

VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI, ASHRAMPARA, N/R JEWEL ATHLETIC CLUB

SILIGURI -734001, WEST BENGAL

Contact No. +91 9832056275, Email Id: vatsinrealestate@gmail.com

U70100WB2016PTC218298

DIRECTOR REPORT

Dear Members,
Vatsin Real Estate Private Limited

The Board of Directors has pleasure in presenting Annual Report of Vatsin Real Estate Private Limited together with the Audited financial statement for the period ended March 31, 2022.

1. FINANCIAL SUMMARY

The Company's financial performance, for the year ended March 31, 2022:

Particulars	For the year ended 31st March, 2022	For the year ended 31st March, 2021
Sale of products	-	-
Other operational income	-	-
Total Revenue	-	-
Operating Costs	16,540.00	23,090.00
Profit Before Tax (PBT)	(16,540.00)	(23,090.00)
Taxation	-	-
Profit for the year	(16,540.00)	(23,090.00)
Basic EPS	(0.17)	(0.23)

2. STATE OF AFFAIRS / HIGHLIGHTS

The Company is engaged in the business of Real Estate activities with own or leased property. There has been no change in the business of the Company during the financial year ended 31st March, 2022.

- There has been no change in the business of the Company during the financial year ended 31st March, 2022.

3. CHANGE IN DIRECTORSHIP

There has been no change in the constitution of Board during the year under review.

4. RESERVES

The Accounting Standards permit that the amounts in the Profit after tax stands are included in the Reserve & Surplus Schedule; hence the Company has not transferred any amount to its General Reserves.

5. DIVIDEND

The Board of Directors of your company not declared any Dividend for the current financial year due to loss incurred by the Company.

6. HOLDING/SUBSIDIARY/ASSOCIATE COMPANIES

The Company has no Subsidiary, Joint Venture and Associate.

7. WEB LINK OF ANNUAL RETURN, IF ANY.

The Company doesn't have any website. Therefore, no need to of publication of Annual Return.

8. MEETINGS OF BOARD OF DIRECTORS

The Company held 4 board meetings during the Financial Year 2021-22.
The maximum gap between any two Board Meetings was less than one Hundred and Twenty days.

The names of members of the Board, their attendance at the Board Meetings is as under:

Date of meeting	Name of Directors attended	Name of special invite if any
25/06/2021	Meenakshi Agarwal Ajit Kumar Agarwal Binod Prasad Jaiswal	NA
02/09/2021	Meenakshi Agarwal Ajit Kumar Agarwal Binod Prasad Jaiswal	NA
17/12/2021	Meenakshi Agarwal Ajit Kumar Agarwal Binod Prasad Jaiswal	NA
09/03/2022	Meenakshi Agarwal Ajit Kumar Agarwal Binod Prasad Jaiswal	NA

9. COMPLIANCE OF SECRETARIAL STANDARD

10 DIRECTOR'S RESPONSIBILITY STATEMENT:

Pursuant to Section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that-

1. In the preparation of the annual accounts for the year ended March 31, 2022, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same.
2. The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2022 and of the profit of the Company for the year ended on that date.
3. The Directors have taken proper and sufficient care for the 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 fraud and other irregularities.
4. The Directors have prepared the annual accounts on a 'going concern' basis.
5. The Company being unlisted, sub clause (e) of section 134(3) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company.

11 AUDITOR

Statutory Auditors

Auditors of the Company M/s Agarwal Mittal & Company Chartered Accountants, hold office until the conclusion of the ensuing Annual General Meeting and being eligible offer themselves for re-appointment.

As required under the provisions of section 139(1) of the Companies Act, 2013, the company has received a written consent from M/s Agarwal Mittal & Company Chartered Accountant to their appointment and a certificate, to the effect that their re-appointment, if made, would be in accordance with the new Act and the Rules framed there under and that they satisfy the criteria provided in Section 141 of the Companies Act, 2013.

12 BOARD'S COMMENT ON THE AUDITORS' REPORT

The observations of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self-explanatory and do not call for any further comment.

