

# UNICAP MODARABA FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2020

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#### DIRECTOR'S REPORT

Dear Certificate holders,

The Board of Directors of Map Out Management Company (Private) Limited, Managers of UNICAP Modaraba (UCAPM) take pleasure in presenting the Quarterly Financial Statements of the Modaraba for the first quarter ended September 30, 2020.

Operating expenses of the Modaraba have remained within budget.

The Modaraba will continue with its strategy of business growth by booking of productive assets and development of new products and services in future.

The Board thanked the sponsors for continuous corporate guidance and financial support since taking over of the Management of the Modaraba by Map Out Management Company Pvt Limited. The Board also acknowledges the patronage of certificate holders of the Modaraba for their continued trust and support.

The Board also appreciates dedication and hard work of the employees of the Modaraba.

The enclosed financial statements depict that the plans Map Out Management Company (Private) Limited, Managers of UNICAP Modaraba (UCAPM) and efforts put in by the employees to revive the Modaraba and to make it an active business concern are going in the right direction and begin to bear success.

On Behalf of the Board of Directors Map Out Management Company (Private) Limited

---Sd----

Director

7 October 2020 Lahore

#### BALANCE SHEET AS AT SEPTEMBER 30, 2020

	Notes	September 30 2020 Rupees	September 30 2019 Rupees
ASSETS	Notes	Rupces	Rupces
Property & Equipment		143,293	200,293
Cash In Hand		137,601	70,948
Other receivable		-	127,580
Advance Tax		87,289	87,073
Security Deposit		-	-
Investments - Stock In Trade		55,000,000	55,000,000
		55,368,183	55,485,895
<b>LIABILITIES</b>	г		
Accrued and other liabilities		881,242	803,242
Long term security deposit		-	320,000
Payable to management company		23,916,593	21,166,593
Provision for taxation		901,489	901,489
		25,699,324	23,191,324
		29,668,859	32,294,571

# REPRESENTED BY: CERTIFICATE CAPITAL

#### Authorized

24,000,000 Modaraba Certificates of Rs.10/- each	240,000,000	240,000,000
Issued, subscribed and paid up certificates Discount on Issuance of Shares	236,400,000 (50,000,000)	236,400,000 (50,000,000)
RESERVES		
Statutory reserve	8,738,973	8,738,973
Accumulated losses	(165,470,114)	(162,844,402)
CONTINGENCIES		
	29,668,859	32,294,571

---Sd---CHIEF EXECUTIVE

### PROFIT AND LOSS ACCOUNT FOR THE QUARTER ENDED SEPTEMBER 30, 2020

	Quarter Ended			
	September 30	September 30		
	2020	2019		
Notes		Rupees		
Ijarah Rental Income	-	-		
Financial Advisory	-	-		
Un-realized Gain on Investment	-	-		
Gain on Sale of Fixed Assets	-	-		
Reversal of Mark-up	-	-		
Profit on Bank Account	-	-		
	-	-		
Expense				
Administrative Expenses	462,331	1,107,638		
Impairment in Value of Investment		_		
	462,331	1,107,638		
<b>Profit (Loss) before Management Fee</b> Modaraba Company's Management Fee	(462,331)	(1,107,638)		
Profit (Loss) before Taxation	(462,331)	(1,107,638)		
Taxation	-	-		
Profit (Loss) after Taxation	(462,331)	(1,107,638)		
Earning per Certificate	(0.019)	(0.046)		

---Sd---CHIEF EXECUTIVE

#### STATEMENT OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED SEPTEMBER 30, 2020

	Quarter B	Ended
	September 30	September 30
	2020	2019
lotes	Ru	pees
Profit (Loss) after Taxation	(462,331)	(1,107,638)
Other Comprehensive income /(loss) Total Comprehensive (loss)	(462,331)	(1,107,638)

