

Disclosure of related party transactions as required under Regulation 23(9) of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015, for the half year ended 31st March, 2024 are as follows:

1. Related Parties with whom transactions have taken place and their relationship

Name of Related Parties and nature of relationship			
Sl. No.	Subsidiaries:	Sl. No.	Subsidiaries:
1	Aditya Properties Private Limited	92	Medlar Developers Private Limited
2	Amarprem Estates Private Limited	93	Marine Builders Private Limited
3	Arcadia Build-Tech Limited	94	Moore Builders Private Limited
4	Ardent Build-Tech Limited	95	Manas Realty Projects Private Limited
5	Arcadia Projects Private Limited	96	Munros Projects Private Limited
6	Abohar Builders Private Limited	97	Mansar Properties Private Limited
7	Akola Properties Private Limited	98	Medwyn Builders Private Limited
8	Algoa Properties Private Limited	99	Madison Builders Private Limited
9	Aller Properties Private Limited	100	Moonstone Projects Private Limited
10	Amur Developers Private Limited	101	New India Construction Co Limited
11	Andes Estates Private Limited	102	Nirvana Real Estate Projects Limited.
12	Angul Properties Private Limited	103	Nacre Gardens Hyderabad Limited
13	Arahan Properties Private Limited	104	Onega Properties Private Limited
14	Askot Builders Private Limited	105	Plassey Builders Private Limited
15	Alice Builders Private Limited	106	Panchganga Projects Limited
16	Azores Properties Limited	107	Primrose Developers Private Limited
17	Agmon Projects Private Limited	108	Purus Properties Private Limited
18	Alor Golf Course Private Limited	109	Purus Projects Private Limited
19	Alor Maintenance Private Limited	110	Quadrangle Estates Private Limited
20	Alor Recreation Private Limited	111	Qns Facility Management Private Limited
21	Alor Projects Private Limited	112	Ruhi Construction Co. Limited
22	Amaro Developers Private Limited	113	Robinia Developers Private Limited
23	Alice Developers Private Limited	114	Rhine Infrastructures Private Limited
24	Bengal Unitech Universal Infrastructure Private Limited	115	Supernal Corrugation (India) Limited
25	Bengal Unitech Universal Townspace Limited	116	Somerville Developers Limited
26	Bengal Unitech Universal Siliguri Projects Limited	117	Sarnath Realtors Limited
27	Broomfield Developers Private Limited	118	Sabarmati Projects Private Limited
28	Bengal Universal Consultant Private Limited	119	Samay Properties Private Limited
29	Broomfield Builders Private Limited	120	Sangla Properties Private Limited
30	Bynar Properties Private Limited	121	Sanyog Builders Limited
31	Bengal Unitech Hospitality Private Limited	122	Sankoo Builders Private Limited
32	Chintpurni Construction Private Limited	123	Sublime Properties Private Limited
33	Colossal Projects Private Limited	124	Simpson Estates Private Limited
34	Comfrey Developers Private Limited	125	Sanyog Properties Private Limited
35	Cape Developers Private Limited	126	Sublime Developers Private Limited