13 PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

The Company has not made any Investment, given guarantee and securities during the year under review. There for no need to comply provisions of section 186 of Companies Act, 2013.

14. MATERIAL CHANGES AND COMMITMENTS:

There have been no material changes and commitments, which affect the financial position of the company which have occurred between the end of the financial year to which the financial statements relate and the date of this Report.

15. DEPOSITS

The Company has not accepted any deposits during the year under review.

16. DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS AND TRIBUNALS

No significant and material order has been passed by the regulators, courts, tribunals impacting the going concern status and Company's operations in future.

17. SEXUAL HARASSMENT OF WOMEN AT WORKPLACE ["POSH"]

Company follows the provisions of POSH. There is a committee at each of the Company's Units for compliance of the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. There were no incidences of sexual harassment reported during the year under review

18. CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES

All related party transactions that were entered into during the financial year ended 31st March, 2022 were on an arm's length basis and were in the ordinary course of business. Therefore, the provisions of Section 188 of the Companies Act, 2013 were not attracted. Further, there are no materially significant related party transactions during the year under review made by the Company with Promoters, Directors, or other designated persons which may have a potential conflict with the interest of the Company at large. Thus, disclosure in Form AOC-2 is not required.

19. ACKNOWLEDGMENT

Your directors would like to express their sincere appreciation for the assistance and co-operation received from the banks, Government authorities, customers, vendors and members during the year under review. Your directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

Dated: 15 08 2022

Place: Siliguri

For and on behalf of the Board of Directors
VATSIN REAL ESTATE PRIVATE LIMITED

✓ *Meenakshi Agarwal*
VATSIN REAL ESTATE PRIVATE LIMITED
Meenakshi Agarwal
Director

✓ *Ajit Kumar Agarwal*
VATSIN REAL ESTATE PRIVATE LIMITED
Ajit Kumar Agarwal
Director



AGARWAL MITTAL & COMPANY

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To

The Members of **VATSIN REAL ESTATE PRIVATE LIMITED**

Report on the Audit of the financial statements

Management's responsibility for the financial statements

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position and financial performances of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The boards of directors are also responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain



evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Opinion

We have audited the accompanying Standalone financial statements of "VATSIN REAL ESTATE PRIVATE LIMITED", which comprise the balance sheet as at March 31, 2022, and the Statement of Profit and Loss for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone financial statements give the information required by the Companies Act, 2013 ("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 March 31, 2022, its profit for the year ended on that date.

Basis for opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs) specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there-under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.



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

Key Audit Matters

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

Information other than the financial statements and Auditors' report thereon

The Company's Board of Directors and Management are responsible for the preparation of the other information. The other information comprises the information obtained at the date of this auditor's report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent

with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

Based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Report on other legal and regulatory requirements

The provisions of the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 is not applicable to the Company since

- (a) It is not a subsidiary or holding company of a public company;
- (b) Its paid-up capital and reserves and surplus are not more than Rs.1 Crores as at the balance sheet date;
- (c) Its total borrowings from banks and financial institutions are not more than Rs.1 Crores at any time during the year; and
- (d) Its turnover for the year is not more than Rs.10 Crores during the year.

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 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 March 31, 2022 taken on record by the board of directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) Since the Company's turnover as per last audited financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017; and

(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;

- a. The Company does not have any pending litigations which would impact its financial position;
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
- c. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company

For Agarwal Mittal & Company
Chartered Accountants
Firm Registration No.327328E



CA. Sudarshan Agarwal
Partner
Membership No. 067956
UDIN: 22067956AREMPX3791



Place: Siliguri
Date: 15.08.2022

VATSIN REAL ESTATE PRIVATE LIMITED

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 ASHRAHAPARA, N/CHWELA THIRU CLUB
 SHILIGURI, DARPJILING, WEST BENGAL-744001
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U70100WB2016PTC210290

BALANCE SHEET AS ON 31ST MARCH, 2022

(Amount In Rs.)