---Sd---CHIEF EXECUTIVE

#### STATEMENT OF CASHFLOWS FOR THE QUARTER ENDED SEPTEMBER 30, 2020

		September 30 2020	September 30 2019
	Notes	Rupe	ees
OPERATING ACTIVITIES			
Comprehensive Cost of Business (Loss)		(462,331)	(1,107,638)
Adjustments to reconcile Net Income			
Advance Tax		-24	-98
Accrued Expenses		42,000	15,000
Other Payables		-100,000	-
Net cash provided by Operating Activities		(520,355)	(1,092,736)
INVESTING ACTIVITIES			
Accumulated Depreciation		10,700	15,281
Net cash provided by Investing Activities		10,700	15,281
FINANCING ACTIVITIES			
Payable to Management Company		-	962,014
Net cash provided by Financing Activities		-	962,014
Net cash increase for period		(509,655)	(145,441)
Cash at beginning of period		647,256	216,389
Cash at end of period		137,601	70,948

---Sd---CHIEF EXECUTIVE

## STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED SEPTEMBER 30, 2020

	Certificate Capital	Discount on Issuance of Shares	Statutory Reserve	Accumulated (Loss)	Total
			Rupees		
Balance as at June 30, 2020	236,400,000	(50,000,000)	8,738,973	(165,007,783)	30,131,190
Loss for the Period	-		-	(462,331)	(462,331)
Balance as at September 30, 2020	236,400,000	(50,000,000)	8,738,973	(165,470,114)	29,668,859

---Sd---CHIEF EXECUTIVE

#### **UNICAP MODARABA**

#### NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED SEPTEMBER 30, 2020

#### **1 LEGAL STATUS AND NATURE OF BUSINESS**

Unicap Modaraba (the Modaraba) is a multipurpose, perpetual modaraba floated in Pakistan in the year 1991 under the Modaraba Companies and Modaraba (Floatation and Control) Ordinance, 1980 and the Rules framed thereunder, having its' registered office at 6-M/2, Block H, Gulberg - II, Lahore. The Modaraba is listed on Pakistan Stock Exchange. During the financial year 2014-2015, AI-Zamin Modaraba Management (Private) Limited transferred the management of Modaraba to Map Out Management Company (Private) Limited as on November 27, 2014. Previously, the Modaraba was managed (until May 03, 2000) by Chartered Management Services (Private) Limited and thereafter the management was transferred to AI-Zamin Modaraba Management (private) Limited as the registration of the former was cancelled by the Securities and Exchange Commission of Pakistan in view of the various irregularities committed.

The accumulated losses of the Modaraba as at balance sheet date are Rs. 162.844 million. Further, the operations of Modaraba have been reduced to minimal level since the year 2000. However, the present Modaraba Management Company is determined to revive the Modaraba and make it an active business concern.

Map Out Management Company (Private) Limited took over the management of the Modaraba from AI-Zamin Modaraba Management (private) Limited on November 27, 2014 with negative equity amounting to Rs. 1.359 million and accumulated losses amounting to Rs. 146.498 million. The Management Company did not inherit any Public Money in the Modaraba at the time of take over as the entire equity of the Modaraba was eroded during the period of incumbency of its previous managements. Instead, the Management Company injected private money amounting to Rs. 50' million net of discount in the equity of the Modaraba on September 30, 2015 raised from their own private sources.

The Modaraba is under the process of revival in accordance with SECP Order No. *SCIPRDDIMIUNICAP/20191102* dated 19.04.2019 and is considered as an ENTITY UNDER REVIVAL. In the light of the SECP Order, the Modaraba is going through a specific time bound revival plan for which stage wise regularization is being carried out. The Management Company has taken all steps required under the Order dated 19.04.2019 and so far ensuring to comply with the Revival Plan. Hence, as of today, the Modaraba is under revival & regularization as a public limited company solely operated with private money injected by Map Out Management Company (Private) Limited. Due to aforementioned reasons, the Modaraba may be doubtful to continue as a going concern. However, the management is hopeful of its' revival and regularization and thus, these financial statements have been prepared on going concern basis.

