

UIL/BSE-NSE/REGULATION 33/02/2020-21

7th October, 2020By ON LINE

Deputy General Manager Dept. of Corporate Services BSE Limited P.J. Tower, Dalal Street, Mumbai 400 001 Fax: 2272 2037/39/41/61 2272 2082/3132	The Asstt. Vice President Corporate Relation Department National Stock Exchange of India Limited Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra –Kurla Complex, Bandra (East), Mumbai-400051
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Dear Sir,

Sub: Audited Financial Results pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and year ended 31st March, 2018.

SCRIP CODE NO	:	532746
ABBREVIATED NAME ON BOLT	:	UNITY INFRA
SCRIP ID ON BOLT	:	UNITY
ISIN	:	INE466H01028

Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 the Resolution Professional at their meeting held on 7th October, 2020 have considered, approved and taken on record the Audited Financial Results (Standalone) for the quarter and year ended 31st March, 2018.

In this connection, please find enclosed herewith the Audited Financial Results (Standalone) for the quarter and year ended 31st March, 2018 alongwith Statement on Impact of Audit Qualifications for the year ended 31st March, 2018 and copy of the Audit Report (Standalone) by Statutory Auditors of the Company, dated 7th October, 2020.

The copies of the same are enclosed herewith for your perusal.

You are requested to take the same on record.

Please contact the undersigned for further clarifications, if any.

Thanking you,

For and on Behalf of Resolution Professional –
Unity Infraprojects Limited

Prakash B. Chavan
Group Company Secretary & Head – Legal
& Compliance Officer
 Membership No. FCS – 4690
 e CSIN – EF 004690A000160252



INFRAPROJECTS LIMITED

UNITY INFRAPROJECTS LTD.

Registered Office: 1252, Pushpanjali, Old Prabhadevi Road, Prabhadevi, Mumbai 400 025

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED MARCH 31, 2018

(Figures in Rs. Lakhs)

NO.	PARTICULARS	STANDALONE				
		QUARTER ENDED			YEAR ENDED	
		31-Mar-2018	31-Dec-2017	31-Mar-2017	31-Mar-2018	31-Mar-2017
		Unaudited	Unaudited	Unaudited	Audited	Audited
1	Income from operations					
	(a) Net Sales / Income from Operations	9,844.68	4,477.24	8,314.31	20,905.93	24,707.76
	(b) Other operating Income					
	Total Income from operation (net)	9,844.68	4,477.24	8,314.31	20,905.93	24,707.76
2	Expenses					
	a) Cost of materials consumed	(1,972.41)	466.27	17,867.99	873.72	25,823.26
	b) Purchases of stock-in-trade					
	c) Construction expenses	(6,005.00)	5,330.64	36,397.03	19,573.70	55,914.87
	d) Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	4,531.14	(1,277.60)	3,194.39	978.61	6,566.64
	e) Employee benefits expenses	123.70	115.22	34.85	565.29	1,277.80
	f) Depreciation	141.94	292.11	15.93	1,034.04	1,307.69
	g) Impairment of non-current assets	(14,871.60)	10,336.71	1,835.52	-	1,835.52
	h) Other Expenditure	(38,045.33)	36,462.11	12,396.62	1,258.65	13,107.72
	Total expenses	(56,097.56)	51,725.46	71,742.33	24,284.01	1,05,833.50
3	Profit from operations before other income, finance costs and exceptional item (1-2)	65,942.24	(47,248.22)	(63,428.02)	(3,378.08)	(81,125.74)
4	Other Income	(1,551.09)	(386.68)	(592.19)	586.03	2,657.69
5	Profit from ordinary activities before finance costs but before exceptional items (3+4)	64,391.15	(47,634.90)	(64,020.21)	(2,792.05)	(78,468.05)
6	Finance costs	9,724.78	9,884.97	10,740.25	37,286.68	32,525.29
7	Profit from ordinary activities after finance costs but before exceptional items (5-6)	54,666.37	(57,519.87)	(74,760.46)	(40,078.73)	(1,10,993.34)
8	Exceptional items	1,70,035.95	1,165.89	238.30	1,82,581.64	1,356.29
9	Profit from ordinary activities before tax (7-8)	(1,15,369.58)	(58,685.76)	(74,998.76)	(2,22,660.37)	(1,12,349.63)
10	Provision for Tax					
	a) Provision for Current Tax	48.59	-	131.73	48.59	131.73
	b) Adjustment of tax relating to earlier periods			(1,035.38)	-	(1,035.38)
	c) Provision for Deferred Tax	(136.53)	-	(7.05)	(136.53)	(31.70)
	d) Share of firm tax	-	-	-	-	-
	Total Provision for taxes	(87.94)	-	(910.70)	(87.94)	(935.35)
11	Net profit after tax from ordinary activities (9-10)	(1,15,281.64)	(58,685.76)	(74,088.06)	(2,22,572.43)	(1,11,414.28)
12	Extraordinary items	-	-	-	-	94.72
13	Net profit after tax for the period (11+12)	(1,15,281.64)	(58,685.76)	(74,088.06)	(2,22,572.43)	(1,11,319.56)
14	Paid up Equity Share Capital (face value of share Rs. 2/- each)	2,417.54	2,417.54	2,417.54	2,417.54	2,417.54
15	Reserves (excluding Revaluation Reserves)	-	-	-	(3,29,785.84)	(1,07,274.95)
16	Earnings per share (Not annualised)					
	a) Basic & Diluted EPS (Face value Rs. 2/-) before extraordinary item (Rs.)	(95.37)	(48.55)	(61.29)	(184.13)	(92.17)
	b) Basic & Diluted EPS (Face value Rs. 2/-) after extraordinary item (Rs.)	(95.37)	(48.55)	(61.29)	(184.13)	(92.17)

STATEMENT OF ASSETS AND LIABILITIES	STANDALONE	
	As AT 31/03/2018 (Audited)	As AT 31/03/2017 (Audited)
ASSETS		
Non-Current Assets		
(a) Property, Plant and Equipment	3,661.13	8,310.39
(c) Investment Property	38.11	76.22
(e) Other Intangible Assets	5.61	151.11
(i) Investments	1,373.41	19,708.88
(ii) Trade Receivables	-	51,045.57
(iii) Loans	13,006.37	38,851.06
(iv) Other Financial Assets	8,343.27	17,861.62
(v) Other Non-Current Assets	9,896.76	9,840.80
	36,324.66	1,45,845.65
Current assets		
(a) Inventories	6,583.99	12,894.37
(i) Trade Receivables	13,708.35	48,538.10
(ii) Cash and Cash Equivalents	1,097.73	1,374.00
(iii) Bank Balances Other than (iii) above	2,097.92	3,053.78
(iv) Loans	40.43	42.55
(v) Other Financial Assets	4,587.70	9,123.53
(d) Other Current Assets	16,399.65	35,868.46
	44,515.77	1,10,894.79
	44,515.77	1,10,894.79
TOTAL	80,840.43	2,56,740.43
EQUITY AND LIABILITIES		
Equity		
(a) Equity Share capital	2,417.54	2,417.54
(c) Other Equity	(3,29,785.84)	(1,07,213.41)
Equity attributable to equity holders of the parent	(3,27,368.30)	(1,04,795.88)
Total Equity	(3,27,368.30)	(1,04,795.88)
Liabilities		
Non Current Liabilities		
(a) Financial Liabilities - Borrowings	2.50	1,86,038.25
(b) Provisions	1,042.16	1,042.16
(c) Deferred Tax liabilities (Net)	-	136.53
	1,044.66	1,87,216.95
Current Liabilities		
(a) Financial Liabilities - Borrowings	3,756.51	90,146.23
(ii) Trade Payables		
Micro, Small and Medium Enterprises	10.52	13.77
Others	16,549.33	17,487.57
(iii) Other Financial Liabilities	3,72,743.16	53,227.57
(b) Other Current Liabilities	13,699.10	13,156.33
(d) Current Tax Liabilities (Net)	405.45	287.89
	4,07,164.07	1,74,319.36
TOTAL	80,840.43	2,56,740.44