Particulars	Sch. No.	As at 31st March, 2022	As at 31st March, 2021
EQUITY AND LIABILITIES			
Shareholders' Funds			
(a) Share Capital	1	10,00,000.00	10,00,000.00
(b) Reserves and Surplus	2	(1,13,519.00)	(96,979.00)
(c) Money Received Against Share Warrants			
Share Application money pending allotment			
Non-Current Liabilities			
(a) Long-Term Borrowings			
(b) Deferred Tax Liabilities (Net)			
(c) Other Long-Term Liabilities			
(d) Long-Term Provisions			
Current Liabilities			
(a) Short-Term Borrowings			
(b) Trade Payables			
(c) Other Current Liabilities			
(d) Short-Term Provisions			
TOTAL	3	47,000.00	37,000.00
ASSETS			
Non-Current Assets			
(a) Fixed Assets			
Tangible Assets			
Intangible Assets			
Capital Work in Progress			
Intangible Assets under Development			
(b) Non-Current Investments			
(c) Deferred Tax Assets (Net)			
(d) Long-Term Loans and Advances			
(e) Other Non-Current Assets			
Current Assets			
(a) Current Investments			
(b) Inventories	4	2,17,580.00	1,03,565.00
(c) Trade Receivables			
(d) Cash and Cash Equivalents	5	7,15,981.00	8,36,536.00
(e) Short-Term Loans and Advances			
(f) Other Current Assets			
TOTAL	6	9,33,561.00	9,40,101.00


NOTES TO ACCOUNTS

6

As per our report of even date attached

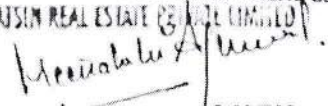
FOR AGARWAL MITTAL & COMPANY


Chartered Accountants
 Firm Reg. No.: 327320E


 (CA. Sudarshan Agarwal)
 Partner

Membership No.: 067956
 UDIN: 12067956BREMFX3191



FOR VATSIN REAL ESTATE PRIVATE LIMITED
 VATSIN REAL ESTATE PRIVATE LIMITED

 Meenakshi Agarwal
 DIRECTOR
 (Director)


 Ajit Kumar Agarwal
 DIRECTOR
 (Director)

Place: Siliguri

VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI
ASHRAMPARA, N/R JEWEL ATHLETIC CLUB
SILIGURI, DARJEELING, WEST BENGAL-734001
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U70100WB2016PTC218298

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2022

SN	Particulars	Note No.	As at 31st March, 2022	As at 31st March, 2021
I. INCOME				
	Revenue from Operations		-	-
	Other Income		-	-
	Total Revenue		-	-
II. EXPENSES				
	Cost of Materials Consumed		-	-
	Purchases of Goods & services	7	1,14,015.00	1,03,565.00
	Changes in inventories of Finished Goods, Work in Progress & Stock-in-trade	8	(1,14,015.00)	(1,03,565.00)
	Administrative & Incorporation Expenses	9	6,110.00	12,230.00
	Employee Benefit Expenses		-	-
	Finance Costs		-	-
	Selling & Distribution Expenses		-	-
	Depreciation & Amortization Expenses		-	-
	Other Expenses	10	10,430.00	10,860.00
	Total Expenses		16,540.00	23,090.00
III. Profit Before Tax (I-II)			(16,540.00)	(23,090.00)
IV. Tax Expense:				
	Current Tax		-	-
	Deferred Tax		-	-
V. Profit (Loss) for the period (III-IV)			(16,540.00)	(23,090.00)
VI. Earnings per Equity Share of Face Value of Rs. 10/- each:				
	Basic		(0.17)	(0.23)
	Diluted		-	-

NOTES TO ACCOUNTS

6

As per our report of even date attached

FOR AGARWAL MITTAL & COMPANY

Chartered Accountants
Firm Reg. No.: 327328E



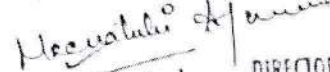
(CA. Sudarshan Agarwal)
Partner

Membership No.: 067956
UDIN: 22-067956AREMPX3791




FOR VATSIN REAL ESTATE PRIVATE LIMITED

VATSIN REAL ESTATE PRIVATE LIMITED


Meenakshi Agarwal
(Director)

