

# **K M G S & Associates**

**Chartered Accountants**

**Basement,18, National Park,  
Lajpat Nagar-IV, New Delhi-110024  
Ph.: 011-41636286  
Fax No.: 011-41636825  
E-mail: office@kmgsa.in**

## **INDEPENDENT AUDITOR'S REPORT**

### **TO THE MEMBERS OF BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED**

#### **Report on the Financial Statements**

We have audited the accompanying financial statements of **BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2016, the Statement of Profit and Loss and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

#### **Management's Responsibility for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards prescribed under section 133 of the Act, as applicable.

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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit.

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 and the Order under section 143 (11) of the Act.

We conducted our audit of the financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.



# K M G S & Associates

Chartered Accountants

Basement,18, National Park,  
Lajpat Nagar-IV, New Delhi-110024

Ph.: 011-41636286

Fax No.: 011-41636825

E-mail: office@kmgsa.in

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

## Basis for Qualified Opinion

*Advances for purchase of land and projects pending commencement amounting to Rs. 22,66,00,000/- (Previous Year Rs. 23,16,00,000/-) under the head Short term loans and advances (Note 32 to the financial statements), as explained by management, have been given in the normal course of business to land owing companies / collaborators for purchase of land. The management has represented that based on information available such advances in respect of ongoing business transactions are considered recoverable. However, considering that some of these advances are outstanding and unadjusted for long periods of time, we are unable to ascertain the recoverability/subsequent adjustments, if any. Accordingly, to the extent that some of these advances may not be recoverable, we are unable to ascertain the final impact, if any, on the financial statements.*

## Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2016, and its loss and its cash flows for the year ended on that date.

## Emphasis of Matters

We draw attention to the following matter in the Notes to the financial statements:

*Refer Note No. VIII on Revenue recognition under "Significant Accounting Policies." The company recognizes revenue in respect of its real estate projects on percentage of completion method (POCM). POCM is measured on basis of percentage that actual cost incurred on such projects including construction and development cost and land cost bears to the total estimated cost of the project. During the current year under review it has been observed that management has significantly revised the total cost to complete the various projects and consequently the total estimated cost on these projects, leading to corresponding significant reduction in POC owing to the basis explained above. This has resulted in significant reversal of revenue already recognized on cumulative basis as required by the Guidance Note on real estate projects read with AS 7- Construction Contracts.*

*Management has represented that the significant change in estimate of total contract cost has arisen due to significant delay in projects as well as due to revision in estimates by the management based on technical and commercial market considerations.*

*Considering the significance of amounts involved resulting in significant downward revision of revenue recognized including reversal of revenue already recognized, we are unable to verify the veracity of the basis of such change in respect of relevant projects, and have relied on management estimates on this regard. Accordingly, we are unable to ascertain the resulting impact, if any, on the carrying value of Project in Progress (PIP), revenue recognized and loss for the year and consequent net worth and related disclosures of the company.*



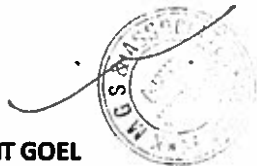
**Report on Other Legal and Regulatory Requirements**

1. As required by Section 143 (3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, 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) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2016 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2016 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses *disclaimer of opinion* on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- g) 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. The Company does not have any pending litigations which would impact its financial position;
  - ii. The company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

**For K M G S & ASSOCIATES**  
Chartered Accountants  
(Firm's Registration No. 004730N)



**LALIT GOEL**  
(Partner)  
(Membership No.: 091100)

Place : Gurgaon  
Date: 27-05-2016

# **K M G S & Associates**

Chartered Accountants

Basement,18, National Park,  
Lajpat Nagar-IV, New Delhi-110024  
Ph.: 011-41636286  
Fax No.: 011-41636825  
E-mail: office@kmgsa.in

## **ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED**

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

We were engaged to audit the internal financial controls over financial reporting of **BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED** ("the Company") as of March 31, 2016 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established 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. 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.

#### **Auditors' 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, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion on the Company's internal financial controls system over financial reporting.



# K M G S & Associates

Chartered Accountants

Basement,18, National Park,  
Lajpat Nagar-IV, New Delhi-110024  
Ph.: 011-41636286  
Fax No.: 011-41636825  
E-mail: office@kmgsa.in

## Reporting of Internal Financial Controls Over Financial Reporting

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) pertain 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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

## Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

## Disclaimer of Opinion

*According to the information and explanation given to us, the Company has not established its internal financial control over financial reporting on criteria based on or 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 both with respect to entity level controls as well as process level controls. Because of this reason, 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, 2016.*

We have considered the disclaimer reported above in determining the nature, timing, and extent of audit tests applied in our audit of the standalone financial statements of the Company, and the disclaimer does not affect our opinion on the standalone financial statements of the Company.

For K M G S & ASSOCIATES  
Chartered Accountants  
(Firm's Registration No. 004730N)

LALIT GOEL  
(Partner)  
(Membership No.: 091100)

Place : Gurgaon  
Date: 27-05-2016



# K M G S & Associates

Chartered Accountants

Basement,18, National Park,  
Lajpat Nagar-IV, New Delhi-110024  
Ph.: 011-41636286  
Fax No.: 011-41636825  
E-mail: office@kmgsa.in

**Annexure 'B' to the Independent Auditors' Report to the members of BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED on the financial statements for the year ended 31st March 2016 referred to in Paragraph 1 of 'Report on Other Legal and Regulatory Requirements' of our report**

- (i)
  - (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
  - (b) Fixed assets have been physically verified by the management during the year and no material discrepancies were identified on such verification.
  - (c) According to the information and explanations given to us, the title deeds of immovable properties are held in the name of the company.
- (ii) The management has conducted physical verification of inventory at reasonable intervals during the year. No material discrepancies were noticed on physical verification carried out at the end of the year.
- (iii) The Company has granted loan to two companies covered in the register maintained under section 189 of the Companies Act, 2013. In our opinion and according to the information and explanations given to us, the terms and conditions for such loans are not prejudicial to the interest of the Company. In respect of loans granted, repayment of the principal amount is as stipulated and payment of interest have been regular. There is no overdue principal and interest as at the balance sheet date.
- (iv) In our opinion and according to the information and explanations given to us, in respect of loans, investments, guarantees, and security, the provisions of Section 185 and 186 of the companies Act 2013 have been complied with.
- (v) The Company has not accepted any deposits from the public. Accordingly, the provisions of clause 3(v) of the Companies (Auditor's Report) Order, 2016 are not applicable to the Company.
- (vi) We have broadly reviewed the books of accounts maintained by company pursuant to rules made by the central government for the maintenance of cost records under clause (d) of sub-section (1) of section 148 of the Companies Act, 2013 and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. We have, however, not made detailed examination of the records with a view to determine whether they are accurate or not.
- (vii) (a) The Company is generally regular in depositing with appropriate authorities undisputed statutory dues of service tax and other statutory dues applicable to it *except for the income-tax*. The provisions relating to provident fund, employees' state insurance, sales-tax, duty of customs, and duty of excise duty are not applicable to the Company. Further, following undisputed amounts payable in respect thereof were



# K M G S & Associates

Chartered Accountants

Basement,18, National Park,  
Lajpat Nagar-IV, New Delhi-110024  
Ph.: 011-41636286  
Fax No.: 011-41636825  
E-mail: office@kmgsa.in

outstanding at the year-end for a period of more than six months from the date they become payable.

Name of Statute	Nature of Dues	Financial Year	Amounts	Due Date
Income Tax Act, 1961	Self-Assessment tax and interest	2013-14	4,21,78,791	30 <sup>th</sup> November, 2014
Income Tax Act, 1961	Self-Assessment tax and interest	2012-13	11,79,57,024	30 <sup>th</sup> September, 2013
Income Tax Act, 1961	Self-Assessment tax and interest	2014-15	43,69,479	30 <sup>th</sup> September, 2015

(b) According to the information and explanation given to us, there are no dues of income tax which have not been deposited on account of any dispute. The provisions relating to sales-tax, service tax, duty of customs, duty of excise duty and value added tax are not applicable to the Company.

(viii) According to the information and explanations given to us, the company has not taken any loans or borrowings from Government. Further, the Company has not generally defaulted in the repayment of loans or borrowings to a Bank or Financial institution *except as enumerated below:*

Particulars	Amount of default of repayment as at Balance sheet date (Rs.)		Period of default
	Principal	Interest	
<b>Due to Financial Institution</b>			
HDFC Limited	Nil	5,27,03,680	1-90 Days
<b>Due to Bank</b>			
ICICI Bank Limited	Nil	1,909	1-90 Days

(ix) Based on information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained. The company has not raised any money by way of initial public offer or further public offer (including debt instruments).

(x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the



# **K M G S & Associates**

**Chartered Accountants**

**Basement,18, National Park,  
Lajpat Nagar-IV, New Delhi-110024**

**Ph.: 011-41636286**

**Fax No.: 011-41636825**

**E-mail: office@kmsgsa.in**

management, we report that no fraud by the company or any fraud on the Company by its officers or employees has been noticed or reported during the course of our audit.

- (xi) The Company has not paid any managerial remuneration. Accordingly, the provisions of clause 3(xi) of the Companies (Auditor's Report) Order, 2016 are not applicable to the Company.
- (xii) In our opinion, the Company is not a Nidhi Company. Accordingly, the provisions of clause 3(xii) of the Companies (Auditor's Report) Order, 2016 are not applicable to the Company.
- (xiii) Based on information and explanations given to us by the management, all transactions with the related parties are in compliance with section 177 and 188 of the Companies Act, 2013 where applicable and the details have been disclosed in the financial Statements as required by the applicable accounting standards.
- (xiv) Based on information and explanations given to us by the management, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the period under review. Accordingly, the provisions of clause 3(xiv) of the Companies (Auditor's Report) Order, 2016 are not applicable to the Company.
- (xv) In our opinion and according to the information and explanations given to us, the company has not entered into any non-cash transaction with directors or person connected with him which is covered by Section 192 of the Companies Act 2013. Accordingly, the provisions of clause 3(xv) of the Companies (Auditor's Report) Order, 2016 are not applicable to the Company.
- (xvi) In our opinion and 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, the provisions of clause 3(xvi) of the Companies (Auditor's Report) Order, 2016 are not applicable to the Company.

**For K M G S & ASSOCIATES  
Chartered Accountants  
(Firm's Registration No. 004730N)**

  
**LALIT GOEL  
(Partner)  
(Membership No.: 091100)**

**Place : Gurgaon**

**Date: 24.05.2016**



**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Balance Sheet as at March 31, 2016**

	Notes	As at March 31, 2016 Amount (In ₹)	As at March 31, 2015 Amount (In ₹)
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' funds</b>			
Share Capital	2	4,99,97,600	4,99,97,600
Reserve and Surplus	3	39,00,34,885	96,91,39,166
		<b>44,00,32,485</b>	<b>1,01,91,36,766</b>
<b>Non Current Liabilities</b>			
Long term borrowings	4	1,54,99,81,068	1,73,30,00,000
Deferred tax liabilities (Net)	5	30,75,614	18,58,158
		<b>1,55,30,56,682</b>	<b>1,73,48,58,158</b>
<b>Current Liabilities</b>			
Short term borrowings	6	23,17,74,111	18,57,00,387
Trade payables	7	65,18,12,848	60,36,14,907
Other Current Liabilities	8	2,75,92,88,132	1,47,26,17,403
Short term Provisions	9	17,39,14,382	32,90,53,225
		<b>3,81,67,89,473</b>	<b>2,59,09,85,922</b>
<b>Total</b>		<b>5,80,98,78,640</b>	<b>5,34,49,80,846</b>
<b>Assets</b>			
<b>Non Current Assets</b>			
<b>Fixed Assets</b>			
Tangible assets	10	1,18,02,96,773	1,18,34,71,932
Intangible assets	11	2,26,012	3,26,267
Non current Investments	12	30,05,000	30,05,000
Deferred tax assets	13	29,34,13,065	-
Long Term loans and advances	14	1,62,57,820	1,42,63,879
		<b>1,49,31,98,670</b>	<b>1,20,10,67,078</b>
<b>Current Assets</b>			
Inventories	15	7,40,13,326	7,40,13,326
Trade receivables	16	42,73,33,557	47,05,50,030
Cash and Bank Balances	17	4,24,00,316	18,81,59,058
Short term loans and advances	18	2,60,06,30,727	2,78,63,66,890
Other current assets	19	1,17,23,02,044	62,48,24,464
		<b>4,31,66,79,970</b>	<b>4,14,39,13,768</b>
<b>Total</b>		<b>5,80,98,78,640</b>	<b>5,34,49,80,846</b>

Significant accounting policies 1


The accompanying notes are integral part of the financial statements

As per our report of even date  
For K M G S & Associates  
Chartered Accountants  
FRN: 004730N

Partner   
Membership No: 051100

Place: Gurgaon  
Dated: 27-05-2016

For and on behalf of the Board of Directors

  
S. S. Bhowmick  
Director  
(DIN: 00033445)

  
Sameer Bahri  
Director  
(DIN: 00054020)

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Statement of Profit and loss for the year ended March 31, 2016**

	Notes	For the year ended March 31, 2016 Amount (In ₹)	For the year ended March 31, 2015 Amount (In ₹)
<b>Revenue</b>			
Revenue from operations	20	1,01,74,72,043	1,07,36,00,988
Other Income	21	22,02,55,224	24,48,79,298
<b>Total</b>		<b>1,23,77,27,267</b>	<b>1,31,84,80,286</b>
<b>Expenses</b>			
Changes in inventories	22	-	-
Operating Expenses	23	8,53,37,198	6,01,08,961
Real Estate Project Expenditure	24	1,78,13,23,051	1,05,48,84,726
Finance Cost	25	22,77,78,822	18,48,26,473
Depreciation and amortisation expense	26	18,17,305	18,02,344
Other Expenses	27	1,27,70,781	1,18,60,995
<b>Total</b>		<b>2,10,90,27,157</b>	<b>1,31,34,83,499</b>
<b>Profit before tax</b>		<b>(87,12,99,890)</b>	<b>49,96,787</b>
Tax Expense	28	-	1,24,10,000
Deferred tax	29	(29,21,95,609)	13,44,265
<b>Profit (Loss) for the year</b>		<b>(57,91,04,281)</b>	<b>(87,57,478)</b>

Earnings per equity share of face value of ₹ 10 each

39

1. Basic	(115.83)	(1.75)
2. Diluted	(115.83)	(1.75)

Significant accounting policies

1

The accompanying notes are integral part of the financial statements

As per our report of even date

For K M G S & Associates

Chartered Accountants

FRN: 004730N

Partner *CA LIY GOEL*  
 Membership No: (091100)

Place: Gurgaon

Dated: 01-05-2016

*Am*

For and on behalf of the Board of Directors

*S. S. Bhowmick*      *Sameer Bahri*

S. S. Bhowmick  
 Director  
 (DIN: 00033445)

Sameer Bahri  
 Director  
 (DIN: 00054020)

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Cash Flow Statements for the year ended March 31, 2016**

Particulars	Amount (In ₹)	
	March 31, 2016	March 31, 2015
<b>A. Cash flow from operating activities</b>		
Net profit/ (loss) before tax and extraordinary items	(87,12,99,890)	49,96,787
<b>Adjustments for:</b>		
Depreciation & amortisation	18,17,305	18,02,344
Interest Income	(22,00,93,291)	(24,46,51,980)
Borrowing Cost	22,77,78,822	18,48,26,473
<b>Operating profit before working capital changes</b>	<b>(86,17,97,054)</b>	<b>(5,30,26,376)</b>
<b>Adjustment for:</b>		
Trade and other receivables	(32,02,75,360)	(1,10,35,27,565)
Trade & Other Payable	1,36,55,18,790	7,61,23,988
<b>Cash generated from operations</b>	<b>18,34,46,376</b>	<b>(1,08,04,29,953)</b>
Direct taxes paid	(15,51,38,843)	(1,18,54,075)
<b>Net cash from/ (used in) operating activities (A)</b>	<b>2,83,07,533</b>	<b>(1,09,22,84,028)</b>
<b>B. Cash flows from investing activities</b>		
Purchase of Fixed Assets	14,58,109	(27,22,082)
Purchase of Investments	-	(5,000)
Investment in bank deposits (having maturity of more than 3 months)	1,26,25,000	3,42,50,000
Interest received	21,98,49,766	24,86,75,107
<b>Net cash from/ (used in) investing activities (B)</b>	<b>23,39,32,875</b>	<b>28,01,98,025</b>
<b>C. Cash flows from financing activities</b>		
Proceeds/ (repayments) of borrowings	(15,60,60,860)	62,06,00,567
Borrowing cost paid	(23,93,13,290)	(12,18,03,495)
<b>Net cash from/ (used in) financing activities (C)</b>	<b>(39,53,74,150)</b>	<b>49,87,97,072</b>
<b>Net increase/ (decrease) in cash and cash equivalents (A + B + C)</b>	<b>(13,31,33,742)</b>	<b>(31,32,88,931)</b>
<b>Total cash and cash equivalents at the beginning of the year</b>	<b>17,55,34,058</b>	<b>48,88,22,990</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>4,24,00,316</b>	<b>17,55,34,058</b>
<b>Components of cash and cash equivalents:</b>		
Cash in hand	1,89,992	2,15,262
Balance with banks	4,22,10,324	17,53,18,796
<b>Total</b>	<b>4,24,00,316</b>	<b>17,55,34,058</b>