NOTES :-

- 1 The audited financial results for the quarter and year ended 31st March, 2018 have been considered by the Resolution Professional at their meeting held on 7th October, 2020 and the statutory Auditors of the Company has carried out audit of the above financial.
- 2 On 5th June, 2017, the Company, in the capacity of Corporate Debtor, had filed a petition under Insolvency and Bankruptcy Code, 2016 (Code) with the National Company Law Tribunal (NCLT), Mumbai Bench for initiation of Corporate Insolvency Resolution Process (CIRP) in respect of the Company. The Hon'ble NCLT vide Order dated 20th June, 2017 commenced CIRP and had appointed Mr. Arun Kapoor as the Interim Resolution Professional for the Company. Pursuant to the Order of the Hon'ble NCLT, a public announcement was made on 23rd June, 2017 and a Committee of Creditors (CoC) was formed under Section 21 of the Insolvency and Bankruptcy Code, 2016 (Code). The CoC in its first meeting held on 28th July, 2017 appoints Mr. Alok Saksena as Insolvency Resolution Professional to replace Mr. Arun Kapoor Interim Resolution Professional appointed by the Hon'ble NCLT. Mr. Alok Saksena appointed as Insolvency Resolution Professional for the Company by the Hon'ble NCLT vide Order dated 1st September, 2017.
- 3 Results for the quarter and year ended 31st March, 2018 are in accordance with the Ind-AS Accounting Standards (Ind AS) notified by the Ministry of Corporate Affairs, which are applicable to the Company for the accounting periods beginning on or after 1st April, 2017.
- 4 The Company has a single primary Segment namely "Engineering and Construction". Therefore, the Company's business does not fall under different business segments as defined by IND AS-108 "Operating Segment".
- 5 The powers of the Board of Directors were suspended and such power vested with the Interim Resolution Professional/ Insolvency Resolution Professional in terms of the provision of the Code.
- 6 The Hon'ble NCLT also provided for moratorium with effect from 20th June, 2017, till the completion of the CIRP process or until it approves the resolution plan under Section 31(1) of the Code or passes an order for liquidation of the company under Section 33 of the Code, whichever is earlier.
- 7 The Audited financial results of the Company for the year ended 31st March, 2018 primarily pertains to period before 20th June 2017 (i.e. Insolvency commencement date) wherein the management of the Company was responsible for managing the affairs and day to day functioning of the Company. The audited financial results of the Company for the quarter and year ended 31st March, 2018 has been approved by the Insolvency Resolution Professional solely and on relying on the basis of information and representation given by the management of the Company. The Resolution Professional has approved the said financial results only to the extent of discharging the powers of the Board of Directors of the Company, which has been conferred upon him in terms of the provisions of Section 17 of the Insolvency and Bankruptcy Code, 2016. The said results have been prepared and authenticated by the Insolvency Resolution Professional and do not make any representation or issue any statement in relation to the financial statements are true and complete and accurate in all respect.
- 8 The Resolution Professional and the CoC have attempted to find an acceptable resolution plan to continue the company as a going concern. However, in view of resolution plans received not being acceptable, the CoC have resolved on 23rd February, 2018 to liquidate the company on going concern basis. Consequently, an application for the liquidation of the company has been filed with the NCLT and the matter is sub-judice.
- 9 As per Regulation 33 (3)(d) of the SEBI (LODR) 2015, if the listed entity has subsidiaries, it shall, while submitting annual audited standalone financial results also submit annual audited consolidated financial results along with the audit report. It is to be noted that the Resolution Professional in his powers shall have control over management of the Corporate Debtors and not on its subsidiary, associates or any other group companies. In order to comply with the regulations, adequate efforts were made to seek financials for the subsidiary companies, however these were not made available by the subsidiary companies. Hence, only the standalone annual audited financial results are submitted with the stock exchange.
- 10 The Company has made provisions for trade receivable of INR Rs. 1294.185 lakhs, which in the opinion of the management is not recoverable presently. Further provisions also made on various advances given to the suppliers/service providers including non-current investment.
- 11 The preparation and presentation of financial statement for the year ended 31st March 2018 got delayed because of issues such as absence of employees, non availability of information from various stakeholders, system issues, issues pertaining to the financial year 2017-18 which could not be resolved and non availability of documents of the same year.
- 12 The Company has incurred net losses during the quarter/year ended as well as in the previous years and its net worth is fully eroded. However, the financial statements of the Company have been prepared on a going concern.
- 13 Previous period / year figures have been regrouped / recast wherever necessary.

Place: Mumbai

Date: 7th October, 2020

For Insolvency Resolution Professional - Unity Infraprojects Limited

Alok Saksena

Insolvency Resolution Professional

Reg. No. IBB/PA-0011P-P00056/2017-18/10134



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

- i) **Statement of Impact of Audit Qualifications for the Financial Year ended March 2018 (See Regulation 33/52 of the SEBI (LODR) (Amendment) Regulations, 2016)**

Sr. No.	Particulars	Audited Figures (as reported before adjusting for qualification INR in Lakhs)	Audited Figures (as reported after adjusting for qualification) INR in Lakhs
1	Turnover / Total Income	21,491.96	27,365.45
2	Total Expenditure	61,570.68	1,38,358.79
3	Net Profit / (Loss)	(2,22,572.42)	(1,11,414.27)
4	Earnings Per Share	(184.13)	(92.17)
5	Total Assets	44,515.76	1,10,894.78
6	Total Liabilities (Excluding NW)	4,07,164.06	1,74,319.36
7	Net Worth	(3,62,648.3)	(63,424.58)
8	Any other financial item(s) (as felt appropriate by the management)		

- ii) **Audit Qualification (each audit qualification separately)**
- Details of Audit Qualification: **Disclaimer of Opinion**
 - Type of Audit Qualification : ~~Qualified Opinion~~/ **Disclaimer Opinion/ Adverse Opinion**
 - Frequency of Qualification: **Repetitive (Disclaimer of opinion issued for FY 2016-17 and FY 2017-18)**
 - For Audit Qualification(s) where the impact is quantified by the auditor, Management's view: **Not Quantified by the Auditor**
 - For Audit Qualification(s) where the impact is not quantified by the Auditor:
 - Management's estimation on the impact of Audit Qualification: **Not applicable**
 - If management is unable to estimate the impact, reasons for the same:

The company is currently under "Corporate Insolvency Resolution Process" as per the provisions of Insolvency and Bankruptcy Code, 2016 by the order of NCLT dated 20th June, 2017. This has resulted in suspension of powers of the Board of Directors of the company and therefore no Board is available and hence the authority now rests with Mr. Alok Saxena (having Insolvency Professional No. IBB/IPA-001/IP-P00056/2017-18) as the Resolution Professional (RP) of Unity Infraprojects Limited. Majority of the issues pertaining to the financials on which



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INFRAPROJECTS LIMITED

the opinion is disclaimed are carried forward from the legacy period prior to Corporate Insolvency Resolution Process.

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

Our Audit Report dated 7th October, 2020, because of the significance of the matters described in the Basis of Disclaimer of Opinion paragraph above, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion. Accordingly, we do not express an opinion on the aforesaid Standalone Ind AS financial Statements.

iii) Audit Qualification (each audit qualification separately)

• Mr. Alok ^{Saksena} ~~Saxena~~ : Resolution Professional

• GMJ & Co. – Statutory Auditor.



