

Vipul Limited

Vipul TechSquare Golf-Course Road, Sector-43 Gurgaon - 122 009

Tel: -91-124-406 5500 Fax: 91-124-406 1000 E-mail : info@vipulgroup.in

www.vipulgroup.in

Ref. No. VIPUL/SEC/FY2020-21/ 2018

February 12, 2021

The Secretary
BSE Limited, (Equity Scrip Code: 511726)
Corporate Relationship Department,
At: 1ST Floor, New Trading Ring, Rotunda
Building, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort, Mumbai-400001

The Manager (Listing)
National Stock Exchange of India Limited,
(Equity Scrip Code: VIPULLTD)
Exchange Plaza, Bandra Kurla Complex,
Bandra, Mumbai-400051

Sub: Outcome of Board Meeting held on Friday, February 12, 2021 and Unaudited Financial Results for the 3RD Quarter and Nine-Months ended December 31, 2020 (Standalone and Consolidated)

Dear Sir(s),

This in continuation our letters no. **Ref. No. VIPUL/SEC/FY2020-21/2016 dated February 01, 2021,** pursuant to the provisions of Regulations 30 and 33 read with Para A of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), the Board of Directors of the Company at its meeting held today i.e. **Friday, February 12, 2021** through audio visual means of communication has considered and approved, inter alia, the Unaudited Financial Results for the 3RD Quarter and nine-Months Ended on December 31, 2020.

A copy of the aforesaid Results along-with the Limited Review Report of the Statutory Auditor of the Company, as required under Regulation 33 of the Listing Regulations, is enclosed herewith.

The Board meeting commenced at 12:30 p.m. and concluded at 17.30 p.m.

You are requested to take the above information on record and bring the same to the notice of all concerned.

Thanking you

(Sund Kumar

Yours Taithfully

18/11/18

For Vipul Limited

Company Secretary

A-38859

VIPUL LIMITED

Regd. Office: - Unit No 201, C-50, Malviya Nagar, New Delhi-110017
Unaudited Standalone Financial Results for the quarter/nine months ended 31st December, 2020