Significant accounting policies

1

The accompanying notes are integral part of the financial statements

As per our report of even date  
 For K M G S & Associates  
 Chartered Accountants  
 FRN: 004730N

Partner *LALIT GOEL*  
 Membership No: (091100)

Place: Gurgaon  
 Dated: 24.05.2016

For and on behalf of the Board of Directors

*S. S. Bhowmick*      *Sameer Bahri*

S. S. Bhowmick  
 Director  
 (DIN: 00033445)

Sameer Bahri  
 Director  
 (DIN: 00054020)

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Notes to the Financial Statements for the year ended March 31, 2016**

	As at March 31, 2016 Amount (In ₹)	As at March 31, 2015 Amount (In ₹)
<b>2 Share Capital</b>		
<b>Authorised</b>		
50,00,000 (50,00,000) Equity shares of ₹ 10/- each	5,00,00,000	5,00,00,000
<b>Issued, subscribed and fully paid up</b>		
49,99,760 (49,99,760) Equity shares of ₹ 10/- each with voting rights	4,99,97,600	4,99,97,600
<b>Total</b>	<u>4,99,97,600</u>	<u>4,99,97,600</u>

**Equity Shares / Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year**

	March 31, 2016		March 31, 2015	
	Number	Value (In ₹)	Number	Value (In ₹)
At the beginning of the year	49,99,760	4,99,97,600	49,99,760	4,99,97,600
Issued during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>49,99,760</b>	<b>4,99,97,600</b>	<b>49,99,760</b>	<b>4,99,97,600</b>

**Equity Shares / Shares held in aggregate by holding/ ultimate holding company and/ or their subsidiaries / associates**

Name of Shareholder	March 31, 2016	March 31, 2015
	Number	Number
Holding company - Unitech Limited	48,99,760	48,99,760
<b>Total</b>	<b>48,99,760</b>	<b>48,99,760</b>

**Equity Shares / Name of shareholders holding more than 5% equity shares**

Name of Shareholder	March 31, 2016		March 31, 2015	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Holding company - Unitech Limited	48,99,760	98.00	48,99,760	98.00
<b>Total</b>	<b>48,99,760</b>	<b>98.00</b>	<b>48,99,760</b>	<b>98.00</b>

*Handwritten signature*

*Handwritten signature and stamp*

# BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED

Notes to the financial statements for the year ended 31<sup>st</sup> March 2016

## 1. SIGNIFICANT ACCOUNTING POLICIES

### I. NATURE OF OPERATIONS

Bengal Unitech Universal Infrastructure Private Limited (The Company) was incorporated in 1996. The company's main business is development of real estate projects.

### II. BASIS OF PREPARATION

The financial statements have been prepared under historical cost convention on an accrual basis in accordance with the requirements of Schedule III and mandatory Accounting Standards prescribed in Section 133 of the Companies Act, 2013 ("the Act") read with the Rule 7 of the Companies (Accounts) Rules, 2014 and the provisions of the Act to the extent notified.

### III. FIXED ASSETS AND DEPRECIATION

Fixed assets are stated at cost less accumulated depreciation and impairment loss, if any. Cost comprises the purchase price and any attributable cost of bringing the assets to its working condition for its intended use. It excludes refundable taxes. Borrowing costs relating to acquisition of fixed assets which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. Depreciation has been provided based on life assigned to each asset in accordance with Schedule II of the Companies Act, 2013

### IV. INVESTMENTS

Long term investments are stated at cost. However, provision for diminution is made to recognize any decline, other than temporary, in the value of long term investments.

Current investments are stated at the lower of cost and fair value.

### V. INVENTORIES

- a) The cost of inventories comprises all cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. Inventories are valued at cost or net realizable value, whichever is lower on the basis of first in first out method.
- b) Finished stock of completed real estate projects, land and land development rights are valued at lower of cost or net realizable value on the basis of actual identified units.

### VI. PROJECTS IN PROGRESS

Project in progress disclosed as at reporting date in respect of real estate development and related activities includes aggregate amount of costs and recognized profit(less recognized losses) up to the reporting date less advances received from customers

Costs generally include cost of land, land development rights, construction costs, job work, allocated borrowing costs and other costs that are attributable to project and such other costs as are specifically chargeable to the customer.



*[Handwritten signatures]*

## VII. BORROWING COST

Borrowing cost relating to acquisition/construction development of qualifying assets of the company are capitalized until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/sale. Borrowing cost that are attributable to the project in progress and qualifying land advances as well as any capital work in progress are charged to respective qualifying asset. All other borrowing costs, not eligible for inventorisation /capitalization, are charged to revenue.

## VIII. REVENUE RECOGNITION

### A) Real Estate Projects

Revenue from real estate under development/sale of developed property is recognized upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards. Accordingly, revenue from real estate projects is recognized on the 'percentage of completion method' (POC) of accounting.

Revenue under the POC method is recognized on the basis of percentage of actual costs incurred including construction and development cost of projects under execution and proportionate land subject to such actual cost incurred being twenty percent or more of the total estimated cost of projects.

The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including construction and development cost and proportionate land bears to the total estimated cost of the project. The estimates including those of technical nature in respect of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable loss are reviewed periodically by the management and any effect of changes in estimates is recognized in the period such changes are determined. Revenue is recognized by reference to the stage of completion as explained above attributed to the work completed during the year. When it is probable that total costs will exceed total project revenue, this expected loss is recognized as an expenses immediately.

### B) Revenue from lease rentals and related income

Lease income is recognized in the statement of profit and loss on straight line basis over the lease term unless there is another systematic basis which is more representative of the time pattern of the lease. Revenue from lease rental is disclosed net of indirect taxes, if any

### C) Interest income

Interest income is recognized only when no significant uncertainty as to measurability or collectability exists. Income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

### D) Operations and maintenance income

Operations and maintenance income consists of revenue earned from the provision of daily maintenance, security and administration services, and is charged to tenants based on the occupied lettable area of the properties.



*Handwritten signature*

## IX. FOREIGN CURRENCY TRANSACTIONS

A foreign currency transaction should be recorded, on initial recognition in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

Monetary items denominated in a foreign currency should be reported using the closing rate or at the amount which is likely to be realized from, or required to disburse such items at the balance sheet date as the situation demands.

Non-monetary items carried in term of historical cost denominated in foreign currency, should be reported using exchange rate at the date of transaction.

Exchange differences arising on the settlement of monetary items or on reporting an enterprise's monetary items at rates different from those at which they were initially recorded during the period, or reported in previous financial statements, should be recognized as income or as expenses in the period in which they arise.

Exchange differences arising on reporting of long term monetary assets at rates different from those at which they were initially reported during the period or previous periods in so far they relate to the acquisition of depreciable capital asset is added to or deducted from the cost of assets.

The financial statement of an integral operation is translated using the above principal and procedures.

## X. TAXES ON INCOME

Tax expense comprises both current and deferred tax.

Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws that are enacted or substantially enacted.

Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. The tax effect is calculated on the accumulated timing difference at the year-end based on the tax rates and laws enacted or substantially enacted on the balance sheet date. In situations where the company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits. At each balance sheet date the Company re-assesses unrecognized deferred tax assets. It recognizes unrecognized deferred tax assets to the extent that it has become reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized.

## XI. PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Provisions are recognized in respect of liabilities which can be measured only by using a substantial degree of estimates when



*[Handwritten signature in blue ink]*

*[Handwritten signature in blue ink]*



- a) the company has a present obligation as a result of a past event;
- b) a probable outflow of resources embodying economic benefits will be required to settle the obligation; and
- c) the amount of the obligation can be reliably estimated.

Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.

Contingent liability is disclosed in the case of:

- a) a present obligation arising from a past event, when it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation;
- b) a possible obligation, that arises out of past events and the existence of which will be confirmed only by one or more uncertain future events unless the probability of outflow of resources is remote.

Contingent assets are neither recognized nor disclosed. However, when realization of income is virtually certain, related asset is recognized.

## XII. CASH & CASH EQUIVALENTS

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in and short-term investments with an original maturity of three months or less. Cash flow statement is prepared using the indirect method.

## XIII. EARNING PER SHARE

Basic earning per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average numbers of equity shares outstanding during the period are adjusted for events of bonus issue, a share split and share warrants conversion.

Diluted earnings per share is calculated by adjusting net profit or loss for the period attributable to equity shareholders and the weighted number of shares outstanding during the period for the effect of all dilutive potential equity shares.

## XIV. GENERAL

Accounting policies not specifically referred to are consistent with generally accepted accounting practice.



bc

x gsl.



**Bengal Unitech Universal Infrastructure Pvt. Ltd.**

**Notes to the Financial Statements for the year ended March 31, 2016**

	As at March 31, 2016 Amount (In ₹)	As at March 31, 2015 Amount (In ₹)
<b>3 Reserve and Surplus</b>		
<b>Surplus/(deficit) in the statement of profit and loss</b>		
As per last financial statement	96,91,39,166	97,78,96,644
Add: Profit / (Loss) for the period	(57,91,04,281)	(87,57,478)
<b>Total</b>	<b>39,00,34,885</b>	<b>96,91,39,166</b>
<b>4 Long term borrowings</b>		
<b>Secured Term Loans</b>		
From banks	25,02,00,000	50,00,00,000
From financial institutions	1,29,97,81,068	1,23,30,00,000
<b>Total</b>	<b>1,54,99,81,068</b>	<b>1,73,30,00,000</b>
<b>5 Deferred tax liabilities (Net)</b>		
Deferred tax liabilities on account of depreciation	30,75,614	18,58,158
<b>Total</b>	<b>30,75,614</b>	<b>18,58,158</b>
<b>6 Short term borrowings</b>		
<b>Unsecured</b>		
Loans and advances from related parties from subsidiary company - Bengal Universal Consultants Pvt. Ltd.	23,17,74,111	18,57,00,387
<b>Total</b>	<b>23,17,74,111</b>	<b>18,57,00,387</b>
<b>7 Trade payables</b>		
Others	65,18,12,848	60,36,14,907
<b>Total</b>	<b>65,18,12,848</b>	<b>60,36,14,907</b>
<b>8 Other Current Liabilities</b>		
Interest accrued but not due on borrowings	63,12,635	1,10,84,262
Interest accrued and due	5,27,05,589	5,94,68,430
Statutory taxes and dues	49,46,674	93,47,826
Expenses payable	1,02,19,073	19,23,430
Security deposits	23,19,23,962	20,61,18,234
Advance received from customers	1,28,62,53,020	-
Others payables	27,12,270	13,44,660
Current maturities of long term loan from Bank	24,97,99,499	-
Current maturities of long term loan from Financial Institutions	91,44,15,410	1,18,33,30,561
<b>Total</b>	<b>2,75,92,88,132</b>	<b>1,47,26,17,403</b>
<b>9 Short term Provisions</b>		
Provision for taxation (net of taxes paid)	17,39,14,382	32,90,53,225
<b>Total</b>	<b>17,39,14,382</b>	<b>32,90,53,225</b>



*Handwritten signatures and initials.*

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Notes to the Financial Statements for the year ended March 31, 2016**

**Note no. 4**

The term and securities of the above secured long term borrowing are given hereunder

	Amount outstanding (In ₹)		Interest rate	Security and guarantee details	Repayment terms
	March 31, 2016	March 31, 2015			
<b>a) Term loan from bank</b>					
Term Loan	49,99,99,499	50,00,00,000	15.00%	Secured by way of equitable mortgage of certain lands of the holding company, fellow subsidiary companies, collaborator and exclusive charge on DSR A/c / Escrow A/c. The loan has been guaranteed by corporate guarantee of the said holding company, fellow subsidiary companies, collaborator and personal guarantee of the chairman and managing directors of the holding company.	Twelve monthly Installments - One EMI ₹ 4,13,00,000 & 11 EMI of ₹ 4,17,00,000 starting from 15.10. 2016
<b>b) Term loan from financial institutions</b>					
Term Loan	43,44,15,410	78,30,00,000	14.25%	Secured by way of equitable mortgage of certain lands of the company, holding company and certain fellow subsidiary companies and hypothecation on certain projects receivables of the company and holding company. Further, the loan has been guaranteed by personal guarantee of the chairman and managing director of the holding company, pledge of 19,26,94,000 shares of the holding company held by promoters and the corporate guarantee of the holding company.	10 equal quarterly installments starting from 30.11.2014
Term Loan	45,00,00,000	42,00,00,000	13.75%	Secured by way of equitable mortgage of certain lands of the company / holding company / fellow subsidiary companies / collaborators and certain projects receivables of the company, fellow subsidiary company and holding company. Further, the loan has been guaranteed by personal guarantee of the chairman and managing director of the holding company, pledge of shares of the holding company held by promoters	One quarterly installment of ₹ 60,000,000 starting from 28.02.2018 and six installments of ₹ 65,000,000 from 31.05.2018
Term Loan	48,00,00,000	1,21,33,30,561	15.00%	Secured by way of equitable mortgage of certain lands of the fellow subsidiary companies and hypothecation on certain projects receivable of holding company and fellow subsidiary company. Further, the loan has been guaranteed by personal guarantee of the chairman and managing director of the holding company and the corporate guarantee of the holding company and land mortgaging companies.	24 monthly installments starting from 15.12.2014
Term Loan	84,97,81,068	-	13.40%	Secured by way of equitable mortgage of certain lands of the company / holding company / fellow subsidiary companies / collaborators and certain projects receivables. Further, the loan has been guaranteed by personal guarantee of the chairman and managing directors of the holding company, pledge of shares of the holding company held by promoters of the holding company	Eight equal quarterly installments of Rs.11,25,00,000 starting from 31.12.2018



*Handwritten signature/initials*

*Handwritten signature*



**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Notes to the Financial Statements for the year ended March 31, 2016**

(Figures in ₹)

11 Fixed Assets	Intangible Owned Assets	
	Computer Software	Total
<b>Gross Block</b>		
Cost - As at 1st April 2014	5,01,295	5,01,295
Additions	-	-
Disposals / Adjustments	-	-
<b>As per 31st March 2015</b>	<b>5,01,295</b>	<b>5,01,295</b>
Additions	-	-
Disposals / Adjustments	-	-
<b>As per 31st March 2016</b>	<b>5,01,295</b>	<b>5,01,295</b>
<b>Depreciation &amp; Amortisation</b>		
As at 1st April 2014	74,961	74,961
Charge for the year	1,00,067	1,00,067
Disposals / Adjustments	-	-
<b>As per 31st March 2015</b>	<b>1,75,028</b>	<b>1,75,028</b>
Charge for the year	1,00,255	1,00,255
Disposals / Adjustments	-	-
<b>As per 31st March 2016</b>	<b>2,75,283</b>	<b>2,75,283</b>
<b>Net Block</b>		
As per 31st March 2015	3,26,267	3,26,267
<b>As per 31st March 2016</b>	<b>2,26,012</b>	<b>2,26,012</b>



*ke.*

*83.*

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Notes to the Financial Statements for the year ended March 31, 2016**

	As at March 31, 2016 Amount (In ₹)	As at March 31, 2015 Amount (In ₹)
<b>12 Non current Investments</b>		
<b>Unquoted - Trade</b>		
<b>Investment in Equity instrument (fully paid up) Subsidiaries</b>		
Bengal Unitech Hospitality Pvt. Ltd. 50,000 (50,000) equity shares @ ₹ 10/- each	5,00,000	5,00,000
Bengal Universal Consultants Pvt. Ltd. 2,50,000 (2,50,000) equity shares @ ₹ 10/- each	25,00,000	25,00,000
<b>Investment in Equity instrument (fully paid up) in Joint Venture</b>		
Unitech Chandra Foundation 500 (Nil) equity shares @ ₹ 10/- each	5,000	5,000
	<u>5,000</u>	<u>5,000</u>
<b>Total</b>	<u><u>30,05,000</u></u>	<u><u>30,05,000</u></u>
<b>13 Deferred tax assets</b>		
On carry forward business losses	29,34,13,065	-
<b>Total</b>	<u><u>29,34,13,065</u></u>	<u><u>-</u></u>
<b>14 Long Term loans and advances (Unsecured, considered good)</b>		
Security deposits	1,62,57,820	1,42,63,879
<b>Total</b>	<u><u>1,62,57,820</u></u>	<u><u>1,42,63,879</u></u>
<b>15 Inventories</b>		
Finished properties	2,08,71,948	2,08,71,948
Land	5,31,41,378	5,31,41,378
<b>Total</b>	<u><u>7,40,13,326</u></u>	<u><u>7,40,13,326</u></u>
<b>16 Trade receivables (Unsecured, considered good)</b>		
Due over six months	26,06,71,926	26,26,35,216
Other Trade receivables	16,66,61,631	20,79,14,814
<b>Total</b>	<u><u>42,73,33,557</u></u>	<u><u>47,05,50,030</u></u>



