganga Projects Limited, Plassey Builders Private Limited, Primrose Developers Private Limited, Purus Projects Private Limited, Purus Properties Private Limited, Quadrangle Estates Private Limited, Reglinia Holdings Limited, Rhine Infrastructures Private Limited, Risster Holdings Limited, Robinia Developers Private Limited, Ruhi Construction Co. Limited, Sabarmati Projects Private Limited, Samay Properties Private Limited, Sandwood Builders & Developers Private Limited, Sangla Properties Private Limited, Sankoo Builders Private Limited, Sanyog Builders Limited, Sanyog Properties Private Limited, Sarnath Realtors Limited, Serveia Holdings Limited, Seyram Limited, Shri KhatuShyam Ji Infrapromoters Private Limited, ShrishtiBuildwell Private Limited, Simpson Estates Private Limited, Somerville Developers Limited, Spanwave Services Limited, Sublime Developers Private Limited, Sublime Properties Private Limited, Supernal Corrugation India Limited, Surfware Consultants Limited, Tabas Estates Private Limited, Technosolid Limited, Transdula Limited, Unitech Acacia Projects Private Limited, Unitech Agra Hi Tech Township Limited, Unitech Alice Projects Private Limited, Unitech Ardent Projects Private Limited, Unitech Builders & Projects Limited, Unitech Build-Con Private Limited, Unitech Builders Limited, UnitechBuildwell Private Limited, Unitech Business Parks Limited, Unitech Capital Private Limited, Unitech Chandra Foundation,Unitech Colossal Projects Private Limited, Unitech Commercial & Residential Projects Private Limited, Unitech Country Club Limited, UnitechCynara Projects Private Limited, Unitech Developers & Hotels Private Limited, Unitech Hi Tech Builders Private Limited, Unitech High Vision Projects Limited, Unitech Hi Tech Developers Limited, Unitech Holdings Limited, Elixir Hospitality Management Limited, Unitech Hospitality Services Limited, Unitech Hotels Limited, Unitech Hotel Services Private Limited, Unitech Hotels & Projects Limited, Unitech Hotels Private Limited, Unitech Hyderabad Projects Limited, Unitech Hyderabad Township Limited, Unitech Industries Limited, Unitech Industries & Estates Private Limited, UnitechInfopark Limited, Unitech Infra Limited, Unitech Infra- Developers Limited, Unitech Infra-Properties Limited, Unitech Kochi SEZ Limited, UnitechKonar Projects Private Limited, UnitechManas Projects

Private Limited, UnitechMiraj Projects Private Limited, ,Unitech Nelson Projects Private Limited, Unitech Overseas Limited, Unitech Pioneer Nirvana Recreation Private Limited, Unitech Pioneer Recreation Limited, Unitech Power Transmission Limited, QNS Facility Management Private Limited, Unitech Real Estate Builders Limited, Unitech Real Estate Management Private Limited, Unitech Real Tech Properties Limited, Unitech Realty Builders Private Limited, Unitech Realty Developers Limited, Unitech Realty Private Limited, Unitech Realty Ventures Limited, Unitech Reliable Projects Private Limited, Unitech Residential Resorts Limited, UnitechSamus Projects Private Limited, UnitechValdel Hotels Private Limited, Unitech Vizag Projects Limited, Uni Homes Private Limited, Unitech Libya for General Contracting and Real Estate Investment (foreign branch),Unitech Global Limited, Unitech Malls Limited, Vectex Limited, Zanskar Builders Private Limited, Zanskar Realtors Private Limited, Zanskar Realty Private Limited, Zimuret Limited

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

(iii) give a true and fair view of the consolidated net loss, consolidated comprehensive incomeand other financial information for the consolidated year to date results for the period from 1st April 2016 to 31st March 2017.

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

R. Nagpal Associates New Delhi Chartered Accountants

(CA. RavinderNagpal)
Partner
Membership No. 081594

Place: Gurugram
Date: 30thMay2017

ANNEXURE I

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

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2017

[*See* Regulation 33 of the SEBI (LODR) Regulations, 2016]

1 Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
		₹ Lacs	₹ Lacs
1	Turnover / Total Income	177,640.53	177,640.53
2	Total Expenditure	230,423.56	538,848.49
3	Prior period item	-	-
4	Total tax expenses	(8,879.29)	(8,879.29)
5	Attributable to Minority Interest	(2,439.20)	(2,439.20)
6	Attributable to profit/(loss) of associates and joint Venture (Net)	1,197.97	1,197.97
7	Net Profit/(Loss)	(40,266.57)	(352,328.67)
8	Earnings Per Share		
	Basic	(1.54)	(13.47)
	Diluted	(1.54)	(13.47)
9	Total Assets	2,819,429.03	2,511,004.10
10	Total Liabilities	1,898,225.63	1,898,225.63
11	Net Worth	921,203.40	612,778.47
12	Any other financial item(s) (as felt appropriate by the management)		