				· · ·			(Rs. in Lakhs)
	PARTICULARS	FOR TH	I ALIABTER	ENDED	FOR THE NI	NE MONTHS	FOR THE
SL.No.		FOR THE QUARTER ENDED			ENI	DED	YEAR ENDED
		31.12.2020	30.09.2020	31.12.2019	31.12.2020	31.12.2019	31.03.2020
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	Revenue from Operations	133.29	1,605.31	2,616.12	1,912.09	14,105.51	16,097.32
II	Other income	273.71	204.42	1,720.16	604.08	1,976.29	2,446.15
111	Total Revenue (I+II)	407.00	1,809.73	4,336.28	2,516.17	16,081.80	18,543.47
IV	Expenses						
	Cost of Materials Consumed	2,054.98	2,798.97	4,692.54	7,474.93	15,451.34	20,222.34
	Purchase of stock-in-trade	•	-	•	•	•	•
	Change in inventories in finished goods,stock in trade and work in	(78.96)	(214.43)	(1,669.16)	(2,654.13)	(2,823.44)	(3,720.70)
	progress						
	Employees benefits expense	217.41	155.31	358.39	607.57	1,106.37	1,430.41
	Finance Costs	589.62	759.00	702.37	2,095.44	2,121.68	2,909.71
	Depreciation and amortisation expense	13.31	13.48	19.69	39.93	59.69	80.01
	Other Expenses	87.99	171.40	250.77	333.69	617.27	729.29
	Total Expenses	2,884.35	3,683.73	4,354.60	7,897.43	16,532.91	21,651.06
v	Profit/(Loss) before exceptional and extraordinary items and Tax (III-IV)	(2,477.35)	(1,874.00)	(18.32)	(5,381.26)	(451.11)	(3,107.59)
VI	Exceptional Items			•	-	-	-
VII	Profit/(Loss) before extraordinary Items and tax (V-VI)	(2,477.35)	(1,874.00)	(18.32)	(5,381.26)	(451.11)	(3,107.59)
VIII	Extraordinary Items	-	-	-	-		-
IX	Profit before Tax (VII-VIII)	(2,477.35)	(1,874.00)	(18.32)	(5,381.26)	(451.11)	(3,107.59)
х	Tax Expense:						
	1. Current Tax/ Earlier year adjustmen	-	-			-	-
	2. Deferred Tax	(627.92)	(487.31)	(47.63)	(1,350.04)	267.05	(364.59)
ΧI	Profit/(Loss) for the period from	(1,849.43)	(1,386.69)	29.31	(4,031.22)	(718.16)	(2,743.01)
	continuing operations (IX-X)	(1,049.40)	(1,500.03)	25.51	(4,051122)	(710.10)	(2,7-0.01)
XII	Profit/(Loss) from discontinuing						
	operations	•	<u> </u>	-	•	•	-
XIII	Tax Expense of discontinuing operations	-	-	-	-	-	-
	Profit/(Loss) from discontinuing						
XIV	operations (after tax)-(XII-XIII)	•	-	-	-	-	-
χv	Profit/(Loss) for the period (XI+XIV)	(1,849.43)	(1,386.69)	29.31	(4,031.22)	(718.16)	(2,743.01)
-	Other Comprehensive Income			1			
	A. (i) Items that will not be						(E0.64)
	reclassified to profit or loss	-	-	•		•	(50.61)
	(II) Income tax relating to Items that						
	will not be reclassified to profit or	-	-	-	-	-	(17.68)
χVI	loss				·		
,,,,,	B. (i) Items that will be reclassified	.	_	<u>.</u> i	_		_
	to profit or loss	_				_	
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	•	•	-
XVII	Total Comprehensive Income for the period (XV+XVI) Comprising Profit (Loss) and Other Comprehensive Income for the period)	(1,849.43)	(1,386.69)	29.31	(4,031.22)	(718.16)	(2,775.93)
XVIII	Earnings per equity share						
	1.Basic	(1.54)	(1.16)	0.02	(3.36)	(0.60)	(2.29) (2.29)
	2.Diluted		(1.16)			(0.60)	



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Notes:

- 1. The above Unaudited Financial Results (Standalone and Consolidated) for the quarter/nine months ended 31.12.2020 which does not include the financial data of Vipul SEZ Developers Private Limited & its subsidiaries, have been reviewed by the Audit Committee and on their recommendation have been approved by the Board of Directors at their respective meetings held on February 12, 2021 through audio visual means of communication. Further in accordance with the requirements under Regulation 33 of the SEBI (LODR) Regulations, 2015, the statutory auditors have carried out limited review report for the 3rd quarter and nine months ended December 31, 2020 and the report has been approved by the Board.
- 2. The Company's main business is real estate. The Companies business activities as reviewed by the Board of Directors/Audit Committee, falls within a single operating segment viz "Real Estate", as per IND AS 108 Operating Segment, hence segment disclosures have not been given. Further, the operations of the Company are domiciled in India and therefore there are no reportable geographical segment.
- 3. The outbreak of Corona Virus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. Due to the lockdown announced by the Government of India, the Company's operations were suspended/slowed down during the lockdown period. The operations and economic activities have gradually resumed with requisite precautions and expected to return to normalcy in due course of time. The Company has taken account the possible impact of COVID-19 in preparation of the financial results, including its assessment of liquidity position and recoverable value of its assets based on internal and external information up to the date of approval of these financial results and current indicators of future economic conditions. The Company will continue to closely observe the evolving scenario and take into account any future development arising out of the same.
- 4. PNB Housing Finance Ltd has initiated legal proceedings against the company under the provisions of Section 13 (2) and 13(4) of the SARFAESI Act and under Rule 8 of Security Interest (enforcement) Rules, 2002. The Company is duly contesting the matter disputing the notice(s) issued by them in this regard, and presently, the matter is presently, sub-judice.
 - Due to overall sluggishness in the Indian economy and slump in the Real Estate Industry, there have been delays in the financial covenants in payment of principle as well as interest to certain secured lenders in the current period. The Company is in the process of regularizing such delays.
- 5. The above results have been prepared in accordance with recognitions and measurements principles laid down in Ind AS prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India.
- **6.** During the quarter, M/s. Vipul Lavanya Developers Limited has ceased to be wholly owned subsidiary of the Company consequent upon disposal of 49% stake of the investments held by the Company.
- 7. The Company has not provided interest on advance received from customers as negotiations for settlement of the same in under progress and it will be done before the year end finalization of accounts.
- 8. The previous financial period/year figures have been regrouped / re-arranged wherever necessary to conform to this period's classification.
- **9.** These results will be made available on the Company's website vizwww.vipulgroup.in and websites of BSE Limited and National Stock Exchange of India Limited viz, www.bseindia.com and www.nseindia.com