*Handwritten signature*

*Handwritten signature*

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**

**Notes to the Financial Statements for the year ended March 31, 2016**

	As at March 31, 2016 Amount (In ₹)	As at March 31, 2015 Amount (In ₹)
<b>17 Cash and Bank Balances</b>		
<b>Cash and cash equivalents</b>		
Cash on hand	1,89,992	2,15,262
<b>Balance with Banks</b>		
On current account		
Earmarked	1,57,82,949	1,81,34,198
Others	2,64,27,375	15,71,84,598
	<u>4,24,00,316</u>	<u>17,55,34,058</u>
<b>Other bank Balances</b>		
Deposits with maturity for more than 3 months		
Others	-	1,26,25,000
<b>Total</b>	<u>4,24,00,316</u>	<u>18,81,59,058</u>
<b>18 Short term loans and advances (Unsecured, considered good)</b>		
<b>Loans &amp; advances to related parties</b>		
Unitech Limited	1,70,60,45,304	1,87,74,34,835
Bengal Unitech Hospitality Pvt. Ltd.	63,43,719	57,53,997
Havelock Properties Ltd.	55,69,39,489	54,73,17,080
<b>Loans &amp; advances to others</b>		
Advance Other taxes	5,44,43,802	4,74,58,757
Advances to Vendors	1,78,05,919	1,90,02,327
Prepaid expenses	2,59,97,931	5,36,33,525
Other Loans & advances	23,30,54,563	23,57,66,369
<b>Total</b>	<u>2,60,06,30,727</u>	<u>2,78,63,66,890</u>
<b>19 Other current assets (Unsecured, considered good)</b>		
<b>Project in Progress On which revenue is recognised</b>		
Cost of the projects	19,10,70,69,898	18,00,05,24,432
Estimated profit recognised	(6,27,67,588)	84,19,07,832
Less: Advance received from customers	(17,87,30,80,225)	(18,21,84,44,234)
	<u>1,17,12,22,085</u>	<u>62,39,88,030</u>
<b>(Unsecured, considered good)</b>		
Accrued interest receivable	10,79,959	8,36,434
<b>Total</b>	<u>1,17,23,02,044</u>	<u>62,48,24,464</u>



*lh.*

*Sh.*

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**

**Notes to the Financial Statements for the year ended March 31, 2016**

	For the year ended March 31, 2016 Amount (In ₹)	For the year ended March 31, 2015 Amount (In ₹)
<b>20 Revenue from operations</b>		
Income from rent receipts	34,05,000	34,05,000
Income from completed real estate projects	41,93,499	11,24,523
Income recognised on percentage of completion method	87,48,18,921	93,23,59,843
Building maintenance fee	10,86,83,127	9,87,61,242
Interest & Other charges from customers	2,63,71,496	3,79,50,380
<b>Total</b>	<b>1,01,74,72,043</b>	<b>1,07,36,00,988</b>
<b>21 Other Income</b>		
<b>Current investments</b>		
<b>Interest Income from</b>		
Bank deposits	26,46,863	40,91,576
Related parties	21,74,46,428	24,05,60,404
Miscellaneous income	1,61,933	2,27,318
<b>Total</b>	<b>22,02,55,224</b>	<b>24,48,79,298</b>
<b>22 Changes in inventories</b>		
<b>Change in Land</b>		
Opening stock	5,31,41,377	5,31,41,377
Less: Closing stock	5,31,41,377	5,31,41,377
	-	-
<b>Change in inventories of Finished properties</b>		
Opening stock	2,08,71,948	2,08,71,948
Less: Closing stock	2,08,71,948	2,08,71,948
<b>Total</b>	<b>-</b>	<b>-</b>
<b>23 Operating Expenses</b>		
Repair and maintainance - others	8,53,37,198	6,01,08,961
<b>Total</b>	<b>8,53,37,198</b>	<b>6,01,08,961</b>
<b>24 Real Estate Project Expenditure</b>		
Project cost - real estate completed projects	18,28,710	1,06,64,025
Project cost - percentage of completion method	53,45,56,694	1,04,42,20,701
Revenue reversal - percentage of completion method	1,24,49,37,647	-
<b>Total</b>	<b>1,78,13,23,051</b>	<b>1,05,48,84,726</b>



*Handwritten signature*

*Handwritten signature*

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**

**Notes to the Financial Statements for the year ended March 31, 2016**

	For the year ended March 31, 2016 Amount (In ₹)	For the year ended March 31, 2015 Amount (In ₹)
<b>25 Finance Costs</b>		
Interest to Banks	7,39,38,014	7,16,04,506
Interest to financial institutions	30,33,60,216	33,72,82,472
Interest on statutory taxes	2,80,00,432	3,74,81,357
	<u>40,52,98,662</u>	<u>44,63,68,335</u>
Less: Borrowing costs allocated to project in progress	(17,75,19,840)	(26,15,41,862)
<b>Total</b>	<u><u>22,77,78,822</u></u>	<u><u>18,48,26,473</u></u>
<b>26 Depreciation and amortisation expense</b>		
Depreciation of tangible fixed assets	18,17,305	18,02,344
<b>Total</b>	<u><u>18,17,305</u></u>	<u><u>18,02,344</u></u>
<b>27 Other Expenses</b>		
Printing & stationery	1,100	-
Travelling and conveyance	350	-
Legal and professional charges	7,78,500	21,75,459
Rates & taxes	6,74,788	2,835
Registration and filling fee	37,226	27,617
Auditors remuneration		
Audit fee	20,89,625	8,25,000
for reimbursement of expenses	1,25,000	1,25,000
Advertising and promotional expenses	17,40,046	9,91,298
Information technology expenses	20,205	14,300
Repair and maintenance expenses	4,59,652	-
Commission paid to selling agents	68,30,562	76,99,035
Other administrative general expenses	13,727	451
<b>Total</b>	<u><u>1,27,70,781</u></u>	<u><u>1,18,60,995</u></u>
<b>28 Tax Expense</b>		
Current tax	-	1,24,10,000
<b>Total</b>	<u><u>-</u></u>	<u><u>1,24,10,000</u></u>
<b>29 Deferred tax</b>		
Deferred tax expenses	(29,21,95,609)	13,44,265
<b>Total</b>	<u><u>(29,21,95,609)</u></u>	<u><u>13,44,265</u></u>



*Handwritten signature/initials*

*Handwritten signature/initials*



## BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED

### Notes to the financial statements for the year ended 31<sup>st</sup> March 2016

#### 30. SEGMENT REPORTING: Segment wise revenue, results & other information

The company is primarily in the business of real estate development and related activities including rentals etc. Further majority of the business conducted is within the geographical boundaries of India.

In view of the above, in the opinion of the management and based on the organizational and internal reporting structure, the company's business activities as described above are subject to similar risks and returns. Further, since the business activities undertaken by the company are within India, in the opinion of the management, the environment in India is considered to have similar risks and returns. Consequently, the company's business activities primarily represent a single business segment. Similarly this company's operations in India represent a single geographical segment.

31. Balances grouped under trade payables and loans and advances in cash or in kind are subject to confirmation from respective parties.
32. Advances for purchase of land, projects pending commencement and to joint ventures and collaborators amounting to ₹22,66,00,000/- (previous year ₹23,16,00,000) included under the head "short term loans and advances" in Note 18 have been given in the normal course of business to land owning companies, collaborators, projects or for purchase of land. Further ₹ 50,00,000 (previous year ₹ 1,00,00,000) has been recovered / adjusted during the current financial year. The management has been putting a constructive and sincere effort to recover / adjust the said advances and has been successful in recovering / adjusting a significant amount out of the total advances, so no provision is necessary to be created for the outstanding advances as at the balance sheet date. Further, the management is confident to recover / adjust the balance outstanding amount in the foreseeable future.
33. In the opinion of the Board of Directors and to the best of their knowledge and belief, the aggregate value of current assets and loans and advances on realization in the ordinary course of business will not be less than the amount at which these are stated in the balance sheet.
34. As per information available with the company, the trade payables do not include any amount due to Micro, Small and Medium Enterprises registered under "The Micro, Small and Medium Enterprises Development Act, 2006" as at 31<sup>st</sup> March 2016.
35. In line with Accounting Policy No. 1(VIII)(C) the company is recognizing Income of interest on delayed payment on realization basis, as there is no virtual certainty of their realization on accrual basis.
36. The company has mortgaged the certain portion of its lands titles & receivables accruing from the projects to secure credit facilities availed by Unitech Group i.e. holding company / fellow subsidiaries / associates.



*g.*

*g.*

37. RELATED PARTY DISCLOSURES:

In accordance with the accounting standard on 'Related Party Disclosures' AS-18, the disclosure in respect of related parties and the transactions with them as identified and certified by the management is as follows:

A) Name of related parties and description of relationship where transaction exists:

Holding company	Unitech Limited
Wholly owned subsidiaries	Bengal Universal Consultants Pvt. Ltd. Bengal Unitech Hospitality Pvt. Ltd.
Fellow subsidiary	Havelock Properties Limited Unitech Hi-Tech Developers Ltd.

B) Summary of significant related parties transactions carried out in ordinary course of business are as under:

(Amount in ₹)

S. No.	Description	100% Subsidiaries	Holding Company	Fellow Subsidiary	Total
1	Advance Paid	1,92,40,373 (1,46,16,739)	98,97,70,611 (1,06,46,46,953)	1,99,00,000 (4,49,50,000)	1,02,89,10,984 (1,12,42,13,692)
2.	Advance Received	6,47,24,375 (9,08,00,000)	1,32,72,20,893 (27,05,09,868)	3,99,18,624 (1,79,71,799)	1,43,18,63,892 (37,92,81,667)
3	Interest Received	- (-)	18,45,11,946 (18,27,10,034)	3,29,34,482 (5,78,50,370)	21,74,46,428 (24,05,60,404)
4	Consultancy charges due	- (-)	5,68,25,654 (6,32,49,423)	- (-)	5,68,25,654 (6,32,49,423)
5	Consultancy charges paid	- (-)	5,20,00,000 (4,25,00,000)	- (-)	5,20,00,000 (4,25,00,000)

\* Previous year figures have been given in (parentheses)

C) Balance as at 31-03-2016

S.No.	Description	Maximum Balance during the year ended 31.03.2016 (₹)	Net Balance (₹)	Dr. / Cr.
1	Unitech Ltd. (loans and advances)	188,19,56,977 (187,74,34,835)	170,60,45,304 (187,74,34,835)	Dr. Dr.
2	Bengal Universal Consultants Pvt. Ltd. (short term borrowing)	23,17,74,111 (18,57,00,387)	23,17,74,111 (18,57,00,387)	Cr. Cr.
3	Unitech Ltd. (Trade Payables)	2,93,72,727 (3,74,84,801)	2,92,22,511 (2,93,72,727)	Cr. Cr.
4	Havelock Properties Ltd. (loans and advances)	55,69,39,489 (54,73,17,080)	55,69,39,489 (54,73,17,080)	Dr. Dr.
5	Bengal Unitech Hospitality Pvt. Ltd. (loans and advances)	63,43,719 (57,99,986)	63,43,719 (57,53,997)	Dr. Dr.

\* Previous year figures have been given in (parentheses)



*h.*

*[Signature]*

**38. LEASED ASSETS:**

Operating lease given

i) Details of assets given on operating lease:

	Particulars	As at 31-03-2016	As at 31-03-2015
i)	Gross block	110,38,06,100	110,38,06,100
ii)	Accumulated depreciation	-	-
iii)	Net block	110,38,06,100	110,38,06,100

ii) The company has given land on operating lease basis. The lease rentals are receivable by the company on a quarterly basis. Future minimum lease rentals receivable as at 31<sup>st</sup> March, 2016, as per the lease agreement is as under:

	Particulars	As at 31-03-2016	As at 31-03-2015
i)	Not later than one year	34,05,000	34,05,000
ii)	Later than one year but not later than five years	1,36,20,000	1,36,20,000
iii)	More than five years	5,36,28,750	5,70,33,750

Lease income recognized in the statement of profit and loss is ₹34,05,000 (previous year- ₹34,05,000).

**39. EARNING PER SHARE (EPS)**

	Particulars	As at 31-03-2016	As at 31-03-2015
a)	Weighted average number of equity shares at the beginning and end of the year.	49,99,760	49,99,760
b)	Net profit after tax (₹)	(57,91,04,281)	(87,57,478)
c)	Basic earnings per share (₹)	(115.83)	(1.75)
d)	Diluted earnings per share (₹)	(115.83)	(1.75)
e)	Nominal value of a equity share(₹)	10	10

**39. ADDITIONAL INFORMATION:**

	Particulars	31.03.2016 (₹)	31.03.2015 (₹)
a)	Value of Imports on CIF basis	Nil	Nil
b)	Expenditure in foreign currency	Nil	Nil
c)	Consumption of imported raw material, components and spare parts	Nil	Nil
d)	Amount remitted in foreign currency towards dividend	Nil	Nil
e)	Earnings in foreign currency	Nil	Nil

40. Unsecured loan from subsidiary company of ₹ 23,17,74,111 (previous year ₹ 18,57,00,387) is repayable on demand and carrying interest rate nil.

41. The company has certain outstanding delays as at balance sheet date with respect to long term loans from banks and term loans from financial institutions which are as follows:

The amount with respect to loan from banks of interest for the period 1-90 days is ₹ 1,909 (previous year - 1,22,93,741) and Further in respect of term loans from financial institutions with respect to interest is ₹ 5,27,03,680 (previous year - 20,35,05,250)



*Handwritten signature/initials*

*Handwritten signature/initials*

42. **CONTINGENT LIABILITIES AND COMMITMENTS (TO THE EXTENT NOT PROVIDED FOR)**

- I. Compensation for delayed possession to customers : ₹75,62,00,830 (previous year ₹55,42,11,940)
- II. Capital commitments : ₹ 3,68,00,19,253 (previous year ₹ 3,57,44,95,931)

43. **PREVIOUS YEAR FIGURES**

Prior year figures have been regrouped, rearranged and reclassified wherever considered necessary.

As per our report of even date

For K M G S & Associates  
Chartered Accountants  
FRN: 004730N

  
Partner *Chhaya Gode*  
Membership No.: *(051100)*

Place: Gurgaon  
Dated: *24.05.2016*

*AKQ*

For and on behalf of the Board of Directors

  
\_\_\_\_\_

S. S. Bhowmick  
Director  
(DIN: 00033445)



Sameer Bahari  
Director  
(DIN: 00054020)

**INDEPENDENT AUDITOR'S REPORT**

**TO THE MEMBERS OF BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED**

**Report on the Financial Statements**

We have audited the accompanying financial statements of **BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2013, the Statement of Profit and Loss and the Cash Flow Statement for the year then ended and a summary of the significant accounting policies and other explanatory information.

**Management's Responsibility for the Financial Statements**

The Company's Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the Accounting Standards referred to in Section 211(3C) of the Companies Act, 1956 ("the Act"). This responsibility includes the design, implementation and maintenance of internal controls relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatements, whether due to fraud or error.

**Auditors' Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with the ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers the internal controls relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies



used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- (a) in the case of the Balance Sheet, of the state of affairs of the Company as at 31<sup>st</sup> March, 2013;
- (b) in the case of the Statement of Profit and Loss, of the profit of the Company for the year ended on that date and
- (c) in the case of the Cash Flow Statement, of the cash flows of the Company for the year ended on that date.

### **Emphasis of Matter**

Advances for purchase of land and projects pending commencement amounting to ₹ 31,16,00,000 under the head Short term loans and advances (Note 26 to the financial statements), as explained by management, have been given in the normal due course of business to land owing companies / collaborators / projects / for purchase of land. The management has represented that based on information available such advances in respect of ongoing business transactions are considered recoverable. However, considering that some of these advances are outstanding and unadjusted for long periods of time, we are unable to ascertain the recoverability / subsequent adjustments, if any. Accordingly, to the extent that some of these advances may not be recoverable, we are unable to ascertain the final impact, if any, on the financial statements.

### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2003 ("the Order") issued by the Central Government in terms of Section 227(4A) of the Act, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the Order.
2. As required by Section 227(3) of the Act, we report that:
  - (a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;



- (b) In our opinion, 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) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
- (d) In our opinion, the Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement comply with the Accounting Standards referred to in Section 211(3C) of the Act;
- (e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2013 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2013 from being appointed as a director in terms of Section 274(1)(g) of the Act;
- (f) Since the Central Government has neither issued any notification as to the rate at which the cess is to be paid under Section 441A of the Act nor has it issued any Rules under the said Section prescribing the manner in which such cess is to be paid, no cess is due and payable by the Company.