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Name of Related Parties and nature of relationship			
36	Clarence Projects Private Limited	127	Shrishti Buildwell Private Limited
37	Cordia Projects Private Limited	128	Sandwood Builders & Developers Private Limited
38	Crimson Developers Private Limited	129	Shri Khatu Shyamji Infrapromoters Private Limited
39	Croton Developers Private Limited	130	Tabas Estates Private Limited
40	Coleus Developers Private Limited	131	Unitech Holdings Limited
41	Cardus Projects Private Limited	132	Unitech Builders Limited.
42	Clover Projects Pvt.Limited	133	Unitech Industries Limited.
43	Deoria Properties Limited	134	Unitech Hotels Private Limited
44	Dhruva Realty Projects Limited	135	Unitech Business Park Limited
45	Drass Projects Private Limited	136	Unitech Realty Private Limited
46	Deoria Realty Private Limited	137	Unitech Developers & Hotels Private Limited
47	Dantas Properties Private Limited	138	Unitech Real Estate Builders Limited
48	Dibang Properties Private Limited	139	Unitech Agra Hi Tech Township Private Limited
49	Devoke Developers Private Limited	140	Unitech Infra Properties Limited
50	Devon Builders Private Limited	141	Unitech Power Transmission Limited
51	Dhaulagiri Builders Private Limited	142	Unitech Residential Resorts Limited
52	Elbrus Properties Private Limited	143	Unitech Hi-Tech Developers Limited
53	Elbe Builders Private Limited	144	Unitech Builders & Projects Limited
54	Erica Projects Private Limited	145	Unitech Reliable Projects Private Limited
55	Erebus Projects Private Limited	146	Unitech Buildwell Private Limited
56	Elbrus Developers Private Limited	147	Unitech Kochi Sez Limited
57	Elbrus Builders Private Limited	148	Unitech Realty Ventures Limited
58	Elixir Hospitality Management Limited	149	Unitech Real Estate Management Private Limited
59	Flores Properties Private Limited	150	Unitech Hospitality Services Limited
60	Flores Projects Private Limited	151	Unitech Realty Developers Limited
61	Global Perspectives Limited	152	Unitech Infopark Limited
62	Girnar Infrastrucutres Private Limited	153	Unitech Hyderabad Projects Limited
63	Greenwood Projects Private Limited	154	Unitech High Vision Projects Limited
64	Gurgaon Recreation Park Limited	155	Unitech Real Tech Properties Private Limited
65	Grandeur Real Tech Developers Private Limited	156	Unitech Alice Projects Private Limited
66	Glenmore Builders Private Limited	157	Unitech Samus Projects Private Limited
67	Havelock Properties Limited	158	Unitech Vizag Projects Limited
68	Havelock Realtors Limited	159	Unitech Cynara Projects Private Limited
69	Havelock Investments Limited	160	Unitech Konar Projects Private Limited
70	Harsil Builders Private Limited	161	Unitech Miraj Projects Private Limited
71	Havelock Estates Private Limited	162	Unitech Colossal Projects Private Limited
72	Halley Developers Private Limited	163	Unitech Nelson Projects Private Limited
73	Hassan Properties Private Limited	164	Unitech Capital Private Limited
74	Halley Projects Private Limited	165	Unitech Acacia Projects Private Limited
75	Hatsar Estates Private Limited	166	Unitech Hotels & Projects Limited

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Name of Related Parties and nature of relationship			
76	High Strength Projects Private Limited	167	Unitech Ardent Projects Private Limited
77	Harsil Properties Private Limited	168	Unitech Build-Con Private Limited
78	Jorhat Properties Private Limited	169	Unitech Industries & Estate Private Limited
79	Jalore Properties Private Limited	170	Unitech Infra Developers Limited
80	Konar Developers Private Limited	171	Unitech Realty Builders Private Limited
81	Kerria Projects Private Limited	172	Unitech Hotel Service Private Limited
82	Khatu ShyamJi Infraventures Private Limited	173	Unitech Hitech Builders Private Limited
83	Khatu ShyamJi Infratech Private Limited	174	Unitech Commercial & Residential Projects Private Limited
84	Landscape Builders Limited	175	Unitech Infra Limited
85	Lavender Developers Private Limited	176	Uni Homes Pvt.Limited
86	Lavender Projects Private Limited	177	Unitech Chandra Foundation
87	Masla Builders Private Limited	178	Unitech Valdel Hotels Private Limited
88	Mahoba Schools Limited	179	Unitech Manas Projects Private Limited
89	Mayurdhwaj Projects Private Limited	180	Zanskar Realtors Private Limited
90	Mahoba Builders Limited	181	Zanskar Builders Private Limited
91	Mandarin Developers Private Limited	182	Zanskar Realty Private Limited
Association of Person (AOP):			
Unitech Limited. LG Construction Co. Limited. (AOP)			
Directors, Key Managerial Personnel (KMP) & their relatives			
Mr. Girish Kumar Ahuja		Nominee Director	
Mr. Prabhakar Singh		Nominee Director	
Ms. Uma Shankar		Nominee Director	
Mr. Yudhvir Singh Malik		Chairman & Managing Director (Nominee Director)	
Mr. Ashok Kumar Yadav		Chief Executive Officer	
Mr. Tajinder Pal Singh Madan		Chief Financial Officer	
Ms. Anuradha Mishra		Company Secretary	