Date: February 12, 2021 Place: Gurugram Furtir Beriwala
Managing Director &
Chief Executive Officer

JSUS & ASSOCIATES CHARTERED ACCOUNTANTS

PEARL APARTMENTS 50B, KAILASH BOSE STREET FLAT NO. A/4/3 & 6 KOLKATA - 700 006

Tel: +91-33-2360 0296 Website: www.jsus.com E-mail: jsus@jsus.co.in

Ref: SA/J/V/42R

Limited Review Report

To The Board of Directors VIPUL LIMITED

- 1. We have reviewed the accompanying statement of unaudited standalone financial results of **VIPUL LIMITED** ("the Company"), for the quarter and nine months ended December 31, 2020.
- 2. This Statement, which is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to issue a report on these standalone financial statements based on our review.
- 3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
- 4. We refer to Note 7 to the financial results which relates to non-provisioning to interest on advances received from customers. The Company is in the process of renegotiating the contracts with the customers and has accordingly not accounted for interest of such advances received. The impact thereof on the loss for the quarter is currently not ascertainable.

5. Emphasis of Matter

We draw attention to the following:

- i. The Company has not deposited statutory dues of Goods and Services Tax, Income Tax deducted at Source and Provident Fund relating to the period 1st April, 2020 to 31st December, 2020.
- ii. Note 3 to the financial results which describes the uncertainties and the impact of Covid- 19 pandemic on the company's operations and results as assessed by the management. The impact of these uncertainties on the company's operations is dependent on future developments.
- iii. Note 4 to the financial results which states that PNB Housing Finance Ltd has initiated legal proceedings against the company which is being contested by the Company and the matter is currently sub-judice. It also states that there have been breaches in repayment of loans and the measures initiated by the Company to address these.

Our conclusion is not modified in respect of these matters.



JSUS & ASSOCIATES CHARTERED ACCOUNTANTS

6. Based on our review conducted as above and subject to the matters mentioned in paragraph 4, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

ASSOCIATION OF ACCOUNTS

Place : Gurugram

Date: 12th February, 2021

For JSUS & Associates, Chartered Accountants (Registration number: 329784E)

(J. Sil)

(Membership Number 012723) UDIN: 21012723AAAAAG9122

VIPUL LIMITED

Regd. Office: - Unit No 201, C-50, Malviya Nagar, New Delhi-110017
Consolidated Unaudited Financial Results for the quarter/nine months ended 31st December, 2020

(Rs. in Lakhs)