**For Goel Garg & Co.,**  
Chartered Accountants  
Firm registration no.: 000397N

  
(Ajay Rastogi)  
Partner



**Membership no.: 084897**

Place: Gurgaon  
Dated: 24<sup>th</sup> May 2013

**Annexure to the Auditors' Report to the members of BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED on the financial statements for the year ended 31<sup>st</sup> March, 2013 referred to in paragraph 1 of 'Report on other legal and regulatory requirements' of our report:**

- 1) a. The company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
  - b. All the assets have been physically verified during the year by the management but there is a regular program of verification, which in our opinion, is reasonable having regard to the size of the company and the nature of its assets. To the best of our knowledge, no material discrepancies were noticed on verification conducted during the year as compared with the book records.
  - c. In our opinion and according to the information and explanations given to us, a substantial part of the fixed assets has not been disposed-off by the company during the year.
- 2) a. The Inventory i.e. land and finished properties has been physically verified during the year by the Management. In our opinion, the frequency of verification is reasonable
  - b. The procedures of physical verification of inventories followed by the Management are reasonable and adequate in relation to the size of the company and the nature of its business.
  - c. The company is maintaining proper records of inventory. The discrepancies noticed on verification between the physical stocks and the book records were not material and have been properly dealt with in the books of Accounts.
- 3) a. The Company has granted unsecured loan to two companies covered in the register maintained under section 301 of the Companies Act, 1956. The maximum amount involved during the year was ₹ 95,42,21,987/- and the year end balance of loan given was ₹ 95,42,21,987/- and in our opinion, the rate of interest and other terms and conditions of unsecured loan given by the company, are not prima facie, prejudicial to the interest of the Company and the company is regular in receiving the principal amounts as stipulated and has been regular in the receipt of interest.
  - b. The Company has taken an unsecured loan from two companies covered in the register maintained under section 301 of the Companies Act, 1956. The maximum amount involved during the year was ₹ 1,13,04,31,319/- and the yearend balance of loan taken was ₹ 2,39,54,891/- and in our opinion, the rate of interest and other terms and conditions of unsecured loan taken by the company, are not prima facie, prejudicial to the interest of the Company and the company is regular in repaying the principal amounts as stipulated and has been regular in the payment of interest.





- 4) In our opinion and according to the information and explanations given to us, there is an adequate internal control system commensurate with the size of the Company and the nature of its business, for the purchase of inventory, fixed assets and sale of goods. During the course of our audit, no major weakness has been noticed in the internal control system in respect of these areas. During the course of our audit, we have not observed any continuing failure to correct major weakness in internal control system of the company.
- 5) a. According to the information and explanations provided by the management, we are of the opinion that the particulars of contracts or arrangements referred to in section 301 of the Act that need to be entered into the register maintained under section 301 have been so entered.
- b. None of the transactions made in pursuance of such contracts or arrangements exceed the value of Rupees five lakh in respect of any one such party in the financial year.
- 6) According to the information and explanations given to us, the company has not accepted any deposit from public.
- 7) In our opinion, the company has an adequate internal audit system commensurate with the size and nature of its business.
- 8) We have broadly reviewed the books of account maintained by the company pursuant to the rules made by the central government for the maintenance of cost records under section 209(1)(d) of the Companies Act 1956 and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. We have, however not made a detailed examination of the records with a view to determine whether they are accurate or complete.



- 9) a. The Company is generally regular in depositing undisputed statutory dues, wherever applicable with appropriate authorities during the year.

Further, since the Central Government has till date not prescribed the amount of cess payable under section 441A of the Companies Act, 1956, we are not in a position to comment upon the regularity or otherwise of the company in depositing the same.

- b. *Undisputed amounts payable in respect of income tax were in arrears, as at 31.03.2013 for a period of more than six months from the date they became payable.*

Name of the statute	Nature of dues	Financial Year	Amounts (₹)	Due date
Income Tax Act, 1961	Regular Income Tax	2011-12	10,09,00,292	30.09.2012
Income Tax Act, 1961	Regular Income Tax Demand	2010-11	4,04,82,207	20.05.2012

- c. According to the information and explanation given to us, there are no dues in respect of Income tax, Custom Duty, Excise Duty and Sales Tax / VAT which have not been deposited with the appropriate authorities on account of any dispute.

- 10) The company does not have any accumulated losses nor has incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.

- 11) Based on our audit procedures and as per the information and explanations given by the management, the *Company has defaulted in repayment of dues to financial institution. Interest for the month of January to March 2013 amounting to ₹ 2,36,58,994/- was not paid. The Company has no other outstanding dues in respect of banks and debentures.*

- 12) According to the information and explanations given to us and based on the documents and records produced to us, the Company has not granted loans and advances on the basis of security by way of pledge of shares, debentures and other securities.

- 13) In our opinion, the company is not a Chit Fund or a Nidhi / Mutual Benefit Fund / Society. Therefore, the provisions of clause 4 (xiii) of the Companies (Auditor's Report) Order, 2003 are not applicable to the company.

- 14) The company is not dealing in or trading in shares, securities, debentures and other investments. Accordingly, the provisions of clause 4 (xiv) of the Companies (Auditor's Report) Order 2003 are not applicable to the company.



- 15) The company has given corporate guarantees for loans by its subsidiaries and associates from banks and financial institutions. The terms and other conditions, in our opinion, are not prima facie prejudicial to the interest of the Company considering Company's economic interest in such entities.
- 16) In our opinion and according to the information and explanations given to us, the term loans raised during the year by the company have been generally applied for the purpose for which the said loans were obtained and for overall project related activity in general.
- 17) According to information and explanations given to us and on an overall examination of the Balance Sheet of the company, we report that no funds raised on short-term basis have been used for long-term investment.
- 18) During the period, the company has not made any preferential allotment of shares to parties and companies covered in the register maintained under section 301 of the Companies Act, 1956.
- 19) According to information and explanations given to us, during the year covered by our audit report, the company has not issued any debentures.
- 20) The company has not raised any money by way of Public Issue during the year.
- 21) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud on or by the Company has been noticed or reported during the course of our audit.

**For Goel Garg & Co.,**  
Chartered Accountants  
Firm registration no.: 000397N

  
(Ajay Rastogi)

Partner

Membership no.: 084897



Place: Gurgaon

Dated: 24<sup>th</sup> May, 2013

# BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED

## Balance Sheet as at 31st March, 2013

	Notes	31.03.2013 ₹	31.03.2012 ₹
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' funds</b>			
Share capital	2	4,99,97,600	1,00,00,000
Reserves and surplus	3	98,19,06,617	85,79,79,509
		<b>1,03,19,04,217</b>	<b>86,79,79,509</b>
<b>Non-current liabilities</b>			
Long-term borrowings	4	1,92,83,17,536	-
		<b>1,92,83,17,536</b>	-
<b>Current liabilities</b>			
Short-term borrowings	5	2,39,54,891	1,65,64,76,428
Trade payables	6	80,86,19,952	70,12,82,011
Other current liabilities	7	20,99,62,483	15,22,58,266
Short-term provisions	8	22,01,99,582	-
		<b>1,26,27,36,908</b>	<b>2,51,00,16,705</b>
<b>Total</b>		<b>4,22,29,58,661</b>	<b>3,37,79,96,214</b>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Fixed assets			
Tangible assets	9	1,11,42,45,936	1,11,60,55,836
		<b>1,11,42,45,936</b>	<b>1,11,60,55,836</b>
Non-current investments	10	30,00,000	30,00,000
Long-term loans and advances	11	96,20,689	44,13,025
		<b>1,12,68,66,625</b>	<b>1,12,34,68,861</b>
<b>Current assets</b>			
Inventories	12	8,52,11,570	9,63,57,022
Trade receivables	13	39,27,92,503	58,49,44,265
Cash and bank balances	14	32,82,56,351	21,20,93,736
Short-term loans and advances	15	1,38,15,54,384	53,75,11,516
Other current assets	16	90,82,77,228	82,36,20,814
		<b>3,09,60,92,036</b>	<b>2,25,45,27,353</b>
<b>Total</b>		<b>4,22,29,58,661</b>	<b>3,37,79,96,214</b>

Significant accounting policies

1

The accompanying notes are integral part of the financial statements

As per our report of even date

For **Goel Garg & Co.**

Chartered Accountants

FRN: 000397N

Ajay Rastogi

Partner

Membership No:084897



For and on behalf of the Board of Directors

*Anand*

Director

*Goel*

Director

Place: Gurgaon

Dated: 24th May, 2013

**BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED**

**Statement of profit and loss for the year ended 31st March, 2013**

	Notes	31.03.2013 ₹	31.03.2012 ₹
<b>INCOME</b>			
Revenue from operations	17	3,66,96,22,307	2,34,63,77,919
Other income	18	14,97,56,444	5,93,91,421
<b>Total revenue</b>		<b>3,81,93,78,751</b>	<b>2,40,57,69,340</b>
<b>EXPENSES</b>			
Changes in inventories	19	1,11,45,452	(4,32,15,645)
Real estate project expenditure	20	3,49,22,66,544	2,10,51,92,929
Operating expense	21	3,24,12,131	2,73,19,887
Borrowing costs	22	2,31,71,854	-
Other expenses	23	1,12,00,034	5,97,341
<b>Total expenses</b>		<b>3,57,01,96,015</b>	<b>2,08,98,94,512</b>
<b>Profit before tax</b>		<b>24,91,82,736</b>	<b>31,58,74,828</b>
<b>Tax expense</b>			
Current tax		8,19,00,000	10,57,00,000
Earlier year tax		4,33,55,628	-
<b>Profit / (loss) for the year</b>		<b>12,39,27,108</b>	<b>21,01,74,828</b>
Earnings per equity share of face value of ₹ 10 each	32		
Basic		119.98	210.17
Diluted		119.98	210.17

Significant accounting policies

1

The accompanying notes are integral part of the financial statements

As per our report of even date

For **Goel Garg & Co.**

Chartered Accountants

FRN: 000397N

  
Ajay Rastogi

Partner

Membership No:084897



For and on behalf of the Board of Directors



Director



Director

Place: Gurgaon

Dated: 24th May, 2013

**BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED**

**Cash flow statement for the year ended 31st March,2013**

	<b>31.03.2013</b>	<b>31.03.2012</b>
	₹	₹
<b>Cash flow from operating activities</b>		
Profit before tax	<b>24,91,82,736</b>	<b>31,58,74,828</b>
Adjustment for		
Interest Received	(12,60,92,642)	(4,78,42,748)
Interest Expense	2,31,71,854	-
Adjustment for		
Inventories	1,11,45,452	(4,34,83,890)
Trade and other receivables	(53,20,92,413)	7,37,94,855
Trade and other payables	13,28,75,546	(1,40,37,09,766)
<b>Cash generated from operations</b>	<b>(24,18,09,467)</b>	<b>(1,10,53,66,721)</b>
Tax paid / refund received	9,75,38,828	(8,60,29,283)
<b>Net cash flow from operating activities (A)</b>	<b>(14,42,70,639)</b>	<b>(1,19,13,96,004)</b>
<b>Cash flow from investing activities</b>		
Purchase of fixed assets	(4,95,703)	(8,40,917)
Interest Received	12,30,41,972	4,71,22,650
Investment in bank deposits (having maturity of more than 3 months)	(4,84,82,599)	(46,18,022)
<b>Net cash flow from investing activities (B)</b>	<b>7,40,63,670</b>	<b>4,16,63,711</b>
<b>Cash flow from financing activities</b>		
Share capital received	3,99,97,600	-
Proceeds/ (Repayments) of borrowings	29,57,95,999	1,44,19,56,390
Borrowing cost paid	(19,79,06,614)	(28,44,31,197)
<b>Net cash flow from financing activities (C)</b>	<b>13,78,86,985</b>	<b>1,15,75,25,193</b>
<b>Net increase in cash and cash Equivalents (A+B+C)</b>	<b>6,76,80,016</b>	<b>77,92,900</b>
<b>Cash and cash equivalent at the beginning of the year</b>	<b>15,39,50,826</b>	<b>14,61,57,926</b>
<b>Cash and cash equivalent at the end of the year</b>	<b>22,16,30,842</b>	<b>15,39,50,826</b>
<b>Components of cash and cash equivalents</b>		
Balance with banks	22,12,54,901	15,36,56,122
Cash on hand	3,75,941	2,94,704
<b>Total cash and cash equivalents</b>	<b>22,16,30,842</b>	<b>15,39,50,826</b>

Significant accounting policies

Note 1

The accompanying notes are integral part of the financial statements

As per our report of even date

For **Goel Garg & Co.**

Chartered Accountants

FRN: 000397N

*Ajay Rastogi*

Ajay Rastogi

Partner

Membership No:084897



For and on behalf of the Board of Directors

*Thudascud.*

Director

*Ajeet C*

Director

Place: Gurgaon

Dated: 24th May, 2013

## BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED

### Notes to the financial statements for the year ended 31<sup>st</sup> March 2013

#### 1. SIGNIFICANT ACCOUNTING POLICIES

##### I. NATURE OF OPERATIONS

Bengal Unitech Universal Infrastructure Private Limited (The Company) was incorporated in 1996. The company's main business is development of real estate projects.

##### II. BASIS OF ACCOUNTING

The financial statements have been prepared to comply in all material respects with the notified accounting standards by Companies Accounting Standards Rules, 2006 as amended from time to time and the relevant provisions of the Companies Act, 1956 ('The Act'). The financial statements have been prepared in accordance with revised Schedule VI requirements including previous year comparatives. The financial statements have been prepared under historical cost convention on an accrual basis in accordance with accounting principles generally accepted in India. The accounting policies have been consistently applied by the company and are consistent with those used in previous year.

##### III. FIXED ASSETS AND DEPRECIATION

Fixed assets are stated at cost (gross block) less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. It excludes refundable taxes. Borrowing costs relating to acquisition of fixed assets which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. Depreciation on fixed assets held in India is provided at the rates and in the manner prescribed in Schedule XIV of the Companies Act, 1956 on written down value method. These rates in the opinion of the management reflect the economic useful life of the assets.

Fixtures and lease hold improvements installed in leased buildings are amortized over the initial period of lease

##### IV. INVESTMENTS

Long term investments are stated at cost. However, provision for diminution is made to recognize any decline, other than temporary, in the value of long term investments.

Current investments are stated at the lower of cost and fair value.

##### V. INVENTORIES

- a) The cost of inventories comprises all cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. Inventories are valued at cost or net realizable value, whichever is lower on the basis of first in first out method.



b) Finished stock of completed real estate projects, land and land development rights are valued at lower of cost or net realizable value on the basis of actual identified units.

## VI. PROJECTS IN PROGRESS

Project in progress disclosed as at reporting date in respect of real estate development and related activities includes aggregate amount of costs and recognized profit(less recognized losses) up to the reporting date less advances received from customers

Costs generally include cost of land, land development rights, construction costs, job work, allocated borrowing costs and other costs that are attributable to project and such other costs as are specifically chargeable to the customer.

## VII. BORROWING COST

Borrowing cost relating to acquisition/construction development of qualifying assets of the company are capitalized until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/sale. Borrowing cost that are attributable to the project in progress and qualifying land advances as well as any capital work in progress are charged to respective qualifying asset . All other borrowing costs, not eligible for inventorisation /capitalization, are charged to revenue.

## VIII. REVENUE RECOGNITION

### A) Real Estate Projects

Revenue from real estate under development/sale of developed property is recognized upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards. Accordingly, revenue from real estate projects is recognized on the 'percentage of completion method' (POC) of accounting.

Revenue under the POC method is recognized on the basis of percentage of actual costs incurred including construction and development cost of projects under execution and proportionate land subject to such actual cost incurred being twenty percent or more of the total estimated cost of projects.

The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including construction and development cost and proportionate land bears to the total estimated cost of the project. The estimates including those of technical nature in respect of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable loss are reviewed periodically by the management and any effect of changes in estimates is recognized in the period such changes are determined. Revenue is recognized by reference to the stage of completion as explained above attributed to the work completed during the year. When it is probable that total costs will exceed total project revenue, this expected loss is recognized as an expenses immediately.





B) Revenue from lease rentals and related income

Lease income is recognized in the statement of profit and loss on straight line basis over the lease term unless there is another systematic basis which is more representative of the time pattern of the lease. Revenue from lease rental is disclosed net of indirect taxes, if any

C) Interest income

Interest income is recognized only when no significant uncertainty as to measurability or collectability exists. Income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.

**IX. FOREIGN CURRENCY TRANSACTIONS**

A foreign currency transaction should be recorded, on initial recognition in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

Monetary items denominated in a foreign currency should be reported using the closing rate or at the amount which is likely to be realized from, or required to disburse such items at the balance sheet date as the situation demands.

Non-monetary items carried in term of historical cost denominated in foreign currency, should be reported using exchange rate at the date of transaction.

Exchange differences arising on the settlement of monetary items or on reporting an enterprise's monetary items at rates different from those at which they were initially recorded during the period, or reported in previous financial statements, should be recognized as income or as expenses in the period in which they arise.

Exchange differences arising on reporting of long term monetary assets at rates different from those at which they were initially reported during the period or previous periods in so far they relate to the acquisition of depreciable capital asset is added to or deducted from the cost of assets.

The financial statement of an integral operation is translated using the above principal and procedures.

**X. TAXES ON INCOME**

Tax expense comprises both current and deferred tax.

Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws that are enacted or substantially enacted.

Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. The tax effect is calculated on the accumulated timing difference at the year-end based on the tax rates and laws enacted or substantially enacted on the balance sheet date. In situations where the company has







unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits. At each balance sheet date the Company re-assesses unrecognized deferred tax assets. It recognizes unrecognized deferred tax assets to the extent that it has become reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized.

#### XI. PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Provisions are recognized in respect of liabilities which can be measured only by using a substantial degree of estimates when

- a) the company has a present obligation as a result of a past event;
- b) a probable outflow of resources embodying economic benefits will be required to settle the obligation; and
- c) the amount of the obligation can be reliably estimated.

Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.

Contingent liability is disclosed in the case of:

- a) a present obligation arising from a past event, when it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation;
- b) a possible obligation, that arises out of past events and the existence of which will be confirmed only by one or more uncertain future events unless the probability of outflow of resources is remote.

Contingent assets are neither recognized nor disclosed. However, when realization of income is virtually certain, related asset is recognized.

#### XII. CASH & CASH EQUIVALENTS

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term investments with an original maturity of three months or less. Cash flow statement is prepared using the indirect method.

#### XIII. EARNING PER SHARE

Basic earning per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average numbers of equity shares outstanding during the period are adjusted for events of bonus issue, a share split and share warrants conversion.

Diluted earnings per share is calculated by adjusting net profit or loss for the period attributable to equity shareholders and the weighted number of shares outstanding during the period for the effect of all dilutive potential equity shares.



# BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED

Notes to the Financial Statements for the year ended 31st March, 2013

	31.03.2013	31.03.2012
	₹	₹
<b>2 Share capital</b>		
<b>Authorised</b>		
50,00,000 (25,00,000) Equity shares of ₹ 10/- each	5,00,00,000	2,50,00,000
<b>Issued, subscribed and fully paid up</b>		
49,99,760 (10,00,000) Equity shares of ₹ 10/- each with voting rights	4,99,97,600	1,00,00,000
<b>Total</b>	<u>4,99,97,600</u>	<u>1,00,00,000</u>

## Reconciliation of the shares outstanding at the beginning and end of the reporting year

	31.03.2013		31.03.2012	
	Number	₹	Number	₹
At the beginning of the year	10,00,000	1,00,00,000	10,00,000	1,00,00,000
<b>Add:</b> Number of shares issued during the year	39,99,760	3,99,97,600	-	-
Outstanding at the end of the year	<u>49,99,760</u>	<u>4,99,97,600</u>	<u>10,00,000</u>	<u>1,00,00,000</u>

Shares (in aggregate) of each class held by:-	31.03.2013	31.03.2012
	No of Shares	No of Shares
Holding company - Unitech Limited	48,99,760	9,00,000
	<u>48,99,760</u>	<u>9,00,000</u>

## Details of shareholder holding more than 5% Shares

Name of shareholder	31.03.2013		31.03.2012	
	Number	% held	Number	% held
Holding company - Unitech Limited	48,99,760	98.00	9,00,000	100.00

## 3 Reserve and surplus

### Surplus in the statement of profit and loss

	31.03.2013	31.03.2012
	₹	₹
As per last financial statements	85,79,79,509	64,78,04,681
Profit & (loss) for the year	12,39,27,108	21,01,74,828
<b>Total</b>	<u>98,19,06,617</u>	<u>85,79,79,509</u>

## Non-current Liabilities

### 4 Long-term borrowings- Secured

	31.03.2013	31.03.2012
	₹	₹
Secured Term Loan From Financial Institutions		
ICICI Home Finance Company Limited	1,24,08,17,536	-
HDFC Limited	68,75,00,000	-
<b>Total</b>	<u>1,92,83,17,536</u>	<u>-</u>

### 5 Short-term borrowings

#### Secured

Loans from Financial Institution	-	55,00,00,000
	-	55,00,00,000

#### Unsecured

#### Loans and advances from related parties - unsecured

Bengal Universal Consultants Pvt. Ltd. - Subsidiary company	2,39,54,891	-
Unitech Limited - holding company	-	1,10,64,76,428
	<u>2,39,54,891</u>	<u>1,10,64,76,428</u>

<b>Total</b>	<u>2,39,54,891</u>	<u>1,65,64,76,428</u>
--------------	--------------------	-----------------------



**BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED**

Notes to the Financial Statements for the year ended 31st March, 2013

 31.03.2013  
₹

 31.03.2012  
₹

Terms of repayment from financial institutions	Amount outstanding		Rate of Interest	Repayment terms
	31.03.2013 ₹	31.03.2012 ₹		
a Inter corporate deposit	-	55,00,00,000	15.25%	repayment within a year
b Term Loan	68,75,00,000	-	14.25%	10 equal quarterly installments starting from Nov 2014
c Term Loan	1,24,08,17,536	-	15.00%	24 months equally monthly installments starting from 15.12.2014

**Security and guarantee details**

- a Secured by way of equitable mortgage of certain lands of the company / certain fellow subsidiary companies and hypothecation on certain projects receivables. Further, the loan has been guaranteed by personal guarantee of the chairman and managing director of the holding company, pledge of 19,26,94,000 shares of the holding company held by promoters and the corporate guarantee of the holding company.
- b Secured by way of equitable mortgage of certain lands of the company, holding company and certain fellow subsidiary companies and hypothecation on certain projects receivables of the company and holding company. Further, the loan has been guaranteed by personal guarantee of the chairman and managing director of the holding company, pledge of 19,26,94,000 shares of the holding company held by promoters and the corporate guarantee of the holding company.
- c Secured by way of equitable mortgage of certain lands of the fellow subsidiary companies and hypothecation on certain projects receivable of holding company and fellow subsidiary company. Further, the loan has been guaranteed by personal guarantee of the chairman and managing director of the holding company and the corporate guarantee of the holding company and land mortgaging companies.

**Outstanding delays as at balance sheet date**

Term Loan from financial insitution Interest (to HDFC Limited)	Period of delay		
	1-90 days	91-180 days	181-364 days
	2,36,58,994	-	-
		<b>31.03.2013</b>	<b>31.03.2012</b>
		₹	₹
<b>6 Trade payables</b>			
Micro & Small Enterprises		-	-
Others		80,86,19,952	70,12,82,011
<b>Total</b>		<b>80,86,19,952</b>	<b>70,12,82,011</b>
<b>7 Other Current Liabilities</b>			
Other advances received		14,28,61,254	9,73,85,738
<b>Interest accrued but not due on borrowings</b>			
ICICI Home Finance Company Limited		85,07,618	-
<b>Interest accrued and due on borrowings</b>			
HDFC Limited		2,36,58,994	-
Statutory taxes and dues		1,12,93,394	1,53,43,103
Expenses payable		1,47,73,947	3,47,91,858
Security deposit		88,67,276	47,37,567
<b>Total</b>		<b>20,99,62,483</b>	<b>15,22,58,266</b>
<b>8 Short-term provision</b>			
Provision for taxation (net of taxes paid)		22,01,99,582	-
<b>Total</b>		<b>22,01,99,582</b>	<b>-</b>



**BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED**

Notes to the Financial Statements for the year ended 31st March, 2013

(Figures in ₹)

9 Fixed Assets	Tangible owned assets						Total
	Land	Plant & Machinery	Furniture & Fixtures	Vehicles	Equipments	Computers	
<b>Gross Block</b>							
Cost - As at 1st April 2011	1,10,38,06,100	1,06,37,707	86,47,949	93,01,910	40,11,171	62,46,131	1,14,26,50,968
Additions	-	4,79,590	-	-	70,720	2,90,607	8,40,917
Disposals / Adjustments	-	-	-	-	-	-	-
<b>As per 31st March 2012</b>	<b>1,10,38,06,100</b>	<b>1,11,17,297</b>	<b>86,47,949</b>	<b>93,01,910</b>	<b>40,81,891</b>	<b>65,36,738</b>	<b>1,14,34,91,885</b>
Additions	-	57,600	34,905	-	1,25,570	2,77,628	4,95,703
Disposals / Adjustments	-	-	-	-	-	-	-
<b>As per 31st March 2013</b>	<b>1,10,38,06,100</b>	<b>1,11,74,897</b>	<b>86,82,854</b>	<b>93,01,910</b>	<b>42,07,461</b>	<b>68,14,366</b>	<b>1,14,39,87,588</b>
<b>Depreciation &amp; Amortisation</b>							
As at 1st April 2011	-	48,93,941	55,07,314	65,96,139	22,01,135	54,95,942	2,46,94,471
Charge for the year	-	8,19,471	5,68,455	7,00,524	3,02,982	3,50,147	27,41,579
Disposals / Adjustments	-	-	-	-	-	-	-
<b>As per 31st March 2012</b>	<b>-</b>	<b>57,13,412</b>	<b>60,75,769</b>	<b>72,96,663</b>	<b>25,04,117</b>	<b>58,46,089</b>	<b>2,74,36,050</b>
Charge for the year	-	7,20,328	4,66,544	5,19,158	2,67,788	3,31,786	23,05,603
Disposals / Adjustments	-	-	-	-	-	-	-
<b>As per 31st March 2013</b>	<b>-</b>	<b>64,33,740</b>	<b>65,42,313</b>	<b>78,15,821</b>	<b>27,71,905</b>	<b>61,77,875</b>	<b>2,97,41,653</b>
<b>Net Block</b>							
<b>As per 31st March 2012</b>	<b>1,10,38,06,100</b>	<b>54,03,885</b>	<b>25,72,180</b>	<b>20,05,247</b>	<b>15,77,774</b>	<b>6,90,649</b>	<b>1,11,60,55,835</b>
<b>As per 31st March 2013</b>	<b>1,10,38,06,100</b>	<b>47,41,158</b>	<b>21,40,542</b>	<b>14,86,089</b>	<b>14,35,556</b>	<b>6,36,491</b>	<b>1,11,42,45,935</b>

*Handwritten signature*

*Handwritten signature*



# BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED

Notes to the Financial Statements for the year ended 31st March, 2013

	31.03.2013 ₹	31.03.2012 ₹
<b>10 Non-current investments</b>		
<b>Investments in Equity Instruments Unquoted - Trade</b>		
<b>in subsidiaries (fully paid up)</b>		
Bengal Universal Consultants Pvt. Ltd.	25,00,000	25,00,000
2,50,000 (250,000) equity shares @₹ 10/- each		
Bengal Unitech Hospitality Pvt. Ltd.	5,00,000	5,00,000
50,000 (50,000) equity shares @₹ 10/- each		
<b>Total</b>	<b>30,00,000</b>	<b>30,00,000</b>
<b>11 Long-term loans and advances</b>		
<b>(Unsecured, considered good unless stated otherwise)</b>		
Security deposits	96,20,689	44,13,025
<b>Total</b>	<b>96,20,689</b>	<b>44,13,025</b>
<b>12 Inventories</b>		
Finished properties	3,20,70,193	4,32,15,645
Land	5,31,41,377	5,31,41,377
<b>Total</b>	<b>8,52,11,570</b>	<b>9,63,57,022</b>
<b>13 Trade receivables</b>		
<b>(Unsecured, considered good unless stated otherwise)</b>		
<b>Due over six months</b>		
Considered good	25,88,19,707	25,20,56,167
<b>Others</b>		
Considered good	13,39,72,796	33,28,88,098
<b>Total</b>	<b>39,27,92,503</b>	<b>58,49,44,265</b>
<b>14 Cash and bank balances</b>		
<b>Cash and cash equivalents</b>		
Balances with banks	22,12,54,901	15,36,56,122
Cash on hand	3,75,941	2,94,704
<b>Other bank balances</b>		
Deposits with maturity for more than 3 - 12 months	10,66,25,509	5,81,42,910
<b>Total</b>	<b>32,82,56,351</b>	<b>21,20,93,736</b>
<b>15 Short-term loans and advances</b>		
<b>(Unsecured, considered good unless stated otherwise)</b>		
<b>Loans and advances to related parties</b>		
<b>To Subsidiaries</b>		
Bengal Universal Consultants Pvt. Ltd.	-	4,44,46,733
Bengal Unitech Hospitality Pvt. Ltd.	11,21,640	3,04,801
	<b>11,21,640</b>	<b>4,47,51,534</b>
<b>To other related parties</b>		
Havelock Properties Ltd.	29,57,21,261	11,68,77,142
Unitech Hi-Tech Structures Ltd.	23,90,048	7,66,125
Unitech Limited	65,85,00,726	-
	<b>95,66,12,035</b>	<b>11,76,43,267</b>

11/6/11

Ac



**BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED**

Notes to the Financial Statements for the year ended 31st March, 2013

	31.03.2013 ₹	31.03.2012 ₹
Advance income tax (net of provision of taxes)	-	25,94,874
Advance other taxes	16,34,555	16,34,555
Advances to vendors	4,53,74,117	4,28,48,728
Prepaid expenses	2,60,11,781	42,38,043
Other advances recoverable	35,08,00,256	32,38,00,515
	<u>42,38,20,709</u>	<u>37,51,16,715</u>
<b>Total</b>	<b><u>1,38,15,54,384</u></b>	<b><u>53,75,11,516</u></b>
<b>16 Other current assets</b> <b>(Unsecured, considered good unless stated otherwise)</b>		
Accrued interest receivable	58,31,205	27,80,535
<b>Projects in progress</b>		
<b>On which revenue is not recognised</b>		
Projects in Progress	-	1,36,86,74,313
Less: Advance received from customers	-	(92,01,63,915)
<b>On which revenue is recognised</b>		
Projects in Progress	15,46,95,65,321	11,90,35,79,009
Estimated profit recognised	94,23,77,856	70,62,68,954
Less: Advance received from customers	(15,50,94,97,154)	(12,23,75,18,082)
<b>Total</b>	<b><u>90,82,77,228</u></b>	<b><u>82,36,20,814</u></b>



**BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED**

Notes to the Financial Statements for the year ended 31st March, 2013

	31.03.2013	31.03.2012
	₹	₹
<b>17 Revenue from operations</b>		
Income from building maintenance fee	3,95,26,433	5,63,14,697
Income from rent receipts	34,05,000	34,05,000
Income from completed real estate projects	10,20,92,674	-
Income recognised on percentage of completion method	3,52,45,98,200	2,28,66,58,222
<b>Total</b>	<b>3,66,96,22,307</b>	<b>2,34,63,77,919</b>
<b>18 Other income</b>		
<b>Interest Income on</b>		
Bank deposits	97,83,907	38,34,606
Others	11,63,08,735	4,40,08,142
Miscellaneous income	2,36,63,802	1,15,48,673
<b>Total</b>	<b>14,97,56,444</b>	<b>5,93,91,421</b>
<b>19 Changes in inventories</b>		
Change in land		
Opening stock	5,31,41,377	5,31,41,377
Closing stock	(5,31,41,377)	(5,31,41,377)
Change in inventories of finished properties		
Opening stock	4,32,15,645	-
Closing stock	(3,20,70,193)	(4,32,15,645)
<b>Total</b>	<b>1,11,45,452</b>	<b>(4,32,15,645)</b>
<b>20 Real estate project expenditure</b>		
Expenses of real estate completed projects	20,37,77,246	6,12,97,510
Expenses of percentage of completion method	3,28,84,89,298	2,04,38,95,419
<b>Total</b>	<b>3,49,22,66,544</b>	<b>2,10,51,92,929</b>
<b>21 Operating expenses</b>		
Building maintenance expenses	3,24,12,131	2,73,19,887
<b>Total</b>	<b>3,24,12,131</b>	<b>2,73,19,887</b>
<b>22 Borrowing costs</b>		
Other interest charges	32,08,227	-
Interest expenses - ICICI Home Finance Company Ltd.	1,99,63,627	-
<b>Total</b>	<b>2,31,71,854</b>	<b>-</b>
<b>23 Other expenses</b>		
Legal & professional charges	3,24,148	56,180
Information technology expenses	-	3,816
Rates and taxes	3,457	3,620
Auditors remuneration:		
- Audit fee	7,50,000	2,80,900
- for taxation matter	4,49,440	-
- for other services	12,360	19,854
- for reimbursement of expenses	1,00,000	1,00,000
Registration & filing fees	1,32,000	22,500
Other administrative & general expenses	-	598
Interest & penalty	-	1,09,873
Advertising promotional expenses	22,16,198	-
Marketing brokerage expenses	72,12,431	-
<b>Total</b>	<b>1,12,00,034</b>	<b>5,97,341</b>





## BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED

### Notes to the financial statements for the year ended 31<sup>st</sup> March 2013

24. "SEGMENT REPORTING: Segment wise revenue, results & other information

The company is primarily in the business of real estate development and related activities including rentals etc. Further majority of the business conducted is within the geographical boundaries of India.

In view of the above, in the opinion of the management and based on the organizational and internal reporting structure, the company's business activities as described above are subject to similar risks and returns. Further, since the business activities undertaken by the company are within India, in the opinion of the management, the environment in India is considered to have similar risks and returns. Consequently, the company's business activities primarily represent a single business segment. Similarly this company's operations in India represent a single geographical segment."

25. Balances grouped under trade payables and loans and advances in cash or in kind are subject to confirmation from respective parties.

26. Advances for purchase of land and projects pending commencement amounting to ₹ 31,16,00,000 disclosed under head short term loans have been given in the normal course of business to land owning companies / collaborators / purchase of land. Pending details of land purchased and financial position of the parties, these advances are given in respect of ongoing business transactions and are regarded as being in the normal course of business.

27. In the opinion of the Board of Directors and to the best of their knowledge and belief, the aggregate value of current assets and loans and advances on realization in the ordinary course of business will not be less than the amount at which these are stated in the balance sheet.

28. As per information available with the company, the trade payables do not include any amount due to Micro, Small and Medium Enterprises registered under "The Micro, Small and Medium Enterprises Development Act, 2006" as at 31<sup>st</sup> March 2013.