2. Summary of Related Party Transactions (RPTs) are as under:-

(Rs. In Lakhs)						
Sl. No.	Description	Subsidiaries	Associate / joint ventures / enterprises significantly influenced	Key managerial personnel	Others	Total
1	Capital Contribution	0	0.60	0	0	0.60
2	Loans & Advances Taken	1,231.19	0	0	0	1,231.19
3	Loans & Advances Given	412.08	0	0	0	412.08
4	Transaction between subsidiaries	0.65	0	0	0	0.65
5	Remuneration Paid	0	0	60.11	0	60.11
6	Directors ' Sitting Fees	0	0	10.00	0	10.00

Transaction during the half year ended 31st March, 2024 with Related Parties:

(Rs. In Lakhs)		
Interest Income		Transaction during the Period
1	Unitech Limited. LG Construction Co. Limited. (AOP)	0.60
Total		0.60

Loans & Advances Taken		For the half year ended March 31, 2024		
Sl. No.	Name of Related Party	Opening Balance as on 01.10.2023	Transaction during the Period	Closing Balance as on 31.03.2024
1	Aditya Properties Private Limited	7,617.56	-0.51	7,617.05
2	Amarprem Estates Private Limited	572.85	-0.28	572.57
3	Arcadia Projects Private Limited	75.91	-0.21	75.7
4	Abohar Builders Private Limited	3.55	-0.25	3.3
5	Akola Properties Private Limited	1.97	-0.45	1.53
6	Algoa Properties Private Limited	1.56	-0.5	1.06
7	Aller Properties Private Limited	1.6	-0.1	1.5
8	Amur Developers Private Limited	5.41	-0.56	4.85
9	Andes Estates Private Limited	2.5	0.56	3.06
10	Angul Properties Private Limited	0.34	-0.39	-0.04
11	Arahan Properties Private Limited	0.3	-0.39	-0.09
12	Askot Builders Private Limited	3.17	0.09	3.26
13	Agmon Projects Private Limited	0.07	-0.12	-0.05
14	Alor Golf Course Private Limited	1.53	-0.13	1.4

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Loans & Advances Taken		For the half year ended March 31, 2024		
Sl. No.	Name of Related Party	Opening Balance as on 01.10.2023	Transaction during the Period	Closing Balance as on 31.03.2024
15	Alor Projects Private Limited	2.15	-0.21	1.94
16	Amaro Developers Private Limited	1.66	0.33	2
17	Bengal Unitech Universal Infrastructure Private Limited	19,761.23	-76.71	19,684.51
18	Broomfield Developers Private Limited	3.1	-0.12	2.98
19	Bynar Properties Private Limited	2.17	-0.25	1.93
20	Cape Developers Private Limited	3.26	-0.19	3.08
21	Clarence Projects Private Limited	3.36	-0.68	2.68
22	Cordia Projects Private Limited	2.58	-0.31	2.27
23	Croton Developers Private Limited	62.72	-0.18	62.54
24	Coleus Developers Private Limited	37.82	-0.19	37.63
25	Cardus Projects Private Limited	2.79	-0.12	2.67
26	Clover Projects Pvt.Limited	1.57	-0.27	1.3
27	Deoria Properties Limited	94.93	-0.23	94.7
28	Dhruva Realty Projects Limited	7.38	-0.19	7.19
29	Drass Projects Private Limited	1.87	-0.12	1.75
30	Deoria Realty Private Limited	19.74	-0.46	19.28
31	Dantas Properties Private Limited	6.86	0.03	6.89
32	Dibang Properties Private Limited	5.84	-0.12	5.72
33	Devon Builders Private Limited	1.64	0	1.64
34	Dhaulagiri Builders Private Limited	2.16	0	2.16
35	Elbe Builders Private Limited	0.46	-0.12	0.33
36	Erica Projects Private Limited	2.69	0.14	2.83
37	Elbrus Developers Private Limited	25.46	-0.35	25.1
38	Elbrus Builders Private Limited	74.25	-0.27	73.98
39	Elixir Hospitality Management Limited	98	-63.39	34.61
40	Flores Properties Private Limited	2.31	0.7	3
41	Flores Projects Private Limited	17.46	0	17.46
42	Global Perspectives Limited	3,106.31	-0.58	3,105.73
43	Greenwood Projects Private Limited	4.14	-0.32	3.82
44	Grandeur Real Tech Developers Private Limited	82.49	-0.02	82.46
45	Havelock Realtors Limited	1.82	0	1.82
46	Harsil Builders Private Limited	0.83	-0.19	0.64
47	Havelock Estates Private Limited	20.08	-0.12	19.96
48	Halley Developers Private Limited	3.15	0	3.15
49	Hassan Properties Private Limited	2.35	-0.06	2.28
50	Halley Projects Private Limited	2.64	-0.12	2.52