SL.No.	Particulars	FOR THE QUARTER ENDED			FOR THE NINE MONTHS		FOR THE YEAR	
		31,12,2020 30,09,2020 31,12,2019			ENDED 31.12.2019		ENDED 31.03.2020	
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Revenue from Operations	203.18	1,623.32	2,737.58	2,042.17	15,476.62	17,647.07	
11	Other income	277.38	205.59	1,723.94	611.87	1,987.80	2,459.49	
-"-	Other mediae	211100	200.00					
ш	Total Revenue (I+II)	480.56	1,828.91	4,461.52	2,654.04	17,464.42	20,106.56	
	(, , ,		,			-		
IV	Expenses							
	Cost of Materials Consumed	2,121.77	2,824.67	5,703.58	7,584.29	16,659.32	22,881.79	
	Purchase of stock-in-trade					-	-	
	Change in inventories in finished							
	goods,stock in trade and work in	(78.04)	(213.84)	(2,559.58)	(2,652.49)	(2,826.72)	(5,070.48)	
	nrogress		4-0.00	445.75		4 204 07	4 556 50	
	Employees benefits expense	244.52	179.85 834.87	419.75 882.42	670.12 2,452.63	1,294.87 2,416.25	1,666.59 3,225.83	
	Finance Costs	791.07	634.67	882.42	2,452.63	2,410.25	3,223.03	
	Depreciation and amortisation expense	88.96	89.95	105.34	266.88	316.63	422.60	
		99.95	177.54	295.72	354.66	686.36	783.89	
	Other Expenses	3,268.23	3,893.04	4,847.23	8,676.09	18,546.71	23,910.22	
	Total Expenses	3,200.23	3,053.04	4,047.23	0,070.03	10,3-0171	20,010.22	
V	Profit/(Loss) before share of profit from	(2,787.67)	(2,064.13)	(385.71)	(6,022.05)	(1,082.29)	(3,803.66)	
	Associated and Tax (III-IV)							
VI	Profit/(Loss) of share from Associates	1.19	1.20	1.15	3.58	3.44	4.78	
	Profit/(Loss) before extraordinary							
VII	· · ·	(2,786.48)	(2,062.93)	(384.56)	(6,018.47)	(1,078.85)	(3,798.89)	
3411	items and tax (V-VI) Extraordinary Items							
VIII	Profit before Tax (VII-VIII)	(2,786.48)	(2,062.93)	(384.56)	(6,018.47)	(1,078.85)	(3,798.89)	
<u> </u>	Tax Expense:	(2,700.40)	(2,002.30)	(554.50)	(0,0.0)	(1,070.00)	(5).55.57	
^-	1. Current Tax/ Earlier year adjustment			(0.06)			0.20	
	2. Deferred Tax	(628.10)	(487.13)	(55.65)	(1,350.04)	157.89	(364.43)	
	Profit/(Loss) for the period from	(020115)		<u>`</u>				
ΧF	continuing operations (IX-X)	(2,158.38)	(1,575.80)	(328.85)	(4,668.43)	(1,236.74)	(3,434.66)	
XII	Profit/(Loss) from discontinuing							
,,,,,	operations			_	-			
XIII	Tax Expense of discontinuing	•		•				
,,,,,	operations	•	-	-	•	1	-	
	Profit/(Loss) from discontinuing							
XIV	operations (after tax)-(XII-XIII)	-	•	•	•		•	
χV	Profit/(Loss) for the period (XI+XIV)	(2,158.38)	(1,575.80)	(328.85)	(4,668.45)	(1,236.74)	(3,434.66)	
	Other Comprehensive Income							
	A. (i) Items that will not be reclassified				_		(51.16)	
	to profit or loss						(0.11-0)	
	(ii) Income tax relating to items that					İ		
	will not be reclassified to profit or	-	-	-	-		(17.83)	
χVI	loss							
	B. (i) Items that will be reclassified to	_	-		_			
	profit or loss							
	(ii) Income tax relating to items that					i		
	will be reclassified to profit or loss	-	-	-	- 1		•	
	Total Comprehensive Income for the							
	period (XV+XVI) Comprising Profit						(2.457.00)	
XVII	(Loss) and Other Comprehensive	(2,158.38)	(1,575.80)	(328.85)	(4,668.43)	(1,236.74)	(3,467.99)	
	Income for the period)							
	Net Profit attributable to :	10 450 001	/4 ETT TO	/220 051	(4,668.41)	(1,236.72)	(3,467.97)	
	a) Owners of the Company	(2,158.36)	(1,575.78)	(328.85)		(0.02)	(0.02)	
	b) Non-Controlling Interest	(0.02)	(0.02)	(0.02)	(0.02)	(0.02)	(0.02)	
	Other Comprehensive Income attributab a) Owners of the Company	le to		-			-	
		-	-				-	
	b) Non-Controlling Interest		-					
	Total Comprehensive Income attributable a) Owners of the Company	(2,158.38)	(1,575.78)	(328.85)	(4,668.41)	(1,236.72)	(3,467.97)	
	b) Non-Controlling Interest	(0.02)	(0.02)	(0.02)	(0.02)	(0.02)	(0.02)	
	a) iton-contioning interest	(2.02)	(0.02)	(0.02)	(0.02)	(5.52)	(5.52)	
XVIII	Earnings per equity share							
A410	1.Basic	(1.80)	(1.31)	(0.27)	(3.89)	(1.03)	(2.86)	
	2.Diluted	(1.80)	(1.31)	(0.27)	(3.89)	(1.03)	(2.86)	
		,	, 1)	,/	,/			