#### **2 STATEMENT OF COMPLIANCE**

These financial statements have been prepared in accordance with the requirements of the Approved International Financial Reporting Standards as applicable in Pakistan and the requirements of the Modaraba Companies and Modaraba (Floatation and Control) Ordinance, 1980, the Modaraba Companies & Modaraba Rules, 1981 and directives issued by the Securities and Exchange Commission of Pakistan (SECP) [the Modaraba Regulations].

#### **3 BASIS OF PREPARATION**

As stated in note 1 above, the Modaraba may be doubtful to continue as a going concern. However; the management is hopeful of its' revival and have injected new funds into the Modaraba thus, the financial statements have been prepared on a going concern basis without adjustment of all the assets at their realizable values and all liabilities at amounts these are likely to be discharged at.

#### 3.1 Accounting convention

These financial statements have been prepared under the historical cost convention except as otherwise stated in the respective policies and notes given hereunder.

#### 3.2 Critical accounting estimates and judgments

The preparation of financial statements in conformity with the Approved International Financial Reporting Standards as issued by the Institute of Chartered Accountants of Pakistan requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed oil an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised. Significant areas requiring the use of management estimates in these financial statements relate to the useful life of depreciable assets. However, assumptions and judgments made by the management in the application of accounting policies that have significant effect on the financial statements are not expected to result in material adjustment to the carrying amounts of assets and liabilities in the next year.

#### **4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies applied in preparation of these financial statements are set out below. These policies have been consistently applied, unless otherwise stated:

#### 4.1 Property and equipment

Owned: Cost

Property & equipment are stated at cost less accumulated depreciation. Cost comprise of initial consideration paid on acquisition of asset as well as cost incurred to bring the asset to its' useful condition. Subsequent costs are included in assets' carrying amount or recognized as separate assets, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of item can be measured reliably. All other repair and maintenance costs are charged to income during the period in which they are incurred.

#### Depreciation

Depreciation is provided on straight line basis and charged to profit and loss account to write off the depreciable amount of each asset over its estimated useful life. Depreciation on addition in property, plant and equipment is charged on assets from the month of acquisition / purchase while no depreciation is charged in the month of disposal.

#### Derecognition

An item of property and equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and carrying amount of the asset) is included in the profit and loss account in the year the asset is derecognized.

#### Leased Finance Lease

Leases where the Company has substantially all the risks and rewards of ownership are classified as finance lease. Asset subject to finance lease are capitalized at the commencement of the lease term at the lower of present value of minimum lease payments under the lease agreements and the fair value of the leased assets, each determined at the inception of the lease.

The related rental obligation net of finance cost is included in liabilities against assets subject to finance lease. The liabilities are classified as current and long term depending upon the timing of payments. Each lease payment is allocated between the liability and finance cost so as to achieve a constant rate on the balance outstanding. The finance cost is charged to profit and loss account over the lease term. Depreciation of assets subject to finance lease is recognized in the same manner as for owned assets. Depreciation of the leased assets is charged to profit and loss account.

4.2 Impairment of assets

The carrying amounts of the assets are reviewed at each balance sheet date to determine whether there is any objective evidence that an asset or group of assets may be impaired. If any such evidence exists, the assets or group of assets' recoverable amount is estimated. An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. Impairment losses are recognized in the profit and loss account immediately.

A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the recoverable amount, however not to an amount higher than the carrying amount that would have been determined (net of depreciation), had no impairment losses been recognized for the asset in the prior years. Reversal of impairment loss is restricted to the original cost of the asset.

#### 4.3 Investments

Classification of an investment is made on the basis of intended purpose for holding such investment. Management determines the appropriate classification of its investments at the time of purchase and reevaluates such designation on regular basis. Investments are initially measured at fair value plus transaction costs directly attributable to acquisition, except for "Investment at fair value through profit or loss" which is initially measured at fair value.

#### Held to maturity investments

Investments with fixed or determinable payments and fixed maturity are classified as held-to-maturity when the Company has the positive intent and ability to hold to maturity. Investments intended to be held for an undefined period are not included in this classification. Long-term investments that are intended to be held to maturity are subsequently measured at amortized cost.