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Loans & Advances Taken		For the half year ended March 31, 2024		
Sl. No.	Name of Related Party	Opening Balance as on 01.10.2023	Transaction during the Period	Closing Balance as on 31.03.2024
51	Harsil Properties Private Limited	0.11	-0.12	-0.02
52	Jorhat Properties Private Limited	2.04	-0.67	1.36
53	Jalore Properties Private Limited	2.09	-0.24	1.85
54	Konar Developers Private Limited	103.55	0.64	104.19
55	Kerria Projects Private Limited	2.31	-0.24	2.07
56	Landscape Builders Limited	132.5	-0.37	132.13
57	Lavender Developers Private Limited	1.26	0.46	1.71
58	Masla Builders Private Limited	133.18	0.3	133.49
59	Medlar Developers Private Limited	526.7	-0.46	526.25
60	Moore Builders Private Limited	5.69	-0.3	5.39
61	Mansar Properties Private Limited	8.34	0.6	8.94
62	Medwyn Builders Private Limited	2.28	-0.19	2.09
63	Madison Builders Private Limited	4	-0.11	3.89
64	Moonstone Projects Private Limited	1,489.23	-0.04	1,489.19
65	New India Construction Co Limited	191.4	-0.4	191
66	Nirvana Real Estate Projects Limited.	2.51	-0.15	2.36
67	Nacre Gardens Hyderabad Limited	6,450.76	-0.01	6,450.75
68	Onega Properties Private Limited	14.02	-0.22	13.8
69	Plassey Builders Private Limited	2.42	-0.2	2.22
70	Primrose Developers Private Limited	2.2	-0.22	1.98
71	Purus Properties Private Limited	9.55	-0.29	9.26
72	Purus Projects Private Limited	6.62	-0.06	6.56
73	Quadrangle Estates Private Limited	2.38	-0.15	2.23
74	Qns Facility Management Private Limited	10,525.44	-1,053.22	9,472.22
75	Robinia Developers Private Limited	0.29	2.13	2.42
76	Rhine Infrastructures Private Limited	1.67	-0.2	1.47
77	Supernal Corrugation (India) Limited	296.47	-0.1	296.36
78	Sabarmati Projects Private Limited	0.49	-0.46	0.03
79	Sanyog Builders Limited	0.99	0	0.98
80	Sankoo Builders Private Limited	5.86	-0.03	5.83
81	Sublime Properties Private Limited	3.76	-0.18	3.59
82	Simpson Estates Private Limited	2.6	-0.26	2.34
83	Sanyog Properties Private Limited	2.15	-0.15	2
84	Sublime Developers Private Limited	322.05	-0.31	321.74
85	Sandwood Builders & Developers Private Limited	2.74	-0.12	2.61
86	Tabas Estates Private Limited	4.09	-0.19	3.91