VATSIN REAL ESTATE PRIVATE LIMITED


Ajit Kumar Agarwal
(Director)

Place: Siliguri

Date: 15-08-2022

VATSIN REAL ESTATE PRIVATE LIMITED

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 ANHRAMPARA, N/B JEWEL ATHLETIC CLUB
 SILIGURI DARJEELING, WEST BENGAL 734001
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SCHEDULE

Annexed to and forming Part of the Balance Sheet as at 31st March, 2022

Schedule : I Share Capital

a) Particulars of Shares

Class of Shares	As at 31st March, 2022		As at 31st March, 2021	
	Number	Rs.	Number	Rs.
Authorised, Issued, Subscribed and Paid-up Share Capital				
Authorised				
Equity Shares of Rs.10/-each	1,00,000	10,00,000	1,00,000	10,00,000
Issued, Subscribed & Paid-up Share Capital				
Equity Shares of Rs.10/-each fully paid up	1,00,000	10,00,000	1,00,000	10,00,000
Total	1,00,000	10,00,000	1,00,000	10,00,000

b) Reconciliation of the number of shares outstanding:

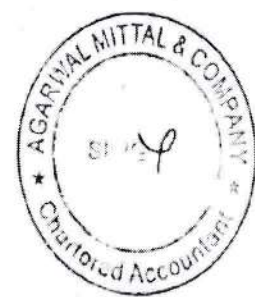
Particulars	As at 31st March, 2022		As at 31st March, 2021	
	Number	Rs.	Number	Rs.
Equity Shares outstanding at the beginning of the year	1,00,000	10,00,000	1,00,000	10,00,000
Add-Number of Shares Issued	-	-	-	-
Shares Issued during the year	-	-	-	-
Equity Shares outstanding at the end of the year	1,00,000	10,00,000	1,00,000	10,00,000

c) Shareholders holding more than 5% shares of the Company

Name of Shareholder	As at 31st March, 2022		As at 31st March, 2021	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Meenakshi Agarwal	50,000	50.00	50,000	50.00
Sujit Kumar Agarwal	50,000	50.00	50,000	50.00

VATSIN REAL ESTATE PRIVATE LIMITED
Meenakshi Agarwal
 DIRECTOR

VATSIN REAL ESTATE PRIVATE LIMITED
Sujit Kumar Agarwal
 DIRECTOR



VATSIN REAL ESTATE PRIVATE LIMITED

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SCHEDULE

Annexed to and forming Part of the Balance Sheet as at 31st March, 2022

Schedule : 2 Reserves & Surplus

SN	Particulars	31st March, 2022	31st March, 2021
1	Surplus (Profit & Loss Account)		
	Opening Balance	(96,979.00)	(73,889.00)
	Add : Addition during the year	(16,540.00)	(23,090.00)
	Closing Balance	(1,13,519.00)	(96,979.00)
	Total	(1,13,519.00)	(96,979.00)

Schedule : 3 Short Term Provisions

SN	Particulars	31st March, 2022	31st March, 2021
1	Audit Fees Payable	44,580.00	37,080.00
2	Professional Tax Payable	2,500.00	-
	Total	47,080.00	37,080.00

Schedule : 4 Inventories

SN	Particulars	31st March, 2022	31st March, 2021
1	Stock-in-trade	2,17,580.00	1,03,565.00
	Total	2,17,580.00	1,03,565.00

Schedule : 5 Cash and Bank balances

SN	Particulars	31st March, 2022	31st March, 2021
1	Cash in Hand	7,15,046.00	8,35,601.00
2	Cash at Bank	935.00	935.00
	Total	7,15,981.00	8,36,536.00