This cost is computed as the amount initially recognized minus principal repayments, plus or minus the cumulative amortization, using the effective interest method, of any difference between the initially recognized amount and the maturity amount. For investments carried at amortized cost, gains and losses are recognized in profit and loss account when the investments are de-recognized or impaired, as well as through the amortization process.

#### 4.4 Stock-in-trade

The Stock-in-trade is valued at cost or net realizable value whichever is less.

#### 4.5 Revenue Recognition

Rental Income

Rentals on Ijarah contracts written are recognized as income on accrual basis.

Interest Income

Markup / profit is recorded on time proportion basis.

#### 4.6 Ijarah Financing

In Ijarah, UNICAP Modaraba provides the asset on pre-agreed rentals for specific tenors to the customers.

#### 4.7 Expenses

Expenses are recognized on accrual basis.

#### 4.8 Taxation

Provision for current taxation is based on taxable income at current rates of taxation after taking into account tax credits available, if any. The charge for current tax also includes adjustments where necessary relating to prior years, which arise from assessment revised / finalized during the year.

#### 4.9 Related Party Transactions

Transactions with related parties are duly authorized by the management and are recognized in accordance with the pricing method approved by the Board of Directors of the management company.

#### 4.10 Offsetting

A financial asset and financial liability is off-set and the net amount is reported in the balance sheet if the Company has a legally enforceable right to' set-off the transaction and also intends either to settle on, a net basis or to realize the asset and settle the liability simultaneously. Corresponding income on the assets and charges on the liabilities are reported on net amounts.

#### 4.11 Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and at banks. Cash equivalents are highly liquid investments that are readily convertible to known amounts of cash and which are subject to insignificant risk of changes in value.

#### 4.12 Foreign currency transactions and translations

Foreign currency transactions are translated into Pak Rupees at the exchange rates prevailing on the date of transaction. Monetary assets and liabilities in foreign currencies are translated into Pak Rupees at the exchange rates prevailing at the balance sheet date.

#### 4.13 Provision

Provision is recognized when the Modaraba has a present legal or constructive obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation and a reliable estimate of the amount can be made.

#### 4.14 Financial instruments

Financial assets and liabilities are classified and stated at values determined according to substance of contractual arrangements. Financial instruments include investments receivables, cash and bank balances, certificate of investments, creditors and other liabilities. The particular recognition methods adopted are disclosed in the individual policy statements associated with each item.

#### 4.15 Borrowing costs

The borrowing costs including interests are charged off to profit and loss account in the year in which they are incurred.

#### 4.16 Presentation & functional currency

The financial statements are presented in PKR which is the Modaraba's functional and presentation currency.

#### **5 PROPERTY & EQUIPMENT**

		CC	DST			DEPR	ECIATION		W.D.V.
PARTICULARS	As at	Addition	Deletion	As at	As at	For the	Adjustments	As at	AS AT
	01-07-2020			30-09-2020	01-07-2020	Year		30-09-2020	30-09-2020
Office Equipment	200,632			200,632	138,998	3,081		142,079	58,553
Furniture & Fixture	694,100			694,100	601,741	7,619		609,360	84,740
TOTAL	894,732			894,732	740,739	10,700		751,439	143,293

#### 5.1 PROPERTY & EQUIPMENT (Comparative)

		C	OST			DEPR	ECIATION		W.D.V.
PARTICULARS	As at	Addition	Deletion	As at	As at	For the	Adjustments	As at	AS AT
	01-07-2019			30-06-2020	01-07-2019	Year		30-06-2020	30-06-2020
Office Equipment	200,632			200,632	123,590	15,408		138,998	61,634
Furniture & Fixture	694,100			694,100	555,569	46,173		601,741	92,359
TOTAL 30-06-2020	894,732			894,732	679,158	61,581		740,739	153,993

#### **6. INVESTMENTS**

Stock in trade	<u> </u>	55,000,000 55,000,000
7 ADVANCES, DEPOSITS & PREPAYMEMNTS		
Advance Tax Prepaid Insurance - Stock	87,289 	87,073 - -
8 OTHER RECEIVABLES		
Other receivables		<u>127,580</u> 127,580
9 CASH & BANK BALANCES		
Cash in Hand Cash at Bank – Current Account	135,014 2,587 137,601	5,781 65,167 70,948
10 LIABILITIES		
Long term security deposits Payable to Management Company	- 23,916,593	320,000 21,166,593 21,486,593

10.1 Payable to Management Company represents the amount paid by Mapout Management Company (Pvt.) Limited for day-to-day expenses of UNICAP Modaraba. The amount is repayable to the Management Company once the Modaraba starts earning from active business activity.