Place: Mumbai

Date: 7th October, 2020

INDEPENDENT AUDITOR'S REPORT

To The Members of **UNITY INFRAPROJECT LIMITED**

1. Report on the Standalone Ind AS Financial Statements

We were engaged to audit the accompanying standalone Ind AS financial statements of **Unity Infracore Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Standalone Ind AS financial statements").

2. Management's Responsibility for the Standalone Ind AS Financial Statements

As the corporate insolvency resolution process has been initiated in respect of the Company under the provisions of the Insolvency and Bankruptcy Code, 2016 ("the Code") by the National Company Law Tribunal (NCLT) Mumbai bench, vide its order dated June 20, 2017, the powers of the Board of Directors stands suspended as per Section 17 of the Code and such power are being exercised by the Resolution Professional appointed by NCLT under the provisions of the Code. NCLT had appointed Mr. Arun Kapoor as the Interim Resolution Professional in terms of the Insolvency and Bankruptcy Code, 2016 ("Code"). Further, the Committee of creditors constituted during the CIR process has appointed Mr. Alok Saxena as the Resolution Professional ("RP") to manage the affairs of the Company.

The Company's Board of Directors and Resolution Professional ("RP") is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Act, read with relevant rules issued thereunder.

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

3. Auditor's Responsibility

Our responsibility is to express an opinion on these standalone Ind AS financial statements based on conducting our audit in accordance with the Standards on Auditing under Section 143(10) of the Act.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

Because of the matters described in the "Basis for disclaimer of opinion" paragraph, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion

4. Basis for Disclaimer of Opinion

i. As depicted in Note 4(i a) of the Standalone Ind AS financial statement, the company on the basis of an internal evaluation has provided INR 843.97 Lakhs as impairment loss on the Plant and Equipment, Vehicles, furniture & Fixtures, Office Equipment, Buildings and Computer Hardware. However, in the absence of any external technical evaluation from valuation expert and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the impairment loss provided and net realizable value / value in use of the Property, Plant and Equipment amounting to INR 3,661.13 Lakhs carried in these standalone Ind AS financial statements.

As depicted in Note 4(ii a), no depreciation has been provided on building having a carrying value of INR 521.82 Lakhs since purchase of asset. Hence, we are unable to ascertain the financial impact of the same and consequently depreciation expense/ (loss) has been understated to that extent.

As depicted in Note 4(iii), in absence of title deed of one immovable property amounting to INR 3.92 Lakhs, we are unable to verify the ownership and rights of such asset.

As depicted in Note 4(vii), during the year management has not conducted physical verification. Hence, we are unable to comment on the existence of Property, Plant and equipment amounting to INR 3,139.31 Lakhs.

For Joint Operations refer para 4(xxxix) of this report and note 51 of standalone Ind AS financial statements.

- ii. As depicted in Note 5(i) of the Standalone Ind AS financial statement, the company has carried investment property amounting to gross INR 76.22 Lakhs. The management, on the basis of an internal evaluation has provided for INR 38.11 Lakhs as impairment loss. However, in the absence of any external technical evaluation from valuation expert and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the impairment loss provided and net realizable value of the investment property amounting to INR 38.11 Lakhs carried in these standalone Ind AS financial statement.
- iii. As depicted in Note 6 of the Standalone Ind AS financial statement, the company has carried intangible assets amounting to gross INR 141.28 Lakhs. The management, on the basis of internal evaluation has provided for INR 135.67 Lakhs as impairment loss. However, in the absence of any external technical evaluation from valuation expert and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the impairment loss provided and net realizable value / value in use of the Computer Software amounting to INR 5.61 Lakhs carried in these standalone Ind AS financial statement.
- iv. As depicted in Note 7(A)(1) of the standalone Ind AS financial statement, the Company has carried investment in equity shares of UCO Bank Limited, Abhyudaya Co-op Bank Limited and Saraswat Co-op Bank Limited amounting to INR 0.41 Lakhs, INR 5.49 Lakhs and INR 0.25 Lakhs respectively for

which confirmation/supporting of holding the same at the reporting date has not been provided to us; in the absence of the relevant documents, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the recoverability of the same.

- v. As depicted in Note 7(A)(2)(a) of the Standalone Ind AS financial statement, the Company has carried gross investment in Unity Infrastructure Assets Limited and Unity Realty and Developers Limited, the wholly owned subsidiaries and Unity Building Assets Private Limited, a subsidiary, amounting to INR 3,277.94 lakhs, INR 9,198.70 lakhs and INR 80.58 lakhs respectively in equity shares as at the reporting date. During the year, based on internal evaluation, the management has made loss allowance amounting to INR 3,153.94 lakhs, INR 8,218.70 lakhs and INR 80.07 lakhs respectively. However, in the absence of impairment analysis by an independent valuation expert and audited financial statements of the investee, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the management estimate for loss allowance on investment and the recoverable amount of INR 124.00 Lakhs, 980.00 Lakhs and 0.51 Lakhs respectively carried in these standalone Ind AS financial statement.
- vi. As depicted in Note 7(A)(2)(a) of the Standalone Ind AS financial statement, the company has carried gross investment in Jind Haryana Border Toll Road Private Limited and Suratgarh Sriganganagar Toll Road Private Limited, the wholly owned subsidiaries, amounting to INR 4,192.20 Lakhs and 223.29 Lakhs respectively. During the year, based on internal evaluation the management has fully provided for loss allowance amounting to INR 4,192.20 lakhs and 223.29 lakhs respectively. However, in the absence of impairment analysis by an independent valuation expert and audited financial statements of the investee, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the management estimate for loss allowance on investment carried in these standalone Ind AS financial statement.
- vii. As depicted in Note 7(A)(2)(a) of the Standalone Ind AS financial statement, the Company has carried investment in Mumbai Modern Terminal Market Complex Private Limited and Unity Natural Resources Private Limited, the subsidiaries, amounting to INR 0.60 lakhs and INR 0.51 lakhs respectively in equity shares for which the management has estimated the recoverable value to be equivalent to carrying value and has not provided for any impairment. However, in the absence of impairment analysis by an independent valuation expert and audited financial statements of the investee, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the recoverable amount of INR 0.60 Lakhs and INR 0.51 Lakhs carried in these standalone Ind AS financial statement.
- viii. As depicted in Note 7(A)(2)(b) of the Standalone Ind AS financial statement, the Company has carried gross investment in Chomu Mahla Toll Road Private Limited, an associate company, amounting to INR 4,443.53 Lakhs in equity shares. During the year, based on internal evaluation the management has provided for additional loss allowance amounting to INR 2,347.21 Lakhs (INR 1,835.52 Lakhs as at March 31, 2017). However, in the absence of impairment analysis by an independent valuation expert and audited financial statements of the investee, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the management estimate for loss allowance on investment and the recoverable amount of INR 260.80 Lakhs carried in these standalone Ind AS financial statement.
- ix. As depicted in Note 7(A)(2)(b) of the Standalone Ind AS financial statement, the company has carried gross investment in Shye Unity Impex Private Limited, an associate company, amounting to INR 119.40 Lakhs in equity shares. During the year, based on internal evaluation the management has fully provided for loss allowance amounting to INR 119.40 lakhs. However, in the absence of impairment analysis by an independent valuation expert and audited financial statements of the investee, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the management estimate for loss allowance on investment carried in these standalone Ind AS financial statement.

x. As depicted in Note 7(A)(2)(b) of the Standalone Ind AS financial statement, the Company has carried investment in Unity Neela Realcon Private Limited and Aura Punjab Mega Food Park Private Limited, the associate companies, amounting to INR 0.35 Lakhs and 0.48 Lakhs respectively in equity shares for which the management estimated the recoverable value to be equivalent to the carrying value and has not provided for any impairment. However, in the absence of impairment analysis by an independent valuation expert and audited financial statements of the investee, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the recoverable amount of INR 0.35 Lakhs and INR 0.48 Lakhs carried in these standalone Ind AS financial statement.

xi. As depicted in Note 7(B) of the Standalone Ind AS financial statement, the company has carried loans given to 25 related parties amounting to gross INR 46,727.73 Lakhs.