29. In line with accounting policy no. 1(VIII)(C) the company is recognizing Income of interest on delayed payment on realization basis, as there is no virtual certainty of their realization on accrual basis.

30. i. Term loan of ₹ 68,75,00,000 from HDFC Limited raised by the company is secured by way of equitable mortgage of certain lands of the company and hypothecation of the certain projects receivables.
- ii. Term loan of ₹ 29,64,73,876 from HDFC Limited raised by fellow subsidiary company – Global Perspective Limited is secured by way of equitable mortgage of certain land of the company.
- iii. Term loan of ₹ 164,59,97,752 from HDFC Limited raised by Holding company – Unitech Limited and its fellow subsidiary companies is secured by way of equitable mortgage of certain land of the company.
- iv. Term loan of ₹ 130,39,85,078 from HDFC Limited raised by Holding company – Unitech Limited and its fellow subsidiary companies is secured by way of equitable mortgage of certain land of the company.



- v. Term loan of ₹ 88,63,83,949 from HDFC Limited raised by Holding company – Unitech Limited and its fellow subsidiary companies is secured by way of equitable mortgage of certain land of the company.
- vi. Term loan of ₹ 50,99,99,557 from HDFC Limited raised by Holding company – Unitech Limited and its fellow subsidiary companies is secured by way of equitable mortgage of certain land of the company.
- vii. Term loan of ₹ 181,44,41,735 from Syndicate Bank raised by Associate company – Unitech Hi-tech Structures Ltd. is secured by way of equitable mortgage of certain land of the company pursuant to lease agreement entered between parties.

31. **RELATED PARTY DISCLOSURES:**

A) Name of related parties and description of relationship:

Holding company	Unitech Limited
100% wholly owned subsidiaries	Bengal Universal Consultants Pvt. Ltd. Bengal Unitech Hospitality Pvt. Ltd.
Fellow subsidiaries	Havelock Properties Limited

B) Summary of significant related parties transactions carried out in ordinary course of business are as under:

(Amount in ₹)

S.No.	Description	100% Subsidiaries	Holding Company	Fellow Subsidiary	Total
1	Advance Paid	1,04,15,215 (2,50,67,254)	2,22,49,19,612 (1,00,98,90,780)	15,87,43,948 (14,83,00,196)	2,39,40,78,775 (1,18,32,58,230)
2.	Advance Received	7,80,00,000 (5,80,00,000)	39,52,22,483 (1,90,18,47,170)	91,82,464 (9,31,72,477)	48,24,04,947 (2,05,30,19,647)
3	Interest Received	- (-)	1,67,34,587 (-)	3,25,36,262 (86,13,083)	4,92,70,849 (86,13,083)
4	Interest Paid	- (-)	9,05,05,069 (11,33,74,630)	- (-)	9,05,05,069 (11,33,74,630)
5	Consultancy charges paid	- (-)	14,75,27,675 (12,48,01,238)	- (-)	14,75,27,675 (12,48,01,238)
6	Share App. Money recd.	- (-)	3,99,97,600 (-)	- (-)	3,99,97,600 (-)

\* Previous year figures have been given in (parentheses)

C) Balance as at 31-03-2013

(Amount in ₹)

S.No.	Description	Maximum Balance during the year ended 31.03.2013	Net Balance (₹)	Dr. / Cr.
1	Unitech Ltd. – Loans and advances	65,85,00,726 (-)	65,85,00,726 (-)	Dr. -
2	Unitech Ltd. – (short term borrowing)	1,10,64,76,428 (1,18,27,18,147)	- (1,10,64,76,428)	- Cr.
2	Bengal Universal Consultants Pvt. Ltd. (short term borrowing)	2,39,54,891 (-)	2,39,54,891 (-)	Cr. -
3	Unitech Ltd. – Trade Payables	22,56,41,830 (17,23,20,117)	5,25,95,025 (17,23,20,117)	Cr. Cr.
4	Havelock Properties Ltd. (loans and advances)	29,57,21,261 (11,68,77,141)	29,57,21,261 (11,68,77,141)	Dr. Dr.
5	Bengal Unitech Hospitality Pvt. Ltd. (loans and advances)	11,21,640 (3,04,801)	11,21,640 (3,04,801)	Dr. -

\* Previous year figures have been given in (parentheses)

\*  \*  \*



32. **EARNING PER SHARE (EPS)**

	Particulars	As at 31-03-2013	As at 31-03-2012
a)	Weighted average number of equity shares at the beginning and end of the year.	10,32,875	10,00,000
b)	Net profit after tax (₹)	12,39,27,108	21,01,74,828
c)	Basic earnings per share (₹)	119.98	210.17
d)	Diluted earnings per share (₹)	119.98	210.17
e)	Nominal value of a equity share(₹)	10	10

33. **ADDITIONAL INFORMATION:**

(Amount in ₹)

	Particulars	31.03.2013	31.03.2012
a)	Value of Imports on CIF basis	Nil	Nil
b)	Expenditure in foreign currency		
	- Consultancy fees	Nil	18,96,936
	- Other matters	Nil	Nil
c)	Consumption of imported raw material, components and spare parts	Nil	Nil
d)	Earnings in foreign currency	Nil	Nil
e)	Amount remitted in foreign currency towards dividend	Nil	Nil

34. **PREVIOUS YEAR FIGURES**

Prior year figures have been regrouped, rearranged and reclassified wherever considered necessary.

As per our report of even date

For **Goel Garg & Co.**  
Chartered Accountants  
FRN: 000397N

  
Ajay Rastogi

**Partner**  
Membership No.: 084897



For and on behalf of the Board of Directors



Director



Director

Place: **Gurgaon**  
Dated: 24<sup>th</sup> May, 2013

**INDEPENDENT AUDITOR'S REPORT****TO THE MEMBERS OF BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED****Report on the Standalone Financial Statements**

We have audited the accompanying standalone financial Statement of **Bengal Unitech Universal Infrastructure Private Limited** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2015, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

**Management's Responsibility for the Standalone Financial Statements**

The Company's Board of Directors 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 financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express an opinion on these standalone financial statements based on our audit. 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. We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the







- (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) Advances for purchase of land and projects pending commencement matter described in the Emphasis of Matters paragraph above, in our opinion, may have an adverse effect on the functioning of the Company.
- (f) On the basis of the written representations received from the directors as on 31st March, 2015 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2015 from being appointed as a director in terms of Section 164 (2) of the Act.
- (g) 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. The Company does not have any litigations pending which may have impact on its financial position in its financial statement.
  - ii. The Company does not have any long-term contracts including derivative contracts for which there may be any material foreseeable losses
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

**For K M G S & Associates**  
Chartered Accountants  
Firm's Registration No. 004730N

*Neethi Singh*  


(Partner)  
Membership No.:

Place of Signature: Gurgaon  
Date: 26<sup>th</sup> May, 2015

## ANNEXURE TO THE AUDITOR'S REPORT

**(Referred to in paragraph 1 of Report on Other Legal and Regulatory Requirements of the Auditors' report of even date to the members of Bengal Unitech Universal Infrastructure Private Limited on the financial statements for the year ended 31<sup>st</sup> March 2015)**

In terms of information and explanations given to us and the books and records examined by us, we report that:

- (i) In respect of its fixed assets:
  - (a) The company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.
  - (b) All fixed assets have been physically verified by the management in the previous year in accordance with the planned programme of verifying them once in three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. As informed, no material discrepancies were noticed on such verification.
- (ii) In respect of Inventory:
  - (a) The management has conducted physical verification at reasonable intervals during the year.
  - (b) In our opinion and according to the information and explanations given to us, the procedures of physical verification of Inventory followed by the management are reasonable and adequate in relation to the size of the company and the nature of its business.
  - (c) In our opinion, the Company is maintaining proper records of Inventory and no material discrepancies noticed on physical verification of Inventory
- (iii) The Company has granted unsecured loans to two companies covered in the register maintained under section 189 of the Companies Act, 2013. The yearend balance of loans given were Rs. 55,30,71,077/-
  - (a) The Company is regular in receiving the principal and interest amounts.
  - (b) Overdue amount is not more than rupees one lakh.
- (iv) In our opinion and according to the information and explanations given to us, there an adequate internal control system commensurate with the size of the company and the nature of its business, for the purchase of inventory and fixed assets and for the sale of goods and services. During the course of our audit, we have not observed any





continuing failure to correct major weaknesses in internal control system of the company.

- (v) According to the information and explanations given to us, the company has not accepted any deposit from public.
- (vi) We have broadly reviewed the books of account maintained by the company pursuant to the rules made by the central government for the maintenance of cost records under section 148(1) of the Companies Act, 2013 and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. We have, however, not made a detailed examination of the records with a view to determine whether they are accurate or complete.
- (vii) (a) The Company is generally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, wealth tax, service tax, duty of customs, duty of excise, value added tax cess and any other statutory dues with the appropriate authorities. Further, *following undisputed amounts payable in respect of Income tax were outstanding at the year-end for a period of more than six months from the date they become payable:*

Name of Statute	Nature of Dues	Financial Year	Amounts	Due Date
Income tax Act, 1961	Regular Income tax & Interest	2013-14	3,84,27,399	30/11/2014
Income tax Act, 1961	Regular Income tax & Interest	2012-13	11,13,64,359	30/11/2013
Income tax Act, 1961	Regular Income tax & Interest	2011-12	15,84,60,510	31/03/2015
Income tax Act, 1961	Regular Income tax & Interest	2009-10	4,04,82,210	31/03/2011

- (b) According to the information and explanation given to us, there are no dues in respect of Income tax, Custom Duty, Excise Duty and Sales Tax /VAT which have not been deposited with the appropriate authorities on account of any dispute.
- (c) There is no amount outstanding at the end of year which is required to be transferred to Investor Education and Protection Fund in accordance with provisions of the Companies Act 1956 and rules framed there under.





- (viii) The Company does not have any accumulated losses at the end of the financial year and has not incurred cash losses in the current and immediately preceding financial year.
- (ix) *As per information available and explanation given, the Company has outstanding delays as at balance sheet date in repayment of dues (including interest) to banks and financial institutions of amounts given and as explained in note 41 to the financial statements. The outstanding delays as at balance sheet date in repayment of dues to Banks and financial institution amounting to Rs. 21.58 Crores (Including Interest) and delays range from 1 day to 90 days.*
- (x) According to the information and explanation given to us, the Company has not given any guarantee for loans taken by others from banks or financial institutions.
- (xi) In our opinion and according to the information and explanations given to us, the term loans raised during the year by the Company have been generally applied for the purpose for which the said loans were obtained.
- (xii) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and as per the information and explanations given by the management, we report that no fraud on or by the Company has been noticed or reported during the course of our audit.

**For K M G S & Associates**  
Chartered Accountants  
Firm's Registration No. 004730N

*Neethi Singh*  


(Partner)  
Membership No.:

Place of Signature: Gurgaon  
Date: 26<sup>th</sup> May, 2015

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Balance Sheet as at March 31, 2015**

	Notes	As at March 31, 2015 Amount (In ₹)	As at March 31, 2014 Amount (In ₹)
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' funds</b>			
Share Capital	2	4,99,97,600	4,99,97,600
Reserve and Surplus	3	96,91,39,166	97,78,96,645
		<b>1,01,91,36,766</b>	<b>1,02,78,94,245</b>
<b>Non Current Liabilities</b>			
Long term borrowings	4	1,73,30,00,000	2,11,30,00,000
Deferred tax liabilities (Net)	5	18,58,158	5,13,893
		<b>1,73,48,58,158</b>	<b>2,11,35,13,893</b>
<b>Current Liabilities</b>			
Short term borrowings	6	18,57,00,387	10,78,59,994
Trade payables	7	60,36,14,907	54,93,57,091
Other Current Liabilities	8	1,47,26,17,403	46,49,68,079
Short term Provisions	9	32,90,53,225	32,84,97,300
		<b>2,59,09,85,922</b>	<b>1,45,06,82,464</b>
<b>Total</b>		<b>5,34,49,80,846</b>	<b>4,59,20,90,602</b>
<b>Assets</b>			
<b>Non Current Assets</b>			
<b>Fixed Assets</b>			
Tangible assets	10	1,18,34,71,931	1,18,73,04,249
Intangible assets	11	3,26,268	4,26,334
Non current Investments	12	30,05,000	30,00,000
Long Term loans and advances	13	1,42,63,879	93,18,736
		<b>1,20,10,67,078</b>	<b>1,20,00,49,319</b>
<b>Current Assets</b>			
Inventories	14	7,40,13,326	7,40,13,326
Trade receivables	15	47,05,50,030	43,46,72,595
Cash and Bank Balances	16	18,81,59,058	53,56,97,990
Short term loans and advances	17	2,78,63,66,890	1,73,66,99,767
Other current assets	18	62,48,24,464	61,09,57,605
		<b>4,14,39,13,768</b>	<b>3,39,20,41,283</b>
<b>Total</b>		<b>5,34,49,80,846</b>	<b>4,59,20,90,602</b>

Significant accounting policies 1

The accompanying notes are integral part of the financial statements

As per our report of even date  
**For K M G S & Associates**  
**Chartered Accountants**  
 FRN: 004730N

*Neeta Singh*  


**Partner**  
 Membership No:

Place: Gurgaon  
 Dated: 26.05.2015

*[Signature]*

**For and on behalf of the Board of Directors**

*[Signature]*  
**S. S. Bhowmick**  
 Director  
 (DIN: 00033445)

*[Signature]*  
**Sameer Bahri**  
 Director  
 (DIN: 00054020)

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Statement of Profit and loss for the year ended March 31, 2015**

	Notes	For the year ended March 31, 2015 Amount (In ₹)	For the year ended March 31, 2014 Amount (In ₹)
<b>Revenue</b>			
Revenue from operations	19	1,07,36,00,988	1,58,60,74,832
Other Income	20	24,48,79,298	16,96,67,747
<b>Total</b>		<b>1,31,84,80,286</b>	<b>1,75,57,42,579</b>
<b>Expenses</b>			
Changes in inventories	21	-	1,11,98,245
Operating Expenses	22	6,01,08,961	4,99,58,743
Real Estate Project Expenditure	23	1,05,48,84,726	1,43,45,06,433
Finance Costs	24	18,48,26,473	20,51,93,463
Depreciation and amortisation expense	25	18,02,344	17,31,924
Other Expenses	26	1,18,60,995	1,74,99,132
<b>Total</b>		<b>1,31,34,83,499</b>	<b>1,72,00,87,940</b>
<b>Profit before tax</b>		<b>49,96,787</b>	<b>3,56,54,639</b>
Tax Expense	27	1,24,10,000	3,90,25,000
Earlier year tax/excess provision for tax written back	28	-	1,25,718
Deferred tax	29	13,44,265	5,13,893
<b>Profit (Loss) for the year</b>		<b>(87,57,478)</b>	<b>(40,09,972)</b>

Earnings per equity share of face value of ₹ 10 each	38		
1. Basic		(1.75)	(0.80)
2. Diluted		(1.75)	(0.80)

Significant accounting policies 1

The accompanying notes are integral part of the financial statements

As per our report of even date

**For K M G S & Associates**

Chartered Accountants

FRN: 004730N

*Neeth*  
  


Partner

Membership No:

Place: Gurgaon

Dated: 26.05.2015

For and on behalf of the Board of Directors

*S. S. Bhowmick*  


**S. S. Bhowmick**  
 Director  
 (DIN: 00033445)

*Sameer Bahri*  


**Sameer Bahri**  
 Director  
 (DIN: 00054020)

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Cash Flow Statement for the year ended March 31, 2015**

Amount (In ₹)

Particulars	March 31, 2015	March 31, 2014
<b>A. Cash flow from operating activities</b>		
Net profit/ (loss) before tax and extraordinary items	49,96,787	3,56,54,638
<b>Adjustments for:</b>		
Depreciation & amortisation	18,02,344	17,31,924
Interest Income	(24,46,51,980)	(18,14,63,359)
Borrowing Cost	18,48,26,473	20,51,93,463
Operating profit before working capital changes	(5,30,26,376)	6,11,16,667
Adjustment for:		
Inventories	-	1,11,98,245
Trade and other receivables	(1,10,35,27,565)	9,50,92,020
Trade & Other Payable	7,61,23,988	2,03,79,633
Cash generated from operations	(1,08,04,29,953)	18,77,86,564
Direct taxes paid	(1,18,54,075)	6,91,47,000
<b>Net cash from/ (used in) operating activities (A)</b>	<b>(1,09,22,84,028)</b>	<b>25,69,33,564</b>
<b>B. Cash flows from investing activities</b>		
Purchase of Fixed Assets	(27,22,082)	(7,72,50,706)
Purchase of Investments	(5,000)	-
Investment in bank deposits (having maturity of more than 3 months)	3,42,50,000	5,97,50,509
Interest received	24,86,75,107	18,24,35,003
<b>Net cash from/ (used in) investing activities (B)</b>	<b>28,01,98,025</b>	<b>16,49,34,806</b>
<b>C. Cash flows from financing activities</b>		
Proceeds/ (repayments) of borrowings	62,06,00,567	26,85,87,567
Borrowing cost paid	(12,18,03,495)	(42,32,63,789)
<b>Net cash from/ (used in) financing activities (C)</b>	<b>49,87,97,072</b>	<b>(15,46,76,222)</b>
<b>Net increase/ (decrease) in cash and cash equivalents (A + B + C)</b>	<b>(31,32,88,931)</b>	<b>26,71,92,148</b>
Total cash and cash equivalents at the beginning of the year	48,88,22,990	22,16,30,842
<b>Cash and cash equivalents at the end of the year</b>	<b>17,55,34,058</b>	<b>48,88,22,990</b>
<b>Components of cash and cash equivalents:</b>		
Cash in hand	2,15,262	2,91,158
Balance with banks	17,53,18,796	48,85,31,832
<b>Total</b>	<b>17,55,34,058</b>	<b>48,88,22,990</b>

Significant accounting policies

1

The accompanying notes are integral part of the financial statements

As per our report of even date  
**For K M G S & Associates**  
Chartered Accountants  
FRN: 004730N

*Neetu Singh*  


Partner  
Membership No:

Place: Gurgaon  
Dated: 26.05.2015

For and on behalf of the Board of Directors

*S. S. Bhowmick*  
**S. S. Bhowmick**  
Director  
(DIN: 00033445)

*Sameer Bahri*  
**Sameer Bahri**  
Director  
(DIN: 00054020)



## BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED

### Notes to the financial statements for the year ended 31<sup>st</sup> March 2015

#### 1. SIGNIFICANT ACCOUNTING POLICIES

##### I. NATURE OF OPERATIONS

Bengal Unitech Universal Infrastructure Private Limited (The Company) was incorporated in 1996. The company's main business is development of real estate projects.