#### **11 ACCRUED & OTHER LIABILITIES**

Accrued Expenses Unclaimed Dividend	-	536,000 345,242 881,242	458,000 345,242 803,242
<b>12 PROVISION FOR TAXATION</b>			
Previous years For the Period	14.3 17	901,489 -	901,489 -

901,489

#### **13 CERTIFICATE CAPITAL**

13.1 Authorized Modaraba Fund

20,000,000 Modaraba Certificates of Rs.1 0/- each	200,000,000	200,000,000
4,000,000 Modaraba Certificates ofRs.10/- each	40,000,000	40,000,000
	240,000,000	240,000,000
13.2 Issued, Subscribed and Paid-up		
10,000,000 Modaraba Certificates of Rs.10/- each - Cash 3,640,000 Modaraba Certificates of Rs.10/- each - Bonus 10,000,000 Modaraba Certificates of Rs.10/- each - Cash	100,000,000 36,400,000 100,000,000 236,400,000	100,000,000 36,400,000 100,000,000 236,400,000
13.3 Discount on Issuance of Shares		
10,000,000 Modaraba Certificates ofRs.10/- each issued at discount of Rs. 5/- each	(50,000,000) (50,000,000)	(50,000,000) (50,000,000)

#### **14 CONTINGENCIES & COMMITMENTS**

- 14.1 Shares of International Investment and Finance Services Limited were pledged against an advance obtained from Universal Leasing Corporation Limited. The lender illegally transferred these shares in its name. The matter is disputed and a legal suit has been filed by the Modaraba against Universal Leasing Corporation Limited. This suit is likely to be decreed as most of the issues have been settled by the Court.
- 14.2 An Ex-Director and Sponsor of Chartered Management Services (Private) Limited (Ex-Modaraba Management Company) obtained financing from a Bank against an un-authorized and illegal pledge of shares of Universal Leasing Corporation Limited belonging to the Modaraba. After failing to recover the shares from the lender Bank, the Modaraba filed a legal suit against the Bank. A counter case has been filed by the lender seeking recovery of Rs. 1,894,524/-. However, in this regard the management does not foresee any liability to materialize.

The above mentioned cases as indicated in sub para 1 & 2 are likely to take some time to conclude particularly due to the fact that the respective shares have reportedly been disposed off by the aforesaid counterparties. Necessary provisioning had been made in the books and accordingly the same appear at nil values in the books of accounts.

14.3 The tax authorities initiated tax proceedings against the Modaraba for Tax Years 2007-2009 and the same are pending for adjudication before the Appellate Tribunal Inland Revenue. The details of the cases are not available with the present management however, a provision is carried in the financial statements to meet any future liability which may arise on final decision of the Appellate Tribunal Inland Revenue.

#### **15 REVERSAL OF ACCRUED LIABILITIES**

This represents reversal of accrued liabilities booked in prior years which were no longer payable and were written off during the previous year.

#### **16 ADMINISTRATIVE EXPENSES**

	<u>September 30, 2020</u>	<u>September 30, 2019</u>
Rent Rate & Taxes	12,000	110,000
Depreciation	10,700	15,281
Insurance Expense	70,521	70,521

901,489

Bank Charges	150	610
Entertainment & Kitchen Expenses	1560	16,585
Office Maintenance	300	300
Office Stationery & Supplies	2200	3,778
Salaries	171,000	475,500
Postages	1,900	2,520
Legal & Professional Fees	27,000	147,000
Rent – Office & Godown	150,000	240,000
Utilities	15000	4,794
Travel Expense		20,749
	462,331	1,107,638

#### **17 TAXATION**

For the period / year

17.1 No provision for taxation has been accounted for in these financial statements owing to exemption available on Agricultural Income and carried forward of assessed losses.