Regarding loans given to 13 related parties, the management, on the basis of internal evaluation has fully provided allowance for doubtful loans amounting to INR 20,920.44 Lakhs till the reporting date, with respect to 2 related parties management has partly provided allowance for doubtful loans amounting to INR 12,865.44 Lakhs and for remaining 10 related parties amounting to INR 14.12 Lakhs no allowance for doubtful loans has been created. However, in the absence of confirmation/communication from such parties and limited information, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the management estimate for such loss allowance, carrying value and the recoverability of the balance outstanding amounting to INR 12,941.85 Lakhs carried in these standalone Ind AS financial statement.

For Joint Operations refer para 4(xxxix) of this report and note 51 of standalone Ind AS financial statements.

xii. As depicted in Note 7(B) of the Standalone Ind AS financial statement, the company has given loans to employees amounting to INR 104.91 Lakhs. However, in the absence of any documentary evidence and limited information available to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the recoverability of the same amounting to INR 104.91 Lakhs carried in these Standalone Ind AS financial statement.

xiii. As depicted in Note 7(C) of the Standalone Ind AS financial statement, the company has carried security deposits amounting to INR 6,157.06 Lakhs. However, in the absence of balance confirmation/agreements from such parties and limited information available to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the recoverability of the same amounting to INR 6,157.06 Lakhs carried in these Standalone Ind AS financial statement.

For Joint Operations refer para 4(xxxix) of this report and note 51 of standalone Ind AS financial statements.

xiv. As depicted in Note 7(C) of the Standalone Ind AS financial statement, the company has carried retention receivable amounting to gross INR 15,936.40 Lakhs. During the year, management on the basis of internal evaluation has provided for loss allowance amounting to INR 11,597.24 Lakhs. However, in the absence of balance confirmations/agreements from such parties and limited information available to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on such loss allowance and the recoverability of the balance outstanding amounting to INR 4,339.17 Lakhs carried in these standalone financial statements.

For Joint Operations refer para 4(xxxix) of this report and note 51 of standalone Ind AS financial statements.

- xv. As depicted in Note 7(C) & Note 11 of the standalone Ind AS financial statement, the company has interest receivable on fixed deposits amounting to INR 131.97 Lakhs, National Saving Certificate (NSC) receivable of INR 14.39 Lakhs & Fixed Deposits (Secured against borrowings and held as margin money) amounting to INR 2,093.51 Lakhs for which interest certificates or statements of fixed deposits/ NSC have not been received by us. In the absence of any documentary evidence and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the recoverability of interest accrued but not due on fixed deposits, Fixed Deposits balance and NSC receivable carried in these standalone Ind AS financial statements.
- xvi. As depicted in Note 7(C), the company has recorded unbilled revenue amounting to INR 574.26 lakhs for which no basis has been provided to us for verification. In the absence of any documentary evidence and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the same.
- xvii. As depicted in Note 8 of standalone Ind AS financial statements, the Company is carrying inventories of raw material and work in progress amounting to INR 826.60 Lakhs and INR 5,757.39 respectively as at March 31, 2018. The Company has substantially written down its inventory periodically, by INR 5,865.59 Lakhs, to net realizable value. The estimation of net realizable value of inventories has been assessed by the management based on the internal valuation. In view of denial of access and loss of control on the sites, it is impracticable to conduct the physical verification and identification of inventories to corroborate the management's assertions for existence, ownership and valuation of inventories. Moreover, there is no third party independent expert opinion for estimating the net realizable value of inventories. In view of the above, we are unable to obtain sufficient and appropriate audit evidence and are unable to comment on the existence, ownership, valuation and realisability of raw material and work in progress amounting INR 826.60 Lakhs and INR 5,757.39 respectively carried in these standalone Ind AS financial statements.
- For Joint Operations refer para 4(xxxix) of this report and note 51 of standalone Ind AS financial statements.
- xviii. As depicted in Note 9 of the standalone Ind AS financial statements, the Company is carrying Gross trade receivables amounting to INR 1,00,834.86 Lakhs as at the reporting date. During the year the management on the basis of internal evaluation has made additional provision for allowance for doubtful debts amounting to INR 71,770.62 Lakhs (INR 16,888.87 Lakhs as at Mach 2017). Majority of the receivables are overdue for a long period of time and there have been no significant transactions with these customers for long period. The subsequent receipts from these customers have also been insignificant. We have sent letters seeking confirmation of balances to debtors aggregating INR 89,695.51 Lakhs and have received confirmation aggregating INR 13,071.85 Lakhs only. We have not received confirmation aggregating to INR 77,474.46 Lakhs. In the absence of adequate evidence and confirmations for outstanding receivables, we are unable to corroborate the management's assertions for existence, completeness and valuation of trade receivables. In view of the above, we are unable to obtain sufficient and appropriate audit evidence and are unable to comment on the loss provision as estimated by the management and existence, completeness, valuation and realisability of balance outstanding amounting to INR 12,175.37 Lakhs carried in these standalone Ind AS financial statements.
- For Joint Operations refer para 4(xxxix) of this report and note 51 of standalone Ind AS financial statements.
- xix. As depicted in Note 10 and 11 of standalone Ind AS financial statements, balance confirmation/statement of certain bank accounts amounting to INR 176.54 Lakhs have not been received by us. In view of same, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the impact, if any, on the standalone Ind AS financial statement arising out of such pending balance confirmations/reconciliation.

xx. As depicted in Note 12 of the standalone Ind AS financial statements, the company has carried Capital advances made to parties and advances to related parties amounting to gross INR 145.08 Lakhs and INR 198.00 Lakhs respectively. During the year on the basis of internal evaluation the management has fully provided for allowance for doubtful advances amounting to INR 145.08 Lakhs and INR 198.00 Lakhs respectively. In the absence of any confirmations/communication and limited information available to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on such loss allowance provided for in these standalone Ind AS financial statements.

xxi. As depicted in Note 12 of the Standalone Ind AS financial statements, refunds are due from Income Tax authorities amounting to INR 9,518.07 Lakhs and receivable balances with other statutory government authorities (Goods and Service Tax, Service tax, VAT, etc) amounting to INR 10,942.00 Lakhs which are subject to reconciliation and admission by the respective authorities. No provision has been made for adjustments, if any. Thus in the absence of recoveries of long-term receivables, no supporting evidences and communication from the authorities, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the recoverability of the same.

For Joint Operations refer para 4(xxxix) of this report and note 51 of standalone Ind AS financial statements.

xxii. As depicted in Note 12 of the Standalone Ind AS financial statements, the company has carried advance to contractors and suppliers amounting to gross INR 86,252.21 Lakhs. During the current year, management on the basis of internal evaluation has provided for additional loss allowance amounting to INR 12,603.43 Lakhs (INR 68,366.24 Lakhs as at March 31, 2017). We have sent letters seeking confirmation of balances to contractors/ suppliers aggregating to INR 76,101.46 Lakhs and have received confirmation aggregating INR 1,763.95 Lakhs only. We have not received confirmation aggregating to INR 74,337.51 Lakhs. In the absence of adequate evidence and confirmations for outstanding advances, we are unable to corroborate the management's assertions for existence and completeness of the same. In view of the above, we are unable to obtain sufficient and appropriate audit evidence and are unable to comment on the loss allowance as estimated by the management and the existence, completeness and realisability of balance outstanding for advance to contractors and suppliers amounting to INR 5,282.53 Lakhs carried in these standalone Ind AS financial statements.