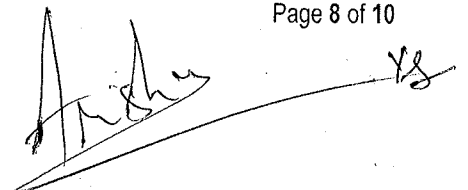



Loans & Advances Taken		For the half year ended March 31, 2024		
Sl. No.	Name of Related Party	Opening Balance as on 01.10.2023	Transaction during the Period	Closing Balance as on 31.03.2024
87	Unitech Builders Limited.	202.28	-0.62	201.65
88	Unitech Industries Limited.	63.74	-0.38	63.36
89	Unitech Business Park Limited	884.05	64.59	948.63
90	Unitech Developers & Hotels Private Limited	570.87	-0.16	570.71
91	Unitech Real Estate Builders Limited	789.22	-1.65	787.57
92	Unitech Agra Hi Tech Township Private Limited	479.43	2.69	482.12
93	Unitech Infra Properties Limited	2.27	-0.08	2.19
94	Unitech Buildwell Private Limited	64.94	0	64.94
95	Unitech Real Estate Management Private Limited	38.88	0	38.88
96	Unitech Hospitality Services Limited	3,572.33	-88.33	3,484.00
97	Unitech Realty Developers Limited	630.84	0	630.84
98	Unitech Hyderabad Projects Limited	71.37	-0.14	71.23
99	Unitech High Vision Projects Limited	0.54	-0.19	0.35
100	Unitech Alice Projects Private Limited	4.13	-0.16	3.97
101	Unitech Samus Projects Private Limited	4.08	0	4.08
102	Unitech Cynara Projects Private Limited	0.23	-0.26	-0.03
103	Unitech Konar Projects Private Limited	2.03	0	2.03
104	Unitech Miraj Projects Private Limited	1.61	-0.21	1.4
105	Unitech Colossal Projects Private Limited	5.85	-0.16	5.69
106	Unitech Capital Private Limited	2.74	-0.15	2.59
107	Unitech Hotels & Projects Limited	2.39	-0.46	1.93
108	Unitech Ardent Projects Private Limited	2,347.59	-0.16	2,347.42
109	Unitech Industries & Estate Private Limited	5.1	-0.47	4.62
110	Unitech Infra Developers Limited	99.03	-0.64	98.39
111	Unitech Hotel Service Private Limited	2.04	-0.07	1.97
112	Uni Homes Pvt.Limited	2.93	-0.6	2.32
113	Unitech Valdel Hotels Private Limited	2.72	0	2.72
114	Zanskar Realtors Private Limited	96.48	0	96.48
115	Zanskar Builders Private Limited	27.47	0	27.47
116	Zanskar Realty Private Limited	99.79	-0.07	99.72
Total		62,098.30	-1,231.19	62,098.30

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(Rs. In Lakhs)				
Loans & Advances Given		For the half year ended March 31, 2024		
Sl. No.	Name of Related Party	Opening Balance as on 01.10.2023	Transaction during the Period	Closing Balance as on 31.03.2024
1	Arcadia Build-Tech Limited	1.67	0.13	1.79
2	Ardent Build-Tech Limited	2.62	0.27	2.89
3	Alice Builders Private Limited	0.09	0.20	0.29
4	Azores Properties Limited	1.73	0.12	1.86
5	Alor Maintenance Private Limited	356.76	0.40	357.16
6	Alor Recreation Private Limited	10.58	-0.68	9.90
7	Alice Developers Private Limited	3,826.53	21.30	3,847.83
8	Bengal Unitech Universal Townspace Limited	2.04	-5.09	-3.05
9	Bengal Unitech Universal ,Siliguri Projects Limited	11,577.40	-0.53	11,576.87
10	Bengal Universal Consultant Private Limited	375.97	-4.04	371.92
11	Broomfield Builders Private Limited	4.46	-0.68	3.78
12	Bengal Unitech Hospitality Private Limited	8.14	-0.59	7.55
13	Chintpurni Construction Private Limited	0.01	0.05	0.06
14	Colossal Projects Private Limited	18,757.47	-9.15	18,748.32
15	Comfrey Developers Private Limited	0.37	0.28	0.65
16	Crimson Developers Private Limited	11.71	0.25	11.96
17	Devoke Developers Private Limited	5.12	0.24	5.36
18	Elbrus Properties Private Limited	2.53	0.15	2.67
19	Erebus Projects Private Limited	10,018.50	0.03	10,018.53
20	GirnarInfrastrucutres Private Limited	0.20	0.22	0.42
21	Gurgaon Recreation Park Limited	4,243.79	0.07	4,243.86
22	Glenmore Builders Private Limited	0.00	0.00	0.00
23	Havelock Properties Limited	24,416.74	66.86	24,483.60
24	Havelock Investments Limited	18.78	0.03	18.81
25	Hatsar Estates Private Limited	0.08	0.37	0.46
26	High Strength Projects Private Limited	2.22	0.24	2.46
27	Khatu ShyamJi Infraventures Private Limited	327.51	0	327.51
28	Khatu ShyamJi Infratech Private Limited	461.69	0	461.69
29	Lavender Projects Private Limited	0.91	0.14	1.04
30	Mahoba Schools Limited	62.68	0.00	62.68
31	Mayurdhwaj Projects Private Limited	1,589.60	0.56	1,590.15
32	Mahoba Builders Limited	68.27	0.14	68.41
33	Mandarin Developers Private Limited	1.31	0.31	1.63
34	Marine Builders Private Limited	2.54	0.12	2.67
35	Manas Realty Projects Private Limited	37.65	0.59	38.23
36	Munros Projects Private Limited	1.45	0.31	1.77