2 Audit Qualification:-

Matter 1

1 Details of Audit Qualification:-

An amount of Rs.163,998.10lacs is outstanding as at 31st March, 2017 (Previous year ended 31st March 2016 – Rs. 155,258.73 lacs) which is comprised of trade receivables pertaining to sale of land, properties, trading goods, finished goods, commercial plots/properties of various kinds. Some of these balances amounting to Rs.22,798.63 lacs(Previous year ended 31st March 2016 – Rs.22,578.11 lacs) are outstanding for significantly long periods of time. The management has explained that such long overdue outstandings have arisen in the normal course of business from transactions with customers who have contravened the contractual terms. The management has undertaken a detailed exercise to evaluate the reasons of such long outstandings as well as possibility of recoveries. The management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables outstandings are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March 2017. However, we are unable to ascertain whether all of the long overdue outstanding trade receivables are fully recoverable/adjustable, since the outstanding balances as at 31st March 2017 are outstanding/remained unadjusted for a long period of time. Based on our assessment and audit procedures performed, in our opinion, trade receivables amounting to Rs.22,798.63 lacs are doubtful of recovery and consequently, management ought to provide/accrue for the diminution for these balances. Had the management provided/accrued for the diminution in value of the said trade receivables, the carrying value of the trade receivables would have been lower by Rs.22,798.63 lacs and the loss for the year ended 31st March, 2017 would have been higher by Rs.22,798.63 lacs. The opinion of the previous Auditors on the consolidated financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter.

2 Type of Audit Qualification: Qualified Opinion

3 Frequency of qualification: Appeared 2nd time

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

Management, based on internal assessments and evaluations, possible recoveries from securities (registered or unregistered) have represented that significant portion of such trade receivables balance outstanding are still recoverable/ adjustable and that no accrual for diminution in value of trade receivables is therefore necessary as at 31st March, 2017. They are confident of appropriately adjusting / recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future

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

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

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

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

6 Amount involved in qualification in ₹ lacs 22,798.63

Matter 2

1 Details of Audit Qualification:-

The Consolidated Ind AS financial statements shows goodwill accounted for on acquisition amounting to Rs. 188,317.80lacs (net of FCTR Rs.162,703.55lacs), (Previous Year Rs.266,872.74 lacs (net of FCTR Rs.231,908.84 lacs) on subsidiaries. In respect of a number of subsidiaries, the net worth of the investee entity has diminished and indicators of the diminution of the investment appears to be 'other than temporary' and has been qualified in our independent Auditors Report on the unaudited standalone Ind AS financial results. Owing to the significant reduction in the carrying value of the step down underlying assets/ investments, resulting in other than temporary diminution of carrying value of investments in the standalone Ind AS financial statements, in our opinion and according to information provided and explanations given to us, the carrying value of Goodwill is impaired to the extent of Rs. 117,041.79lacs (net of FCTR Rs. 91,427.54lacs). Had the Company accounted for impairment of Goodwill, the loss for the year ended 31st March 2017 would have been higher by and the Goodwill would have been lower by Rs. 117,041.79 lacs. The opinion of the previous Auditors on the consolidated financial statements for the year ended 31st March, 2016 was also qualified in respect of this matter.

2 Type of Audit Qualification: Qualified Opinion

3 Frequency of qualification: Appeared 2nd time

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

Management has evaluated this matter and is of the firm view that the diminution, if any, even if it exists is only temporary and that sufficient efforts are being undertaken to revive the said subsidiaries in the foreseeable future so as to recover carrying value of the investment. Further, management believes that the loans and advances given to these companies are considered good and recoverable based on the future projects in these subsidiaries and accordingly no provision other than those already accounted for, has been considered necessary.

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

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

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

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

6 Amount involved in qualification in ₹ lacs 117,041.79

Matter 3

1 Details of Audit Qualification:-

As at March 31, 2017 an amount of Rs. 74,096.94 Lacs (previous year ended on 31st March, 2016 Rs. 80,539.42 Lacs) are outstanding in respect of advances for purchase of land, and projects pending commencement, excluding joint ventures/collaborations, which, as represented by the management, have been given in the normal course of business to land owning companies, collaborators, projects and for purchase of land. As per information made available to us and explanations given to us Rs.6,442.48 Lacs (net) had been recovered / adjusted during the current period. The management, based on internal assessments and evaluations, has represented that the balance outstanding advances are still recoverable/ adjustable and that no accrual for diminution of advances is necessary as at 31st March 2017. The management has further represented that as significant amounts have been recovered/adjusted during the previous financial years and since constructive and sincere efforts are being put in for recovery of the said advances, they are confident of appropriately adjusting/recovering significant portions of the remaining outstanding balance of such amounts in the foreseeable future. However, we are unable to ascertain whether all the remaining outstanding advances, mentioned above, are fully recoverable adjustable since the said outstanding balances are outstanding/remained unadjusted for a long period of time, and further that, neither the amounts recovered nor rate of recovery of such long outstanding amounts in the previous year & current year, despite confirmations from some parties, clearly indicate, in our opinion, that all of the remaining outstanding amounts may be fully recoverable; consequently, we are unable to ascertain whether all of the remaining balances as at 31st March 2017 are fully recoverable. Accordingly, we are unable to ascertain the impact, if any, that may arise in case any of these remaining advances are subsequently determined to be doubtful of recovery. This matter was also qualified by the previous Auditors in their report on the consolidated financial statements for the year ended 31st March 2016"