For Joint Operations refer para 4(xxxix) of this report and note 51 of standalone Ind AS financial statements.

xxiii. As depicted in Note 17 and 18 of the standalone Ind AS financial statements, the borrowings from lenders amount to INR 3,54,887.42 Lakhs including interest accrued of INR 44,009.19 Lakhs. Few lenders have classified the loan as Non-Performing Asset. We have received confirmation from one bank, however, the same is not reconciled with the books of accounts. Borrowings are subject to confirmation / communication from lenders and reconciliation of the same with the books of accounts. In the absence of confirmation/reconciliation from lenders amounting to INR 3,54,887.42 Lakhs, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the possible impact, if any, on the standalone Ind AS financial statement arising out of such pending confirmations/reconciliation.

xxiv. As depicted in Note 17 of the standalone Ind AS financial statements, the borrowings from related parties and other parties amount to INR 3,756.51 lakhs. In the absence of confirmations/communication from such parties, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the impact, if any, on the standalone Ind AS financial statement arising out of such pending confirmations/reconciliation.

- xxv. As depicted in Note 18 of the standalone Ind AS financial statements, the company has retention payable, employee dues and other payable amounting INR 5,378.66 Lakhs, 1,426.99 Lakhs and 10,459.54 Lakhs respectively, are subject to confirmations. In the absence of any documentary evidence and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the completeness and accuracy of the same as carried in these standalone Ind AS financial statement.
- xxvi. As depicted in Note 19 of the standalone Ind AS financial statements, trade payables amounting to INR 14,856.77 Lakhs, are subject to confirmations. In the absence any documentary evidence and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the completeness and accuracy of the same as carried in these standalone Ind AS financial statement.
- xxvii. As depicted in Note 20 of the standalone Ind AS financial statements, other current liabilities (mobilization advance, machinery advance and material advance) amounting to INR 2,599.03 Lakhs, are subject to confirmations. In the absence any documentary evidence and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the completeness and accuracy of the same as carried in these standalone Ind AS financial statements.
- xxviii. As depicted in Note 20 of the standalone Ind AS financial statements, statutory records such as challans, returns and reconciliation (w.r.t. Tax deducted at source, Provident fund, Professional Tax, etc) have not been made available to us for verification. The company is irregular in depositing the statutory dues, due to which the company could be liable for penal consequences. In the absence of complete documentary evidence and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the completeness, accuracy and impact of non-compliances, if any, on the amount of INR 8,499.97 Lakhs carried in these standalone Ind AS financial statements.
- xxix. As depicted in Note 20 of the standalone Ind AS financial statements, the company has not paid Corporate Dividend Tax amounting to INR 120.19 Lakhs and INR 24.04 Lakhs for the F.Y. 2011-12 and 2012-13 respectively. The company may be liable for penal consequences. In view of limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to ascertain the possible financial impact of the same, if any, on these standalone Ind AS financial statements.
- xxx. As depicted in Note 21 of the standalone Ind AS financial statements, the company has not obtained valuation report from an actuary as required by Ind AS 19 "Employee Benefits" and consequently not provided for any gratuity and leave encashment liability. In the absence of any documentary evidence and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to ascertain the impact of the same on the standalone Ind AS financial statements.
- xxxi. As depicted in Note 22 of Standalone Ind AS financial statements, there are outstanding dues to tax authorities of INR 405.45 Lakhs. The company may be liable for penal consequences. In view of limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to ascertain the possible financial impact of the same, if any, on these standalone Ind AS financial statements.
- xxxii. As depicted in Note 23, 25 and 26 of the standalone Ind AS financial statements, the company has recorded revenue from Civil contract and construction cost associated with it.
Information with respect to stage of completion of the contract activity at the end of the reporting period and reconciliation of total revenues with GST and VAT returns have not been provided to us. In absence of sufficient appropriate audit evidence, we are unable to comment on the

discrepancies/inaccuracies in allocation of revenue and cost to multiple elements of the contracts, occurrence, completeness, Cut-off and measurement of gross inflow of cash, receivables and revenue and cost recognized/carried in these standalone Ind AS financial statement.

- xxxiii. As depicted in Note 26 of the standalone Ind AS financial statements, the company has not provided for loss on future cost to complete the contracts in progress on the basis of internal estimation. No supporting evidence for such estimate of cost to completion was provided to us for our verification. In absence of sufficient appropriate audit evidence of provision of loss on future cost to complete contracts in progress, we are unable to comment, if any provision for loss on future cost is required for the completion of the contract.
- xxxiv. As depicted in Note 29 of the standalone Ind AS financial statements, the management has provided for interest cost on provisional basis on loans from lenders. In the absence of complete information from lenders, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the accuracy and completeness of interest cost recognized in these standalone Ind AS financial statements.
- xxxv. As depicted in Note 32 of the Standalone Ind AS financial statement, the management has provided for loss allowance and impairment on assets amounting to INR 1,82,581.64 Lakhs and treated the same as exceptional item. However, in the absence of any documentary evidence and limited information available to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the accuracy, completeness and classification of the exceptional items recognized in these standalone Ind AS financial statements.
- xxxvi. As depicted in Note 32 of the Standalone Ind AS financial statement, Bank Guarantee amounting to INR 17,893.98 Lakhs have been invoked during the year for which we have not received any confirmation/communication from banks and in view of limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to ascertain the impact of the same, if any, in these standalone Ind AS financial statements.
- xxxvii. As depicted in Note 35(B) of the standalone Ind AS financial statements, contingent liabilities with respect to legal claims against the company not acknowledged as debt amounting to INR 1,26,806.47 lakhs and Bank guarantees issued by banks amounting to INR 11,541.55 Lakhs are estimated by the management. The Company has not obtained/provided confirmations from the parties/ banks and no updated status for the outstanding legal claims was provided to us. In the absence of any documentary evidence and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the completeness and accuracy of the amount disclosed in these standalone Ind AS financial statements.
- xxxviii. As depicted in Note 49 of the Standalone Ind AS financial statement, in respect of various claims submitted by the financial creditors, operational creditors, workmen or employee and authorized representative of workmen or employees to the company to insolvency resolution professional pursuant to the Insolvency and Bankruptcy board of India (Insolvency Resolution Process for Corporate Persons) Regulation, 2016 and consequently admitted by the insolvency resolution professional have not been considered for accounting purpose and the book balance has been carried forward as it is. Hence, we are unable to comment on the consequential impact of the same on the standalone Ind AS financial statements.
- xxxix. As depicted in Note 51 of the Standalone Ind AS financial statement, the management on the basis of internal evaluation has provided for loss and impairment of its share in the assets of Joint Operation. These have been incorporated in the standalone financial statements as per IND AS 111. Details of provision for loss and impairment amounting to INR 18,358.23 Lakhs have been given in the table below. However, in the absence of any documentary evidence and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the completeness and accuracy of the amount of provision for loss and impairment amounting to INR 18,358.23 and the balance of Joint operation assets amounting to INR 4,321.58 carried in these standalone Ind AS financial statements.