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#### **18 RELATED PARTY TRANSACTIONS**

Related 'parties include Map Out Management Company (Pvt.) Limited being the Modaraba Management Company. The following related party transactions were carried out during the period / year:

	<u>September 30, 2020</u>	<u>September 30, 2019</u>
Payable to Management Company	23,916,593	21,166,593

#### **19 REMUNERATION OF CHIEF EXECUTIVE, DIRECTORS & KEY PERSON**

No remuneration, benefit, allowance or facility is given to the Chief Executive, Directors and / or Key Management Personnel during the period / year.

#### **20 NUMBER OF EMPLOYEES**

	<u>September 30, 2020</u>	September 30, 2019
Number of employees as at the period end	3	4
Average number of employees during the period	3	4

#### **21 DATE OF AUTHORIZATION**

These financial statements were authorized for issue by the Board on **<u>07 October 2020.</u>** 

#### 22 GENERAL

- 22.1 Figures for previous period have been re-arranged / re-classified for the purpose of better comparison. However, no material re-arrangement / re-classification has been done.
- 22.2 Figures have been rounded off to nearest Pak Rupee.

---Sd---CHIEF EXECUTIVE

		SEC	P Challan	021-251667	
Bank Branch	LAUODE MAR			02	
Account Title	LAHORE, MCB - Main Market Gulberg[183] Securities and Exchange Commission of Pakistan	Date	29-01-202		
Name of Company	UNICAP MODARABA	Account No.	0183089871000	0097	
	Receipt under Companies Act, 2017	Registration No.	XXXXXXX		
Code No.					
61051	Head of Accounts			Amount (Rs)	
61053	Registration Fee for New Incorporation Filing Fee				
61055	Mortagages / Charge Registration			100	0.00
61054	Additional Filing Fee				
61056	Availability of Name Fee				
61057	Copying Fee				
61058	Inspection Fee				
61059	License Fee - U/S 42 / Renewal Fee				
61060	Application Fee				
61063	Application for extention in AGM				
61052	Enhancement of Capital Fee (Form - 7)				
61061	Appeal/Complaint Fee		~		
	Application for Capital issue U/S 86				
	Application for extention in AGM		ALL STOR		
	CLD Penalty		L'and	D	
	Penalty imposed by Enforcement	,	Star 2	S	
		10	and the	Caller Party	
	Annual Fee payable by an Inactive Company u/s 424	10 4	2 2	\$\$/	
	Annual Renewal Fee under for Free Zone Companies u/s 454 Application for change of Name u/s 11 and 12	1.m	1	X	
	Application for change of Name u/s 11 and 12 Application Fee for Petition u/s 32		12 A	11	
			Por	11	
61060 /	Application for conversion of status of the Company u/s 46., 47, 48 Application for Issuance of Shares at discount u/s 82	and 49			/
	Annual Fee for Inactive Companies U/S 424			/	
	Sank Collection Charges (To Be Paid By Applicant)				
inite of the local designation of the	Total	-		25.0	00
ment Details				1025.0	00
eque No. wn Cn					_
ees (in words)	One Thousand Twenty Five Rupees Only				1

a. Payment may kindly be deposited in the bank within a month of the date appearing in date column of challan.
b. Photocopy of the shallan shall not be entertained, kindly print separate challans for each company' Form.
c. Cutting and erasing of any field on challan is not allowed.
d. Challan number and amount of money deposited must be clearly legible on a printed challan.
e. If system erroneously generates a challan without company name or challan. No, then kindly do not deposit that challan into bank and contact concurring CRO.

# **BOOK POST**

To,



If undelivered please return to: UNICAP MODARABA 6/M-2, Block – H, Gulberg-H, Lahore, UAX:03 000 434 434