2 Type of Audit Qualification: Qualified Opinion

3 Frequency of qualification: Repetitive, 6th year

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

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

5 For Audit Qualification(s) where the impact is not quantified by the auditor: NA
(i) Management's estimation on the impact of audit qualification:
(ii) If management is unable to estimate the impact, reasons for the same:
(iii) Auditors' Comments on (i) or (ii) above:
6 Amount involved in qualification in ₹ lacs 74,096.94

Matter 4

1 Details of Audit Qualification:-

The Holding Company has received a 'cancellation of lease deed' notice from Greater Noida Industrial Development Authority (or GNIDA) dated 18 November 2015. As per the Notice, GNIDA has cancelled the lease deed in respect of Residential/Group Housing plots on account of non-implementation of the project and non-payment of various dues amounting to Rs.105,483.26 lacs. As per the notice, and as per the relevant clause of the bye-laws/contractual arrangement with the Holding Company, 25% of the total dues amounting to Rs.13,893.42 lacs has been forfeited out of the total amount paid till date. The Holding Company has incurred total expenditure of Rs.213,907.95 lacs [comprising of (i) the amounts paid under the contract/bye-laws of Rs.34,221.90 lacs (ii) the balance portions of the total amounts payable, being contractual interest accrued till 31st March 2016 of Rs.99,091.90 lacs; and (iii) other construction costs amounting to Rs.80,594.15 lacs]. The Holding Company is also carrying a corresponding liability of Rs.99,091.90 lacs representing the total amounts payable to GNIDA including interest accrued and due of Rs.66,692.05 lacs. The said land is also mortgaged and the Holding Company has registered such mortgage to a third party on behalf of lender for the Non-Convertible Debenture (NCD) facility extended to the Holding Company and, due to default in repayment of these NCDs, the debenture holders have served a notice to the Holding Company under section 13(4) of the SARFEASI Act and have also taken notional possession of this land. Further, the Holding Company has contractually entered into agreements to sell with 397 buyers and has also received advances from such buyers amounting to Rs.9,202.67 lacs (net of repayment). No contract revenue has been recognized on this project. Management has written a letter to GNIDA dated 1st December 2015, wherein it has stated that the cancellation of the lease deed is wrong, unjust and arbitrary. Further, management has also described steps taken for implementation of the project, valid business reasons due to delays till date. Further, Management had also proposed that in view of the fact that third party interests have been created by the Holding Company in the allotted land, by allotting plots to different allottees, in the interest of such allottees, GNIDA may allow the Holding Company to retain an area of approximately 25 acres out of the total allotted land of approximately 100 acres and that the amount paid by the Holding Company till date may be adjusted against the price of the land of 25 acres and remaining surplus amount may be adjusted towards dues of other projects of the Holding Company under GNIDA. As informed and represented to us, the discussions/ negotiations and the legal recourse process is currently underway and no solution/direction is ascertainable until the date of this report. In view of the materiality of the transaction/circumstances and uncertainties that exist, we are unable to ascertain the overall impact of the eventual outcome of the aforementioned notice/circumstance. Consequently, we are unable to ascertain the impact if any, inter alia, on carrying value of the project under 'projects in progress' and on the consolidated Ind AS financial results of the group. The opinion of the previous Auditors on the consolidated financial

2 Type of Audit Qualification: Qualified Opinion
3 Frequency of qualification: Appeared 2nd time

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

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

5 For Audit Qualification(s) where the impact is not quantified by the auditor: NA
(i) Management's estimation on the impact of audit qualification:
(ii) If management is unable to estimate the impact, reasons for the same:
(iii) Auditors' Comments on (i) or (ii) above:
6 Amount involved in qualification in ₹ lacs 94,487.57

For R Nagpal Associates
Chartered Accountants
FRN: 002626N

Sd/-
Ravinder Nagpal
Partner
Membership No.081594

Place: Gurugram
Date: 30th May 2017

For and on behalf of the Board of Directors

Sd/-
Ajay Chandra
Managing Director
DIN : 00004234

Sd/-
Sanjay Chandra
Managing Director
DIN : 00004484

Sd/-
G.R Ambwani
Chairman, Audit Committee
DIN : 00216484

Sd/-
Deepak KumarTyagi
Chief Financial Officer