##### II. BASIS OF PREPARATION

The financial statements have been prepared under historical cost convention on an accrual basis in accordance with the requirements of Schedule III and mandatory Accounting Standards prescribed in Section 133 of the Companies Act, 2013 ("the Act") read with the Rule 7 of the Companies (Accounts) Rules, 2014 and the provisions of the Act to the extent notified.

##### III. FIXED ASSETS AND DEPRECIATION

Fixed assets are stated at cost less accumulated depreciation and impairment loss, if any. Cost comprises the purchase price and any attributable cost of bringing the assets to its working condition for its intended use. It excludes refundable taxes. Borrowing costs relating to acquisition of fixed assets which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use. Depreciation has been provided based on life assigned to each asset in accordance with Schedule II of the Companies Act, 2013

##### IV. INVESTMENTS

Long term investments are stated at cost. However, provision for diminution is made to recognize any decline, other than temporary, in the value of long term investments.

Current investments are stated at the lower of cost and fair value.

##### V. INVENTORIES

- a) The cost of inventories comprises all cost of purchase, cost of conversion and other costs incurred in bringing the inventories to their present location and condition. Inventories are valued at cost or net realizable value, whichever is lower on the basis of first in first out method.
- b) Finished stock of completed real estate projects, land and land development rights are valued at lower of cost or net realizable value on the basis of actual identified units.

##### VI. PROJECTS IN PROGRESS

Project in progress disclosed as at reporting date in respect of real estate development and related activities includes aggregate amount of costs and recognized profit (less recognized losses) up to the reporting date less advances received from customers

Costs generally include cost of land, land development rights, construction costs, job work, allocated borrowing costs and other costs that are attributable to project and such other costs as are specifically chargeable to the customer.



*[Handwritten signature]*

*[Handwritten signature]*

## VII. BORROWING COST

Borrowing cost relating to acquisition/construction development of qualifying assets of the company are capitalized until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/sale. Borrowing cost that are attributable to the project in progress and qualifying land advances as well as any capital work in progress are charged to respective qualifying asset. All other borrowing costs, not eligible for inventorisation /capitalization, are charged to revenue.

## VIII. REVENUE RECOGNITION

### A) Real Estate Projects

Revenue from real estate under development/sale of developed property is recognized upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements, except for contracts where the company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards. Accordingly, revenue from real estate projects is recognized on the 'percentage of completion method' (POC) of accounting.

Revenue under the POC method is recognized on the basis of percentage of actual costs incurred including construction and development cost of projects under execution and proportionate land subject to such actual cost incurred being twenty percent or more of the total estimated cost of projects.

The stage of completion under the POC method is measured on the basis of percentage that actual costs incurred on real estate projects including construction and development cost and proportionate land bears to the total estimated cost of the project. The estimates including those of technical nature in respect of the projected revenues, projected profits, projected costs, cost to completion and the foreseeable loss are reviewed periodically by the management and any effect of changes in estimates is recognized in the period such changes are determined. Revenue is recognized by reference to the stage of completion as explained above attributed to the work completed during the year. When it is probable that total costs will exceed total project revenue, this expected loss is recognized as an expenses immediately.

### B) Revenue from lease rentals and related income

Lease income is recognized in the statement of profit and loss on straight line basis over the lease term unless there is another systematic basis which is more representative of the time pattern of the lease. Revenue from lease rental is disclosed net of indirect taxes, if any

### C) Interest income

Interest income is recognized only when no significant uncertainty as to measurability or collectability exists. Income is recognized on a time proportion basis taking into account the amount outstanding and the rate applicable.



\_\_\_\_\_  
Kamini

\_\_\_\_\_

## IX. FOREIGN CURRENCY TRANSACTIONS

A foreign currency transaction should be recorded, on initial recognition in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

Monetary items denominated in a foreign currency should be reported using the closing rate or at the amount which is likely to be realized from, or required to disburse such items at the balance sheet date as the situation demands.

Non-monetary items carried in term of historical cost denominated in foreign currency, should be reported using exchange rate at the date of transaction.

Exchange differences arising on the settlement of monetary items or on reporting an enterprise's monetary items at rates different from those at which they were initially recorded during the period, or reported in previous financial statements, should be recognized as income or as expenses in the period in which they arise.

Exchange differences arising on reporting of long term monetary assets at rates different from those at which they were initially reported during the period or previous periods in so far they relate to the acquisition of depreciable capital asset is added to or deducted from the cost of assets.

- The financial statement of an integral operation is translated using the above principal and procedures.

## X. TAXES ON INCOME

Tax expense comprises both current and deferred tax.

Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws that are enacted or substantially enacted.

Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. The tax effect is calculated on the accumulated timing difference at the year-end based on the tax rates and laws enacted or substantially enacted on the balance sheet date. In situations where the company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits. At each balance sheet date the Company re-assesses unrecognized deferred tax assets. It recognizes unrecognized deferred tax assets to the extent that it has become reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized.

## XI. PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Provisions are recognized in respect of liabilities which can be measured only by using a substantial degree of estimates when



Sharma

gsl.



- a) the company has a present obligation as a result of a past event;
- b) a probable outflow of resources embodying economic benefits will be required to settle the obligation; and
- c) the amount of the obligation can be reliably estimated.

Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.

Contingent liability is disclosed in the case of:

- a) a present obligation arising from a past event, when it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation;
- b) a possible obligation, that arises out of past events and the existence of which will be confirmed only by one or more uncertain future events unless the probability of outflow of resources is remote.

Contingent assets are neither recognized nor disclosed. However, when realization of income is virtually certain, related asset is recognized.

## XII. CASH & CASH EQUIVALENTS

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term investments with an original maturity of three months or less. Cash flow statement is prepared using the indirect method.

## XIII. EARNING PER SHARE

Basic earning per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average numbers of equity shares outstanding during the period are adjusted for events of bonus issue, a share split and share warrants conversion.

Diluted earnings per share is calculated by adjusting net profit or loss for the period attributable to equity shareholders and the weighted number of shares outstanding during the period for the effect of all dilutive potential equity shares.

## XIV. GENERAL

Accounting policies not specifically referred to are consistent with generally accepted accounting practice.



*K. K. Kishore*

*[Signature]*



**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Notes to the Financial Statement for the year ended March 31, 2015**

	As at March 31, 2015 Amount (In ₹)	As at March 31, 2014 Amount (In ₹)
<b>2 Share Capital</b>		
<b>Authorised</b>		
50,00,000 (50,00,000) Equity shares of ₹ 10/- each	5,00,00,000	5,00,00,000
<b>Issued, subscribed and fully paid up</b>		
49,99,760 (49,99,760) Equity shares of ₹ 10/- each with voting rights	4,99,97,600	4,99,97,600
<b>Total</b>	<u>4,99,97,600</u>	<u>4,99,97,600</u>

**Equity Shares / Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year**

	March 31, 2015		March 31, 2014	
	Number	Value (In ₹)	Number	Value (In ₹)
At the beginning of the year	49,99,760	4,99,97,600	49,99,760	4,99,97,600
Issued during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	49,99,760	4,99,97,600	49,99,760	4,99,97,600

**Equity Shares / Shares held in aggregate by holding/ ultimate holding company and/ or their subsidiaries / associates**

Name of Shareholder	March 31, 2015	March 31, 2014
	Number	Number
Holding company - Unitech Limited	48,99,760	48,99,760
<b>Total</b>	48,99,760	48,99,760

**Equity Shares / Name of shareholders holding more than 5% equity shares**

Name of Shareholder	March 31, 2015		March 31, 2014	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Holding company - Unitech Limited	48,99,760	98	48,99,760	98
<b>Total</b>	48,99,760	98	48,99,760	98



*[Handwritten signature]*

*[Handwritten signature]*

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Notes to the Financial Statement for the year ended March 31, 2015**

	As at March 31, 2015 Amount (In ₹)	As at March 31, 2014 Amount (In ₹)
<b>3 Reserve and Surplus</b>		
<b>Surplus/(deficit) in the statement of profit and loss</b>		
As per last financial statement	97,78,96,644	98,19,06,617
Add: Profit / (Loss) for the period	(87,57,478)	(40,09,972)
<b>Total</b>	<b>96,91,39,166</b>	<b>97,78,96,645</b>
<b>4 Long term borrowings</b>		
<b>Secured Term Loans</b>		
From banks	50,00,00,000	30,00,00,000
From financial institutions	1,23,30,00,000	1,81,30,00,000
<b>Total</b>	<b>1,73,30,00,000</b>	<b>2,11,30,00,000</b>
<b>5 Deferred tax liabilities (Net)</b>		
Deferred tax liabilities on account of depreciation	18,58,158	5,13,893
<b>Total</b>	<b>18,58,158</b>	<b>5,13,893</b>
<b>6 Short term borrowings</b>		
<b>Unsecured</b>		
Loans and advances from related parties from subsidiary company - Bengal Universal Consultants Pvt. Ltd.	18,57,00,387	10,78,59,994
<b>Total</b>	<b>18,57,00,387</b>	<b>10,78,59,994</b>
<b>7 Trade payables</b>		
Others	60,36,14,907	54,93,57,091
<b>Total</b>	<b>60,36,14,907</b>	<b>54,93,57,091</b>
<b>8 Other Current Liabilities</b>		
Interest accrued but not due on borrowings	1,10,84,262	75,29,714
Interest accrued and due	5,94,68,430	-
Statutory taxes and dues	93,47,826	81,27,681
Expenses payable	19,23,430	42,41,655
Security deposits	20,61,18,234	18,44,98,642
Others payables	13,44,660	-
Current maturities of long term loan From financial institutions	1,18,33,30,561	26,05,70,387
<b>Total</b>	<b>1,47,26,17,403</b>	<b>46,49,68,079</b>
<b>9 Short term Provisions</b>		
Provision for taxation (net of taxes paid)	32,90,53,225	32,84,97,300
<b>Total</b>	<b>32,90,53,225</b>	<b>32,84,97,300</b>



*[Handwritten signature]*

*[Handwritten signature]*

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**

Notes to the Financial Statements for the year ended 31st March, 2015

**Note no. 4**

The term and securities of the above secured long term borrowing are given hereunder

	Amount outstanding (In ₹)		Interest rate	Security and guarantee details	Repayment terms
	March 31, 2015 ₹	March 31, 2014 ₹			
<b>a) Term loan from bank</b>					
Term Loan	50,00,00,000	30,00,00,000	15.00%	Secured by way of equitable mortgage of certain lands of the holding company, fellow subsidiary companies, collaborator and exclusive charge on DSR A/c / Escrow A/c. The loan has been guaranteed by corporate guarantee of the said holding company, fellow subsidiary companies, collaborator and personal guarantee of the chairman and managing directors of the holding company.	Twelve monthly installments - One EMI ₹ 4,13,00,000 & 11 EMI of ₹ 4,17,00,000 starting from 15.10.2016
<b>b) Term loan from financial institutions</b>					
Term Loan	78,30,00,000	85,65,27,860	14.25%	Secured by way of equitable mortgage of certain lands of the company, holding company and certain fellow subsidiary companies and hypothecation on certain projects receivables of the company and holding company. Further, the loan has been guaranteed by personal guarantee of the chairman and managing director of the holding company, pledge of 19,26,94,000 shares of the holding company held by promoters and the corporate guarantee of the holding company.	10 equal quarterly installments starting from 30.11.2014
Term Loan	42,00,00,000		13.75%	Secured by way of equitable mortgage of certain lands of the company / holding company / fellow subsidiary companies / collaborators and certain projects receivables of the company, fellow subsidiary company and holding company. Further, the loan has been guaranteed by personal guarantee of the chairman and managing director of the holding company, pledge of shares of the holding company held by promoters	One quarterly installment of ₹ 60,000,000 starting from 28.02.2018 and six installments of ₹ 65,000,000 from 31.05.2018
Term Loan	1,21,33,30,561	1,21,70,42,547	15.00%	Secured by way of equitable mortgage of certain lands of the fellow subsidiary companies and hypothecation on certain projects receivable of holding company and fellow subsidiary company. Further, the loan has been guaranteed by personal guarantee of the chairman and managing director of the holding company and the corporate guarantee of the holding company and land mortgaging companies.	24 monthly installments starting from 15.12.2014



*Signature*

4

*Signature*

Bengal Unitech Universal Infrastructure Pvt. Ltd.  
Notes to the Financial Statement for the year ended March 31, 2015

(Figures in ₹)

10 Fixed Assets	Tangible: Owned Assets										Total	
	Land	Land -Club	Building -Club	Equipments	Furniture & Fixtures	Vehicles	Office Equipments	Computers				
<b>Gross Block</b>												
Cost - As at 1st April 2013	1,10,38,06,100	-	-	1,11,74,897	86,82,854	93,01,910	42,07,461	68,14,466				1,14,39,87,688
Additions	-	1,27,04,110	5,96,16,368	1,22,100	5,44,593	-	34,41,372	3,20,868				7,67,49,411
Disposals / Adjustments	-	-	-	-	-	-	-	-				-
As per 31st March 2014	1,10,38,06,100	1,27,04,110	5,96,16,368	1,12,96,997	92,27,447	93,01,910	76,48,833	71,35,334				1,22,07,37,099
Additions	-	-	15,72,898	18,276	56,516	5,69,438	3,67,247	1,37,707				27,22,082
Disposals / Adjustments	-	-	-	-	-	-	-	-				-
As per 31st March 2015	1,10,38,06,100	1,27,04,110	6,11,89,266	1,13,15,273	92,83,963	98,71,348	80,16,080	72,73,041				1,22,34,59,181
<b>Depreciation &amp; Amortisation</b>												
As at 1st April 2013	-	-	-	64,33,740	65,42,313	78,15,821	27,71,905	61,77,875				2,97,41,654
Charge for the year	-	-	14,86,326	4,44,502	4,23,006	3,84,748	6,36,026	3,16,491				36,91,099
Disposals / Adjustments	-	-	-	-	-	-	-	-				-
As per 31st March 2014	-	-	14,86,326	68,78,242	69,65,319	82,00,569	34,07,931	64,94,366				3,34,32,753
Charge for the year	-	-	9,96,829	4,44,502	10,89,495	11,13,006	15,12,529	2,90,770				54,47,131
Disposals / Adjustments	-	-	-	-	-	-	(9,45,165)	(1,62,201)				(11,07,366)
As per 31st March 2015	-	-	24,83,155	73,22,744	80,54,814	93,13,575	58,65,625	69,47,337				3,99,87,250
<b>Net Block</b>												
As per 31st March 2014	1,10,38,06,100	1,27,04,110	5,81,30,042	44,18,755	22,62,128	11,01,341	42,40,902	6,40,968				1,18,73,04,346
As per 31st March 2015	1,10,38,06,100	1,27,04,110	5,87,06,111	39,92,529	12,29,150	5,57,773	21,50,455	3,25,704				1,18,34,71,931

*Handwritten signature and initials*



**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Notes to the Financial Statement for the year ended March 31, 2015**

(Figures in ₹)

11	Fixed Assets	Intangible Owned Assets	
		Computer Software	Total
<b>Gross Block</b>			
	Cost - As at 1st April 2013	-	-
	Additions	5,01,295	5,01,295
	Disposals / Adjustments	-	-
	<b>As per 31st March 2014</b>	<b>5,01,295</b>	<b>5,01,295</b>
	Additions	-	-
	Disposals / Adjustments	-	-
	<b>As per 31st March 2015</b>	<b>5,01,295</b>	<b>5,01,295</b>
<b>Depreciation &amp; Amortisation</b>			
	As at 1st April 2013	-	-
	Charge for the year	74,961	74,961
	Disposals / Adjustments	-	-
	<b>As per 31st March 2014</b>	<b>74,961</b>	<b>74,961</b>
	Charge for the year	1,00,067	1,00,067
	Disposals / Adjustments	-	-
	<b>As per 31st March 2015</b>	<b>1,75,028</b>	<b>1,75,028</b>
<b>Net Block</b>			
	<b>As per 31st March 2014</b>	<b>4,26,334</b>	<b>4,26,334</b>
	<b>As per 31st March 2015</b>	<b>3,26,267</b>	<b>3,26,267</b>