Sr.No.	Particulars	Impairment Amount (in Lakhs)
1	Property, Plant and Equipment (Refer note 4)	2,123.88
2	Loans Given (Refer note 7B)	5.72
3	Security Deposits (Refer note 7C)	211.93
4	Retention Receivable (Refer note 7C)	255.07
5	Other Deposits (Refer note 7C)	242.75
6	Inventories (Refer note 8)	5,153.85
7	Trade Receivables (Refer note 9)	8,107.62
8	Advance to Contractors and Suppliers (Refer note 12)	626.98
9	Balance with statutory Authorities (Refer note 12)	1,547.32
10	Prepaid Expenses (Refer note 12)	0.11
11	Income Tax Asset (Net of provision) (Refer note 12)	83.01
Total		18,358.23

- xi. The Company needs to strengthen its internal control system, in particular of its accounts receivables including periodic reconciliation with customers, physical verification, quantity reconciliation, valuation of inventories and payment of statutory dues. We are unable to determine the consequential impact, if any, of these aforesaid weaknesses on the standalone Ind AS financial statements.
- xii. Following are the matters in the Notes to the standalone Ind AS financial statements which are not fully complied with Ind AS/Schedule III:
- Note 13 regarding income tax, disclosures with respect to unrecognized deductible temporary differences and reconciliation of tax expense with accounting profit multiplied by effective income tax rate as required by Ind AS 12 on 'income taxes' has not been fully disclosed for the reporting period.
 - Note 17 regarding borrowings, disclosures as required by Schedule III related to nature of security and repayment terms of all the borrowings have not been updated for the reporting period.
 - Note 17 regarding Borrowings, the disclosure relating to changes in financial liabilities due to cash flows from financing activities as required by Ind AS 7 'Statement of Cash Flows' have not been disclosed.
 - Note 34 regarding employee benefit obligations, disclosures with respect to benefits to employees as required by Ind AS 19 have not been disclosed in the standalone Ind AS financial statements in view of non-availability of information with the Company.
 - The company has not collected information from the vendors about their status under Micro, Small and Medium Enterprises Development Act 2006 except for those disclosed in note 43 of the standalone Ind AS financial statements.
 - The Company has not prepared and presented Consolidated Ind AS financial statements for the reporting period as required under section 129(3) of the Companies Act, 2013.

5. Disclaimer of Opinion

Because of the significance of the matters described in the Basis for Disclaimer of Opinion above, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion. Accordingly, we do not express an opinion on the aforesaid Standalone Ind AS financial statements.

6. Emphasis of Matter

We draw attention to the following:

1. Note 47 and 50 of standalone Ind AS financial statements, wherein the management has prepared standalone Ind AS Financial Statements on going concern basis in spite of the following :
 - i. The company has reported loss after tax of INR 2,22,572.42 lakhs during the year ended March 31, 2018, and net liabilities exceeds net assets by INR 3,27,368.30 Lakhs;
 - ii. Certain construction projects have been terminated and there is slow down in business operations during the current financial year.
 - iii. Lenders have classified the company's Account as Non-Performing Asset.
 - iv. Legal proceedings pending before Judicial Authorities seeking compensations and winding up of the Company;
 - v. National Company Law Tribunal ("NCLT") has admitted petition for insolvency proceedings initiated by corporate debtor against the Company vide order C.P.No. 1058/I & BP/NCLT/MAH/2017 dated June 20, 2017 for Corporate Insolvency Resolution Process under Insolvency and Bankruptcy Code, 2016. The Resolution Professional and the COC have attempted to find an acceptable resolution plan to continue the company as a going concern. However, in view of resolution plans received not being acceptable, the COC have resolved on 23rd February, 2018 to liquidate the company on going concern basis. Consequently, an application for the liquidation of the company has been filed with the NCLT and the matter is sub judice.

All this above mentioned situation indicates the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern and therefore the Company may be unable to realize its assets and discharge its liabilities in the normal course of business. The ultimate outcome of these matters is at present not ascertainable. Due to these conditions at the date of this report, we are unable to ascertain the consequential impact of the same on the accompanying financial statements.

Our opinion is not modified in respect of this matter.

7. Other Matter

The standalone Ind AS financial statements include the financial statements of 12 Joint Operations, which have been audited by other auditors, whose reports have been furnished to us except for 1 Joint Operation, and our opinion, in so far as it relates to the amounts in respect of Joint Operations is based solely on reports of the other auditors. The amount of assets and gross revenue of the Joint Operations to the extent to which they are reflected in the standalone Ind AS financial statements are INR 22,679.82 Lakhs and INR 5,028.81 Lakhs respectively.


Our opinion is not modified in respect of this matter.

8. Report on Other Legal and Regulatory Requirements

- I. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the said Order, to the extent applicable.
- II. As required by section 143(3) of the Act, we report that:
 - a) As described in the basis for disclaimer of opinion paragraph, we sought but were unable to obtain all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;

- b) Due to the effects/possible effects of the matter described in the basis for disclaimer of opinion paragraph, we are unable to state whether proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c) Due to the possible effects of the matter described in the basis for disclaimer of opinion paragraph above, we are unable to state whether the balance sheet, the statement of profit and loss (including other comprehensive income), the statement of cash flows and statement of changes in equity dealt with by this report are in agreement with the books of account;
- d) Due to the effects/possible effects of the matter described in the basis for disclaimer of opinion paragraph, we are unable to state whether the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act, read with relevant rules issued thereunder;
- e) The matters described in the basis for disclaimer of opinion paragraph above, in our opinion, may have adverse effect on the functioning of the Company;
- f) According to the information provided by the management, as at year end, 31st March, 2018, the Board of the Company was consisting of six directors, two promoter's directors, three independent directors and one women non-executive director. Out of six directors, one promoter director and two independent directors are disqualified under the provisions of section 164(2) of the Companies Act, 2013.
- g) The reservation relating to the maintenance of accounts and other matters connected therewith are as stated in the basis for disclaimer of opinion paragraph above.
- h) With respect to the adequacy of the internal financial controls with reference to financial statements in place and the operating effectiveness of such controls, refer to our separate report in "Annexure B". Our report expresses disclaimer of opinion on the company's internal financial controls over financial reporting;
- i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. In view of the related matters described in the basis for disclaimer of opinion paragraph, we are unable to state whether Note 35B to the standalone Ind AS financial statements discloses the complete impact of pending litigations on its financial position;
 - ii. In view of the related matters described in the basis for disclaimer of opinion paragraph, we are unable to state whether the Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts. The Company does not have any derivative contract; and
 - iii. In the absence of year-wise information for unpaid dividend, we are unable to ascertain as to whether there are any amounts required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31st March, 2018.

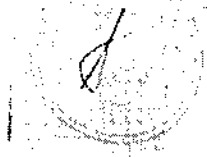
For GMJ & Co
Chartered Accountants
(F.R.No. 103429W)


(CA. Atul Jain)
Partner
M. No. 037097
UDIN: 20037097AAAACI1351
Place: Mumbai
Date: October 7, 2020

"Annexure A" to Independent Auditor's Report

(Referred to in paragraph 6 (i) under 'Report on Other Legal and Regulatory Requirements' section of our Independent Auditor's Report to the members of the Company on the standalone Ind AS financial statements for the year ended March 31, 2018)

- i.
 - a. The Company has maintained proper records showing full particulars of quantitative details except as stated in note 4(vi) of the standalone Ind AS financial statements. Also, updated status of situation of Property, Plant and equipment has not been provided to us. In the absence of complete information we are unable to comment on the same.
 - b. According to the information and explanations given to us, no physical verification has been conducted with respect to sites which are terminated/foreclosed/slow progress. In respect of ongoing sites, Property, Plant and equipment of the Company has been physically verified by the management during the year, however the physical verification report has not been provided to us for verification. In the absence of any documentary evidence and limited information provided to us, we are unable to obtain sufficient and appropriate audit evidence and are unable to comment on the discrepancies due to physical verification with the books of account, if any.
 - c. In our opinion and according to the information and explanation given to us, the title deeds of immovable properties are held in the name of the company except in case of 'Flat at Taloja' carrying value amounting to INR 3.92 Lakhs whose title deed is not available for verification. We have only verified copies of the documents as the originals title deeds are in possession of lenders.
- ii. According to the information and explanations given to us, no physical verification has been conducted with respect to sites which are terminated/foreclosed/slow progress. In respect of ongoing sites, inventory of the Company has been physically verified by the management during the year, however the physical verification report has not been provided to us for verification. In respect of inventory lying with third parties, no confirmation has been made available to us. In the absence of any documentary evidence and limited information provided to us, we are unable to obtain sufficient appropriate audit evidence and are unable to comment on the reasonableness of the verification and discrepancies, if any.
- iii. According to the information and explanations given to us, the company has granted unsecured loans in previous years to companies covered in the register maintained under Section 189 of the companies Act, 2013. However, the company has not made available to us the register maintained under section 189 of the companies Act, 2013 for the reporting period hence we are unable to comment on the same.
 - a. Interest free loans and advances given to parties are without stipulation as to repayment. As such these loans are, prima facie, at the terms and conditions which are prejudicial to the Company's interest.
As there is no stipulation as to repayment date of principal amount, clause (iii) (b) & (c) of the order are not commented on.
- iv. In the absence of any documentary evidence and limited information, we are unable to comment on the extent of compliance with respect to parties covered in section 185 and 186 of the Act, with



respect to the loans and investments made, guarantees given and security provided.