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Notes:

- 1. The above Unaudited Financial Results (Standalone and Consolidated) for the quarter/nine months ended 31.12.2020 which does not include the financial data of Vipul SEZ Developers Private Limited & its subsidiaries, have been reviewed by the Audit Committee and on their recommendation have been approved by the Board of Directors at their respective meetings held on February 12, 2021 through audio visual means of communication. Further in accordance with the requirements under Regulation 33 of the SEBI (LODR) Regulations, 2015, the statutory auditors have carried out limited review report for the 3rd quarter and nine months ended December 31, 2020 and the report has been approved by the Board.
- 2. The Company's main business is real estate. The Companies business activities as reviewed by the Board of Directors/Audit Committee, falls within a single operating segment viz "Real Estate", as per IND AS 108 Operating Segment, hence segment disclosures have not been given. Further, the operations of the Company are domiciled in India and therefore there are no reportable geographical segment.
- 3. The outbreak of Corona Virus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. Due to the lockdown announced by the Government of India, the Company's operations were suspended/slowed down during the lockdown period. The operations and economic activities have gradually resumed with requisite precautions and expected to return to normalcy in due course of time. The Company has taken account the possible impact of COVID-19 in preparation of the financial results, including its assessment of liquidity position and recoverable value of its assets based on internal and external information up to the date of approval of these financial results and current indicators of future economic conditions. The Company will continue to closely observe the evolving scenario and take into account any future development arising out of the same.
- 4. PNB Housing Finance Ltd has initiated legal proceedings against the company under the provisions of Section 13 (2) and 13(4) of the SARFAESI Act and under Rule 8 of Security Interest (enforcement) Rules, 2002. The Company is duly contesting the matter disputing the notice(s) issued by them in this regard, and presently, the matter is presently, sub-judice.
 - Due to overall sluggishness in the Indian economy and slump in the Real Estate Industry, there have been delays in the financial covenants in payment of principle as well as interest to certain secured lenders in the current period. The Company is in the process of regularizing such delays.
- 5. The above results have been prepared in accordance with recognitions and measurements principles laid down in Ind AS prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India.
- **6.** During the quarter, M/s. Vipul Lavanya Developers Limited has ceased to be wholly owned subsidiary of the Company consequent upon disposal of 49% stake of the investments held by the Company.
- 7. The Company has not provided interest on advance received from customers as negotiations for settlement of the same in under progress and it will be done before the year end finalization of accounts.
- **8.** The previous financial period/year figures have been regrouped / re-arranged wherever necessary to conform to this period's classification.
- 9. These results will be made available on the Company's website vizwww.vipulgroup.in and websites of BSE Limited and National Stock Exchange of India Limited viz, www.bseindia.com and www.nseindia.com

Date: February 12, 2021 **Place:** Gurugram

Managing Director & Chief Executive Officer

JSUS & ASSOCIATES CHARTERED ACCOUNTANTS

PEARL APARTMENTS 50B, KAILASH BOSE STREET FLAT NO. A/4/3 & 6 KOLKATA - 700 006

Tel: +91-33-2360 0296 Website: www.jsus.com E-mail: jsus@jsus.co.in

Ref: SA/J/V/42R

LIMITED REVIEW REPORT

TO THE BOARD OF DIRECTORS OF VIPUL LIMITED

- 1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results ("the Statement") of **VIPUL LIMITED** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its share of the profit after tax and total comprehensive income of its associates for the quarter ended December 31, 2020, and for the period from April 1, 2020 to December 31, 2020 being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- 2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
- We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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