(Rs. In Lakhs)				
Loans & Advances Given		For the half year ended March 31, 2024		
Sl. No.	Name of Related Party	Opening Balance as on 01.10.2023	Transaction during the Period	Closing Balance as on 31.03.2024
37	Panchganga Projects Limited	72.20	0.19	72.38
38	Ruhi Construction Co. Limited	9.08	0.14	9.21
39	Somerville Developers Limited	88.76	0.24	89.00
40	Sarnath Realtors Limited	0.46	0.18	0.63
41	Samay Properties Private Limited	1.56	0.31	1.87
42	Sangla Properties Private Limited	18.11	0.73	18.84
43	Shrishti Buildwell Private Limited	78.30	0.26	78.56
44	Shri Khatu Shyamji Infrapromoters Private Limited	4.43	0	4.43
45	Unitech Holdings Limited	1,232.26	18.16	1,250.42
46	Unitech Hotels Private Limited	772.26	0.28	772.54
47	Unitech Realty Private Limited	1,408.45	50.36	1,458.81
48	Unitech Power Transmission Limited	0.97	0	0.97
49	Unitech Residential Resorts Limited	51,658.81	1.14	51,659.95
50	Unitech Hi-Tech Developers Limited	23,548.37	213.30	23,761.67
51	Unitech Builders & Projects Limited	2.48	0.11	2.59
52	Unitech Reliable Projects Private Limited	940.75	50.98	991.73
53	Unitech Kochi Sez Limited	2,140.34	0.23	2,140.57
54	Unitech Realty Ventures Limited	0.42	0	0.42
55	Unitech Infopark Limited	1,476.91	0.31	1,477.22
56	Unitech Real Tech Properties Private Limited	23.78	0	23.78
57	Unitech Vizag Projects Limited	50,071.82	0.07	50,071.90
58	Unitech Nelson Projects Private Limited	1.56	0.01	1.57
59	Unitech Acacia Projects Private Limited	204,715.57	0.27	204,715.84
60	Unitech Build-Con Private Limited	0.85	0.61	1.47
61	Unitech Realty Builders Private Limited	1.89	0.10	1.99
62	Unitech Hitech Builders Private Limited	1.92	0.28	2.20
63	Unitech Commercial & Residential Projects Private Limited	1.75	0.36	2.11
64	Unitech Infra Limited	10.40	0.61	11.01
65	Unitech Chandra Foundation	2.94	0.06	3.00
66	Unitech Manas Projects Private Limited	0.48	0.17	0.65
Total		414,486.99	412.08	414,899.07

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Loans & Advances Given by M/s QNS Facility Management Private Limited		For the half year ended March 31, 2024		
Sl. No.	Name of Related Party	Opening Balance as on 01.10.2023	Transaction during the Period	Closing Balance as on 31.03.2024
1	Glenmore Builders Private Limited	0.01	0.65	0.66

Remuneration		Remuneration paid during the Period
1.	Yudhvir Singh Malik	27.00
2.	Ashok Kumar Yadav	21.00
3.	Tajinder Pal Singh Madan	5.81
4.	Anuradha Mishra	6.30
Total		60.11

Director Sitting Fees		Sitting Fees paid during the Period
1.	Girish Kumar Ahuja	3.20
2.	Prabhakar Singh	3.60
3.	Uma Shankar	3.20
Total		10.00

Notes:-

All the transactions are at arm length basis and in the ordinary course of business in line with related party transaction policy of the company.