v. In our opinion and according to the information and explanations given to us, the Company has not complied with the directives issued by Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposits) Rules, 2014 with regard to the amount received from certain parties, which is deemed as public deposit in terms of Section 73 of the Act. According to the information and explanations given to us, no order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal on the company in respect of the aforesaid deposits.

vi. In view of non-availability of cost records as prescribed under Section 14S(1) of the Companies Act, 2013, we are unable to comment on whether the prescribed cost records have been so made and maintained.

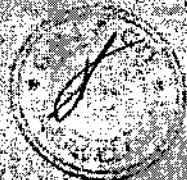
vii. a. Based on verification of Books of Accounts and other records of the company examined by us, in our opinion, the Company is not regular in depositing undisputed statutory dues namely provident fund, employee's state insurance, income tax, Goods and Service tax, sales-tax, service tax, customs duty, duty of excise, value added tax, cess and other statutory dues as applicable, with the appropriate authorities. The Statutory dues outstanding as on the last day of the financial year for a period of more than six months from the date they became payable, are listed below:

Name of the Statute	Nature of Dues	Amount (in Lakhs)*	Period to which the amount relates	Date of Payment
The Income Tax Act, 1961	Tax Deducted at Source	1,980.26	F.Y. 2013-14	Not Paid
		1,008.30	F.Y. 2014-15	Not Paid
		786.59	F.Y. 2015-16	Not Paid
		374.55	F.Y. 2016-17	Not Paid
		243.62	F.Y. 2017-18	Not Paid
	Corporate Dividend Tax	120	F.Y. 2011-12	Not Paid
		24.04	F.Y. 2012-13	Not Paid
	Interest on CDT	23.32	F.Y. 2012-13	Not Paid
		20.11	F.Y. 2014-15	Not Paid
		14.51	F.Y. 2015-16	Not Paid
	Interest on TDS	36.39	F.Y. 2016-17	Not Paid
		454.81	F.Y. 2013-14	Not Paid
		526.57	F.Y. 2014-15	Not Paid
718.58		F.Y. 2015-16	Not Paid	
828.13		F.Y. 2016-17	Not Paid	
Employee State Insurance Act	Employees' Contribution	211.15	F.Y. 2017-18	Not Paid
		0.42	F.Y. 2016-17	Not Paid
Provident Fund & Misc Act	Provident Fund - Employer's Contribution	49.91	F.Y. 2014-15	Not Paid
	Provident Fund - Employer's Contribution	82.39	F.Y. 2015-16	Not Paid

	Provident Fund - Employer's Contribution	49.26	F.Y. 2016-17	Not Paid
GVAT	Value Added Tax	8.05	F.Y. 2014-15	Not Paid
		0.09	F.Y. 2015-16	Not Paid
		0.23	F.Y. 2016-17	Not Paid
Various Profession Tax Laws	Professional tax	27.01	F.Y. 2013-14	Not Paid
		12.61	F.Y. 2014-15	Not Paid
		5.27	F.Y. 2015-16	Not Paid
		0.67	F.Y. 2016-17	Not Paid
		0.38	F.Y. 2017-18	Not Paid
Finance Act, 1994	Service Tax	39.27	F.Y. 2014-15	Not Paid
		81.98	F.Y. 2015-16	Not Paid
		58.28	F.Y. 2016-17	Not Paid
		8.71	F.Y. 2017-18	Not Paid
Sales Tax Act	TDS on Works Contract	132.91	F.Y. 2013-14	Not Paid
		18.38	F.Y. 2015-16	Not Paid
		13.86	F.Y. 2016-17	Not Paid
		2.86	F.Y. 2017-18	Not Paid

- b. According to the information and explanations given to us and the records of the Company examined by us, the particulars of dues of income-tax, Goods and Service tax, sales-tax, service tax, customs duty, duty of excise and cess as on Balance Sheet Date which have not been deposited on account of a dispute, are as follows :

Name of the Statute	Nature of Dues	Amount (Rs. In Lakhs)	Period to which the amount relates	Forum where the dispute is pending
Income Tax Act, 1961	Income Tax	47.27	A.Y. 2005-06	Income Tax Appellate Tribunal, Mumbai
Income Tax Act, 1961	Income Tax	17.55	A.Y. 2006-07	Income Tax Appellate Tribunal, Mumbai
Income Tax Act, 1961	Income Tax	180.11	A.Y. 2006-07	Commissioner of Income Tax, Appeal
Income Tax Act, 1961	Income Tax	209.36	A.Y. 2007-08	Income Tax Appellate Tribunal, Mumbai
Income Tax Act, 1961	Income Tax	11.99	A.Y. 2007-08	Commissioner of Income Tax, Appeal
Income Tax Act, 1961	Income Tax	33.20	A.Y. 2008-09	Income Tax Appellate Tribunal, Mumbai
Income Tax Act, 1961	Income Tax	1,160.92	A.Y. 2008-09	Commissioner of Income Tax, Appeal
Income Tax Act, 1961	Income Tax	327.39	A.Y. 2009-10	Commissioner of Income Tax, Appeal
Income Tax Act, 1961	Income Tax	4,753.12	A.Y. 2010-11	Commissioner of Income Tax, Appeal
Income Tax Act, 1961	Income Tax	3,689.33	A.Y. 2011-12	Commissioner of Income Tax, Appeal



Income Tax Act, 1961	Income Tax	2,916.86	A.Y. 2012-13	Commissioner of Income Tax, Appeal
Income Tax Act, 1961	Income Tax	4,848.83	A.Y. 2013-14	Commissioner of Income Tax, Appeal
Income Tax Act, 1961	Income Tax	1,918.20	A.Y. 2014-15	Commissioner of Income Tax, Appeal
Maharashtra Value Added Tax Act, 2002	Maharashtra Value Added Tax	162.22	A.Y. 2006-07	Joint Commissioner of Sales Tax (Appeal - VI)
Maharashtra Value Added Tax Act, 2002	Maharashtra Value Added Tax	1.90	AY 2007-08	Joint Commissioner of Sales Tax (Appeal - VI)
Maharashtra Value Added Tax Act, 2002	Maharashtra Value Added Tax	4,301.22	A.Y. 2009-10	Joint Commissioner of Sales Tax (Appeal - VI)
Maharashtra Value Added Tax Act, 2002	Maharashtra Value Added Tax	8.94	AY 2010-11	Joint Commissioner of Sales Tax (Appeal - VI)
Maharashtra Value Added Tax Act, 2002	Maharashtra Value Added Tax	123.25	A.Y. 2011-12	Joint Commissioner of Sales Tax (Appeal - VI)
Maharashtra Value Added Tax Act, 2002	Maharashtra Value Added Tax	157.19	A.Y. 2007-08	Joint Commissioner of Sales Tax (Appeal - VI)
Madhya Pradesh Value Added Tax Act, 2002	Madhya Pradesh Value Added Tax	323.57	A.Y. 2013-14	Commissioner of Sales Tax
Central Excise Act, 1944	Excise	9.09	F.Y. 2012-13	Appellate Tribunal Cestat
Central Excise Act, 1944	Excise	30.42	F.Y. 2013-14	Appellate Tribunal Cestat
Central Excise Act, 1944	Excise	8.36	F.Y. 2014-15	Appellate Tribunal Cestat
Finance Act 1994	Service Tax	56,015.21	F.Y. 2010-11 to F.Y. 2014-15	Adjudication Cell, Principal Commissioner Service Tax -III
Finance Act 1994	Service Tax	31.52	F.Y. 2009-12	Commissioner of Central Excise Appeals
Finance Act 1994	Service Tax	10.37	F.Y. 2012-14	Commissioner of Central Excise Appeals
Finance Act 1994	Service Tax	4.89	F.Y. 2014-16	Commissioner of Central Excise Appeals
Finance Act 1994	Service Tax	2107.98	F.Y. 2015-16	Directorate General of GST Intelligence
Finance Act 1994	Service Tax	1211.01	F.Y. 2016-17	Directorate General of GST Intelligence