4. Attention is drawn to the following:

- i. As stated in Note 1 to the financial results, the consolidated financial results do not include the financial results of one subsidiary along with its four subsidiaries as the consolidated financial results of the said subsidiary was not available with the Parent's Management.
- ii. Note 7 to the financial results which relates to non-provisioning to interest on advances received from customers. The Company is in the process of renegotiating the contracts with the customers and has accordingly not accounted for interest of such advances received. The impact thereof on the loss for the quarter and for the nine months period is currently not ascertainable.

5. **Emphasis of Matter**

We draw attention to the following:

- i. The Company has not deposited statutory dues of Goods and Services Tax, Income Tax deducted at Source and Provident Fund relating to the period 1st April, 2020 to 31st December, 2020.
- ii. Note 3 to the financial results which describes the uncertainties and the impact of Covid- 19 pandemic on the company's operations and results as assessed by the management. The impact of these uncertainties on the company's operations is dependent on future developments.
- iii. Note 4 to the financial results which state that PNB Housing Finance Ltd has initiated legal proceedings against the company which is being contested by the Company and the matter is currently sub-judice. It also states that there have been breaches in repayment of loans and the measures initiated by the Company to address these.

Our conclusion is not modified in respect of these matters.

6. The Statement includes the results of the following entities:

(xvii) Maxworth Marketing Private Limited

(xviii) Whitfield Infrastructure Development Private Limited

(i)	URR Housing and Construction Private Limited	Wholly Owned Subsidiary
(ii)	Ritwiz Builders and Developers Private Limited	Wholly Owned Subsidiary
(iii)	Entrepreneurs (Calcutta) Private Limited	Wholly Owned Subsidiary
(iv)	Vipul Eastern Infracon Private Limited	Wholly Owned Subsidiary
(v)	Vipul Hospitality Limited	Wholly Owned Subsidiary
(vi)	Vipul Southern Infracon Private Limited	Wholly Owned Subsidiary
(vii)	United Buildwell Private Limited	Wholly Owned Subsidiary
(viii)	High Class Projects Limited	Wholly Owned Subsidiary
(ix)	Vipul Lavanya Developers Limited	Subsidiary'
(x)	Bhatinda Hotels Limited	Subsidiary
(xi)	Graphic Research Consultants (India) Private Limited	Subsidiary
(xii)	Vineeta Trading Private Limited	Subsidiary
(xiii)	Abhipra Trading Private Limited	Subsidiary
(xiv)	Mudra Finance Limited	Associate
(xv)	Vipul Karamchand SEZ Private Limited	Associate Associate
(xvi)	Choice Real Estate Developers Private Limited	Associate (S)

Associate

Associate

- 7. Based on our review conducted and procedures performed as stated in paragraph 3 above and subject to the matters mentioned in paragraph 4 above, nothing has come to our attention that causes to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid accounting standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
- 8. The consolidated unaudited financial results includes the interim financial results of thirteen subsidiaries which have not been reviewed by their respective auditors, whose interim financial results reflect total revenue of Rs. 73.56 lakhs and Rs.137.87 lakhs, total loss after tax of Rs. 310.14 lakhs and Rs.640.79 lakhs for the quarter ended December 31, 2020 and for the period from April 1, 2020 to December 31, 2020, respectively, as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also includes the Group's share of net profit after tax of Rs. 1.19 lakhs and Rs. 3.58 lakhs and total comprehensive income of Rs. 1.19 lakhs and Rs. 3.58 lakhs for the quarter ended December 31, 2020 and for the period from April 1, 2020 to December 31, 2020 respectively, as considered in the consolidated unaudited financial results, in respect of five associates based on their interim financial results which have not been reviewed by their respective auditors. According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement is not modified in respect of the above matter.

For JSUS & Associates, Chartered Accountants (Registration number: B29784E)

(U. Sil)

(Membership Number 012723)

UDIN: 21012723AAAAAH1160

Place: Gurugram

Date: 12th February, 2021