*Signature*

*Signature*

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**

Notes to the Financial Statement for the year ended March 31, 2015

	As at March 31, 2015 Amount (In ₹)	As at March 31, 2014 Amount (In ₹)
<b>12 Non current Investments</b>		
<b>Unquoted - Trade</b>		
<b>Investment in Equity instrument (fully paid up) Subsidiaries</b>		
Bengal Unitech Hospitality Pvt. Ltd. 50,000 (50,000) equity shares @ ₹ 10/- each	5,00,000	5,00,000
Bengal Universal Consultants Pvt. Ltd. 2,50,000 (2,50,000) equity shares @ ₹ 10/- each	25,00,000	25,00,000
<b>Investment in Equity instrument (fully paid up) in Joint Venture</b>		
Unitech Chandra Foundation 500 (Nil) equity shares @ ₹ 10/- each	5,000	-
	<u>5,000</u>	<u>-</u>
<b>Total</b>	<u><u>30,05,000</u></u>	<u><u>30,00,000</u></u>
<b>13 Long Term loans and advances (Unsecured, considered good)</b>		
Security deposits	1,42,63,879	93,18,736
<b>Total</b>	<u><u>1,42,63,879</u></u>	<u><u>93,18,736</u></u>
<b>14 Inventories</b>		
Finished properties	2,08,71,948	2,08,71,948
Land	5,31,41,378	5,31,41,378
<b>Total</b>	<u><u>7,40,13,326</u></u>	<u><u>7,40,13,326</u></u>
<b>15 Trade receivables (Unsecured, considered good)</b>		
Due over six months	26,26,35,216	34,37,15,566
Other Trade receivables	20,79,14,814	9,09,57,029
<b>Total</b>	<u><u>47,05,50,030</u></u>	<u><u>43,46,72,595</u></u>



*Handwritten signature in blue ink.*

4

*Handwritten signature in blue ink.*



**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Notes to the Financial Statement for the year ended March 31, 2015**

	As at March 31, 2015 Amount (In ₹)	As at March 31, 2014 Amount (In ₹)
<b>16 Cash and Bank Balances</b>		
<b>Cash and cash equivalents</b>		
Cash on hand	2,15,262	2,91,158
Balance with Banks	17,53,18,796	48,85,31,832
	<b>17,55,34,058</b>	<b>48,88,22,990</b>
<b>Other bank Balances</b>		
Deposits with maturity of more than 3 months	1,26,25,000	4,68,75,000
<b>Total</b>	<b>18,81,59,058</b>	<b>53,56,97,990</b>
<b>17 Short term loans and advances (Unsecured, considered good)</b>		
<b>Loans &amp; advances to related parties</b>		
Unitech Limited	1,87,74,34,835	91,88,58,720
Bengal Unitech Hospitality Pvt. Ltd.	57,53,997	40,96,865
Havelock Properties Ltd.	54,73,17,080	46,82,73,546
Unitech Hi-Tech Structures Ltd.	-	54,54,548
<b>Loans &amp; advances to others</b>		
Advance Other taxes	4,74,58,757	3,63,92,614
Advances to Vendors	1,90,02,327	2,10,85,793
Prepaid expenses	5,36,33,525	2,36,82,217
Other Loans & advances	23,57,66,369	25,88,55,464
<b>Total</b>	<b>2,78,63,66,890</b>	<b>1,73,66,99,767</b>
<b>18 Other current assets (Unsecured, considered good)</b>		
<b>Project in Progress On which revenue is recognised</b>		
Cost of the projects	18,00,05,24,432	16,79,59,78,251
Estimated profit recognised	84,19,07,832	95,37,68,690
Less: Advance received from customers	18,21,84,44,234	17,14,36,48,897
	<b>62,39,88,030</b>	<b>60,60,98,044</b>
<b>(Unsecured, considered good)</b>		
Accrued interest receivable	8,36,434	48,59,561
<b>Total</b>	<b>62,48,24,464</b>	<b>61,09,57,605</b>



*[Handwritten signature]*

*[Handwritten signature]*

**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Notes to the Financial Statement for the year ended March 31, 2015**

	For the year ended March 31, 2015 Amount (In ₹)	For the year ended March 31, 2014 Amount (In ₹)
<b>19 Revenue from operations</b>		
Income from rent receipts	34,05,000	34,05,000
Income from completed real estate projects	11,24,523	1,76,12,223
Income recognised on percentage of completion method	93,23,59,843	1,44,25,63,575
Building maintenance fee	9,87,61,242	7,48,82,634
Interest & Other charges from customers	3,79,50,380	4,76,11,400
<b>Total</b>	<b>1,07,36,00,988</b>	<b>1,58,60,74,832</b>
<b>20 Other Income</b>		
Current investments		
Interest Income from		
Bank deposits	40,91,576	51,39,803
Related parties	24,05,60,404	14,31,03,437
Miscellaneous income	2,27,318	2,14,24,507
<b>Total</b>	<b>24,48,79,298</b>	<b>16,96,67,747</b>
<b>21 Changes in inventories</b>		
<b>Change in Land</b>		
Opening stock	5,31,41,377	5,31,41,377
Less: Closing stock	5,31,41,377	5,31,41,377
	-	-
<b>Change in inventories of Finished properties</b>		
Opening stock	2,08,71,948	3,20,70,193
Less: Closing stock	2,08,71,948	2,08,71,948
	-	1,11,98,245
<b>Total</b>	-	<b>1,11,98,245</b>
<b>22 Operating Expenses</b>		
Repair and maintainance - others	6,01,08,961	4,99,58,743
<b>Total</b>	<b>6,01,08,961</b>	<b>4,99,58,743</b>
<b>23 Real Estate Project Expenditure</b>		
Project cost - real estate completed projects	1,06,64,025	33,33,692
Project cost - percentage of completion method	1,04,42,20,701	1,43,11,72,741
<b>Total</b>	<b>1,05,48,84,726</b>	<b>1,43,45,06,433</b>



*[Handwritten signature]*

*[Handwritten signature]*



**Bengal Unitech Universal Infrastructure Pvt. Ltd.**  
**Notes to the Financial Statement for the year ended March 31, 2015**

	For the year ended March 31, 2015 Amount (In ₹)	For the year ended March 31, 2014 Amount (In ₹)
<b>24 Finance Costs</b>		
Interest to Banks	7,16,04,506	1,23,288
Interest to financial institutions	33,72,82,472	31,24,45,217
Interest on statutory taxes	3,74,81,357	8,60,58,386
	<u>44,63,68,335</u>	<u>39,86,26,891</u>
Less: Borrowing costs allocated to project in progress	(26,15,41,862)	(19,34,33,428)
<b>Total</b>	<b><u>18,48,26,473</u></b>	<b><u>20,51,93,463</u></b>
<b>25 Depreciation and amortisation expense</b>		
Depreciation of tangible fixed assets	18,02,344	17,31,924
<b>Total</b>	<b><u>18,02,344</u></b>	<b><u>17,31,924</u></b>
<b>26 Other Expenses</b>		
Legal and professional charges	21,75,459	1,12,680
Rates & taxes	2,835	4,820
Registration and filling fee	27,617	25,158
Auditors remuneration		
Audit fee	8,25,000	8,25,000
for reimbursement of expenses	1,25,000	1,25,000
Advertising and promotional expenses	9,91,298	31,89,504
Information technology expenses	14,300	3,465
Interest & penalty	-	1,13,105
Commission paid to selling agents	76,99,035	1,31,00,362
Other administrative general expenses	451	38
<b>Total</b>	<b><u>1,18,60,995</u></b>	<b><u>1,74,99,132</u></b>
<b>27 Tax Expense</b>		
Current tax	1,24,10,000	3,90,25,000
<b>Total</b>	<b><u>1,24,10,000</u></b>	<b><u>3,90,25,000</u></b>
<b>28 Earlier year tax/excess provision</b>		
Earlier year tax/excess provision for tax written back	-	1,25,718
<b>Total</b>	<b><u>-</u></b>	<b><u>1,25,718</u></b>
<b>29 Deferred tax</b>		
Deferred tax expenses	13,44,265	5,13,893
<b>Total</b>	<b><u>13,44,265</u></b>	<b><u>5,13,893</u></b>



*Handwritten signature in blue ink*

*Handwritten signature in blue ink*

## BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED

### Notes to the financial statements for the year ended 31<sup>st</sup> March 2015

#### 30. SEGMENT REPORTING: Segment wise revenue, results & other information

The company is primarily in the business of real estate development and related activities including rentals etc. Further majority of the business conducted is within the geographical boundaries of India.

In view of the above, in the opinion of the management and based on the organizational and internal reporting structure, the company's business activities as described above are subject to similar risks and returns. Further, since the business activities undertaken by the company are within India, in the opinion of the management, the environment in India is considered to have similar risks and returns. Consequently, the company's business activities primarily represent a single business segment. Similarly this company's operations in India represent a single geographical segment.

31. Balances grouped under trade payables and loans and advances in cash or in kind are subject to confirmation from respective parties.
32. Advances for purchase of land, projects pending commencement and to joint ventures and collaborators amounting to ₹23,16,00,000/- (previous year ₹24,16,00,000) included under the head "short term loans and advances" in Note 17 have been given in the normal course of business to land owning companies, collaborators, projects or for purchase of land. Further ₹ 1,00,00,000 (previous year ₹ 7,00,00,000) has been recovered / adjusted during the current financial year. The management has been putting a constructive and sincere effort to recover / adjust the said advances and has been successful in recovering / adjusting a significant amount out of the total advances, so no provision is necessary to be created for the outstanding advances as at the balance sheet date. Further, the management is confident to recover / adjust the balance outstanding amount in the foreseeable future.
33. In the opinion of the Board of Directors and to the best of their knowledge and belief, the aggregate value of current assets and loans and advances on realization in the ordinary course of business will not be less than the amount at which these are stated in the balance sheet.
34. As per information available with the company, the trade payables do not include any amount due to Micro, Small and Medium Enterprises registered under "The Micro, Small and Medium Enterprises Development Act, 2006" as at 31<sup>st</sup> March 2015.
35. In line with accounting policy no. 1(VIII)(C) the company is recognizing Income of interest on delayed payment on realization basis, as there is no virtual certainty of their realization on accrual basis.
36. The company has mortgaged the certain portion of its lands titles & receivables accruing from the projects to secure credit facilities availed by Unitech Group i.e. holding company / fellow subsidiaries / associates.



*[Handwritten signature]*

*[Handwritten signature]*

37. **RELATED PARTY DISCLOSURES:**

In accordance with the accounting standard on 'Related Party Disclosures' AS-18, the disclosure in respect of related parties and the transactions with them as identified and certified by the management is as follows:

A) Name of related parties and description of relationship where transaction exists:

Holding company	Unitech Limited
Wholly owned subsidiaries	Bengal Universal Consultants Pvt. Ltd. Bengal Unitech Hospitality Pvt. Ltd.
Fellow subsidiary	Havelock Properties Limited Unitech Hi-tech Developers Ltd.
Associate	Unitech Hi-tech Structures Ltd. (upto 14-05-2014)

B) Summary of significant related parties transactions carried out in ordinary course of business are as under:

(Amount in ₹)

S. No.	Description	100% Subsidiaries	Holding Company	Fellow Subsidiary	Associate company	Total
1	Advance Paid	1,46,16,739 (3,70,48,522)	1,06,46,46,953 (73,55,88,709)	4,49,50,000 (15,45,00,000)	- (-)	1,12,42,13,692 (92,71,37,231)
2.	Advance Received	9,08,00,000 (11,79,78,400)	27,05,09,868 (56,21,96,517)	1,79,71,799 (2,37,75,010)	- (-)	37,92,81,667 (70,39,49,927)
3	Interest Received	- (-)	18,27,10,034 (9,66,28,667)	5,78,50,370 (4,64,74,770)	- (-)	24,05,60,404 (14,31,03,437)
4	Consultancy charges due	- (-)	6,32,49,423 (10,54,27,556)	- (-)	- (-)	6,32,49,423 (10,54,27,556)
5	Consultancy charges paid	- (-)	4,25,00,000 (13,34,00,000)	- (-)	- (-)	4,25,00,000 (13,34,00,000)
6.	Lease rent received	- (-)	- (-)	- (-)	- (34,05,000)	- (34,05,000)

\* Previous year figures have been given in (parentheses)

C) Balance as at 31-03-2015

S.No.	Description	Maximum Balance during the year ended 31.03.2015 (₹)	Net Balance (₹)	Dr. / Cr.
1	Unitech Ltd. (loans and advances)	187,74,34,835 (102,36,29,325)	187,74,34,835 (91,88,58,720)	Dr. Dr.
2	Bengal Universal Consultants Pvt. Ltd. (short term borrowing)	18,57,00,387 (10,78,59,994)	18,57,00,387 (10,78,59,994)	Cr. Cr.
3	Unitech Ltd.( Trade Payables)	3,74,84,801 (9,24,60,876)	2,93,72,727 (1,42,52,480)	Cr. Cr.
4	Havelock Properties Ltd. (loans and advances)	54,73,17,080 (46,82,73,546)	54,73,17,080 (46,82,73,546)	Dr. Dr.
5	Bengal Unitech Hospitality Pvt. Ltd. (loans and advances)	57,99,986 (40,96,865)	57,53,997 (40,96,865)	Dr. Dr.
6	Unitech Hi-tech Structures Ltd.	34,05,000 (38,30,625)	- (54,54,548)	Cr. Cr.

\* Previous year figures have been given in (parentheses)



*[Handwritten signature]*

*[Handwritten signature]*

39. **LEASED ASSETS:**

Operating lease given

i) Details of assets given on operating lease:

	Particulars	As at 31-03-2015	As at 31-03-2014
i)	Gross block	110,38,06,100	110,38,06,100
ii)	Accumulated depreciation	-	-
iii)	Net block	110,38,06,100	110,38,06,100

ii) The company has given land on operating lease basis. The lease rentals are receivable by the company on a quarterly basis. Future minimum lease rentals receivable as at 31<sup>st</sup> March, 2015, as per the lease agreement is as under:

	Particulars	As at 31-03-2015	As at 31-03-2014
i)	Not later than one year	34,05,000	34,05,000
ii)	Later than one year but not later than five years	1,36,20,000	1,36,20,000
iii)	More than five years	5,70,33,750	6,04,38,750

Lease income recognized in the statement of profit and loss is ₹34,05,000 (previous year- ₹34,05,000).

38. **EARNING PER SHARE (EPS)**

	Particulars	As at 31-03-2015	As at 31-03-2014
a)	Weighted average number of equity shares at the beginning and end of the year.	49,99,760	49,99,760
b)	Net profit after tax (₹)	(87,57,478)	(40,09,972)
c)	Basic earnings per share (₹)	(1.75)	(0.80)
d)	Diluted earnings per share (₹)	(1.75)	(0.80)
e)	Nominal value of a equity share(₹)	10	10

39. **ADDITIONAL INFORMATION:**

	Particulars	31.03.2015 (₹)	31.03.2014 (₹)
a)	Value of Imports on CIF basis	Nil	Nil
b)	Expenditure in foreign currency	Nil	Nil
c)	Consumption of imported raw material, components and spare parts	Nil	Nil
d)	Amount remitted in foreign currency towards dividend	Nil	Nil
e)	Earnings in foreign currency	Nil	Nil

40. Unsecured loan from subsidiary company of ₹ 18,57,00,387/- (previous year ₹ 10,78,59,994/-) is repayable on demand and carrying interest rate nil.

41. The company has certain outstanding delays as at balance sheet date with respect to long term loans from banks and term loans from financial institutions which are as follows:

The amount with respect to loan from banks of interest for the period 1-90 days is ₹ 1,22,93,741 (previous year - Nil) and Further in respect of term loans from financial institutions with respect to interest is ₹ 20,35,05,250 (previous year - Nil)



*Signature*

*Signature*



42. **CONTINGENT LIABILITIES AND COMMITMENTS (TO THE EXTENT NOT PROVIDED FOR)**

I. Compensation for delayed possession to customers : ₹ 55,42,11,940 (previous year ₹41,48,06,735)

II. Capital commitments : ₹ 3,57,44,95,931 (previous year ₹ 4,22,22,76,910)

43. **PREVIOUS YEAR FIGURES**

Prior year figures have been regrouped, rearranged and reclassified wherever considered necessary.

As per our report of even date

For **K M G S & Associates**  
Chartered Accountants  
FRN: 004730N


**Partner**  
Membership No.:

Place: **Gurgaon**  
Dated: 26.05.2015

For and on behalf of the Board of Directors



**S. S. Bhowmick**  
**Director**  
(DIN: 00033445)



**Sameer Bahari**  
**Director**  
(DIN: 00054020)