viii. According to the records of the Company examined by us and the information and explanation given to us, the Company has not paid installment including interest thereon, to financial institutions and banks. Many of the lenders have recalled the loans. Details of the said default is as follows:



Name of Lender	Amount of Default (in lakhs)**	Period of Default
Abhyudaya Bank	10,272.14	*
Axis Bank	162.23	*
Allahabad Bank	21,536.56	*
Assets Care & Reconstruction Enterprise Limited	12,528.65	*
Bank Of Baroda	6,077.73	*
Bank Of Maharashtra	13,351.92	*
Catholic Syrian Bank	8,315.39	*
Central Bank Of India	36,498.47	*
Corporation Bank	16,374.70	*
DBS Bank Ltd	2,167.28	*
Dena Bank	5,553.26	*
ICICI Bank Ltd	41,568.77	*
Idbi Bank Ltd	15,675.00	*
Indian Bank	7,723.36	*
Indran Overseas Bank	6,291.17	*
Indusland Bank Ltd	4,325.74	*
Ing Vysya Bank	2,926.60	*
L & T Infrastructure Finance Co. Ltd.	7,854.08	*
Siemens Financial Services pvt ltd	166.56	*
Standard Chartered Bank	10,570.13	*
State Bank Of India	26,593.95	*
State Bank Of Mysore	8,278.16	*
State Bank Of Patiala	12,203.56	*
Tata Capital Limited.	1,657.98	*
Uco Bank	20,907.40	*
Union Bank Of India	10,907.68	*
Yes Bank	389.76	*
Total	3,10,878.23	

* The period of default has not been ascertained by the management.

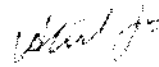
** Amount of default is excluding interest accrued and due on borrowings amounting to INR 44,009.19 Lakhs

- ix. The Company has not raised money by way of initial public offer, further public offer (including debt instruments) and term loans during the year.
- x. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud on or by the Company, noticed or reported during the year, nor have we been informed of any such case by the management. However, in view of the fact that an amount of INR 1,82,581.64 Lakhs has been written off/provided for by way of exceptional items, we are unable to ascertain whether there is an element of fraud or not in any previous year.
- xi. In our opinion and according to the information and explanations given to us, the Company has not



- paid or provided any managerial remuneration. Accordingly, clause (xi) of paragraph 3 of the Order is not applicable to the Company.
- xii. In our opinion and according to the information and explanations given to us, the company is not a niche company. Accordingly, clause (xii) of paragraph 3 of the order is not applicable to the company.
- xiii. In the absence of any documentary evidence and limited information, we are unable to comment on compliance with section 177 and Section 188 of the Companies Act, 2013 with respect to transactions with related parties. However, details of related party transactions, as certified by the management have been disclosed in Note 37 to the standalone Ind AS financial statements.
- xiv. According to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause (xiv) of paragraph 3 of the order is not applicable to the company.
- xv. According to the information and explanations given to us, the Company has not entered into any non-cash transactions during the year with the directors or persons connected with directors. Accordingly, clause (xv) of paragraph 3 of the order is not applicable to the company.
- xvi. According to the information and explanations given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause (xvi) of paragraph 3 of the order is not applicable to the company.

For GMJ & Co
Chartered Accountants
(F.R.No. 103429W)


(CA. Atul Jain)
Partner
M. No. 037097
UDIN: 20037097AAAAC1351
Place: Mumbai
Date: October 7, 2020

"Annexure B" to Independent Auditor's Report

(Referred to in paragraph 6 (H) (h) under 'Report on Other Legal and Regulatory Requirements' section of our report)

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

To the Members of 'Unity Infraproject Limited'

We were engaged to audit the internal financial controls over financial reporting of Unity Infraproject Limited ("the Company") as of 31st March, 2018 in conjunction with our audit of the standalone Ind AS financial statements for the year ended on that date.

Management's Responsibility for Internal Financial Controls

As the corporate insolvency resolution process has been initiated in respect of the Company under the provisions of the Insolvency and Bankruptcy Code, 2016 ("the Code") by the National Company Law Tribunal (NCLT) Mumbai bench, vide its order dated June 20, 2017, the powers of the Board of Directors stands suspended as per Section 17 of the Code and such power are being exercised by the Resolution Professional appointed by NCLT under the provisions of the Code. NCLT had appointed Mr. Arun Kapoor as the Interim Resolution Professional in terms of the Insolvency and Bankruptcy Code, 2016 ("Code"). Further, the Committee of creditors constituted during the CIR process has appointed Mr. Alok Saxena as the Resolution Professional ("RP") to manage the affairs of the Company.

The Company's Board of Directors and Resolution Professional ("RP") is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

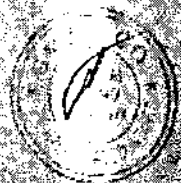
Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India.

Because of the matter described in Disclaimer of Opinion paragraph below, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on internal financial controls system over financial reporting of the Company.

Meaning of Internal Financial Controls over Financial Reporting

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A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that

- (1) pertains to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and
- (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Basis for Disclaimer of Opinion

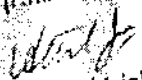
The system of internal financial controls over financial reporting with regard to the Company were not made available to us with regards to assessment of possible material adjustments that could arise / may be required to be made to the recorded value of assets and liabilities to enable us to determine if the company has established adequate internal financial control over financial reporting and whether such internal financial controls were operating effectively as at March 31, 2018. Consequently, we are unable to obtain sufficient appropriate evidence so as to provide a basis for our opinion as to whether the company had adequate internal financial control over financial reporting and that whether such controls were operating effectively as at the reporting date.

We have considered the disclaimer reported above in determining the nature, timing, and extent of audit tests applied in our audit of the Standalone Ind AS financial statements of the Company, and the disclaimer has affected our opinion on the Standalone Ind AS financial statements of the Company and we have issued a disclaimer of opinion on the standalone Ind AS financial statements.

Disclaimer of Opinion

Because of significance of the matter described in the Basis for Disclaimer of Opinion paragraph above, we are unable to obtain sufficient appropriate audit evidence to provide a basis for our opinion whether the Company had adequate internal financial controls over financial reporting and whether such internal financial controls were operating effectively as at March 31, 2018. Accordingly, we do not express an opinion on the Company's internal financial controls over financial reporting.

For GJM & Co
Chartered Accountants
(F.R.No. 103429W)



(CA. Atul Jain)

Partner

M. No: 037097

UDIN: 20037097AAAAC1151

Place: Mumbai

Date: October 7, 2020