VATSIN REAL ESTATE PRIVATE LIMITED
H. Choudhury
DIRECTOR

VATSIN REAL ESTATE PRIVATE LIMITED
S. P. D.
DIRECTOR



VATSIN REAL ESTATE PRIVATE LIMITED

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SCHEDULE

Annexed to and forming Part of the Statement of Profit & Loss for the year ended 31st March, 2022

Schedule : 7 Purchase of Goods & Services

Particulars	31st March, 2022	31st March, 2021
1 Purchases	1,14,015.00	1,03,565.00
Total	1,14,015.00	1,03,565.00

Schedule : 8 Change in Inventories of Stock-in-trade

Particulars	31st March, 2022	31st March, 2021
1 Opening Stock-in trade	1,03,565.00	-
2 Closing stock	2,17,580.00	1,03,565.00
Total	(1,14,015.00)	(1,03,565.00)

Schedule : 9 Administrative & Incorporation Expenses

Particulars	31st March, 2022	31st March, 2021
1 Roc E-Filing Expenses	800.00	1,200.00
2 Consultancy & Legal Expenses	5,100.00	10,500.00
3 Printing & Stationary Expenses	210.00	530.00
Total	6,110.00	12,230.00

Schedule : 10 Other Expenses

Particulars	31st March, 2022	31st March, 2021
1 General Expenses	430.00	860.00
2 Professional Tax	2,500.00	2,500.00
3 Audit Fees	7,500.00	7,500.00
Total	10,430.00	10,860.00

VATSIN REAL ESTATE PRIVATE LIMITED
Meenakshi S. Sanyal
DIRECTOR

VATSIN REAL ESTATE PRIVATE LIMITED
S. Sanyal
DIRECTOR



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SCHEDULE

Annexed to and forming Part of the Accounts for the year ended 31st March, 2022

Module : 6 OVERVIEW AND NOTES TO THE FINANCIAL STATEMENTS:

1) COMPANY OVERVIEW

Vatsin Real Estate Pvt Ltd is a private limited company incorporated and domiciled in India. The address of its registered office is 3rd floor Asmi Kunj, Jatin Das Sarani, AshramPara, Siliguri Dist-Darjeeling, West Bengal-734007, India.

2) SIGNIFICANT ACCOUNTING POLICIES (AS 1)

1) Basis of preparation of financial statements:

The Financial Statements have been prepared in accordance with the Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention on going concern basis. The Company Follows Merchantile system of accounting and recognizes Income and Expenditure on accrual basis.

2) Use of estimates and judgements:

The preparation of the financial statements requires in conformity with the Indian Generally Accepted Accounting Principles requires estimates and assumptions to be made that affect the reported amount of assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Differences between the actual results and estimates are recognised in the year in which the results are known / materialised.

3) VALUATION OF INVENTORIES (AS 2)

Inventories are valued as per statutory guidelines.

4) CASH FLOW STATEMENTS (AS 3)

The Preparation of Cashflow Statement in the financial statement, with respect to One Person Company, small company and dormant company, may not include the cash flow statement i.e. there is an exemption given to OPC, small company and dormant Company for preparing the Cash flow statement for purpose of inclusion in financial statement.

5) PROVISIONS AND CONTINGENCIES (AS 4)

A provision is recognized when the company has a present obligation as a result of past events and its probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. There is no contingent liabilities as on that date.

6) REVENUE RECOGNITION (AS 9)

The Company did not make any Revenue during the year.

7) PROPERTY, PLANT AND EQUIPMENT (AS 10)

The Company does not owned any fixed assets.

8) ACCOUNTING FOR INVESTMENTS (AS 13)

The company has no Investment in the Current Year.

9) EMPLOYEE BENEFITS (AS 15)

No such costs incurred.

10) BORROWING COST (AS 16)

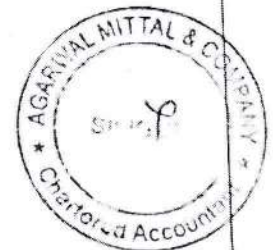
There are no such cost incurred by the company during the year

11) SEGMENT REPORTING (AS-17)

Since the Company primarily operates in one segment, segment reporting as required under Accounting Standard 17 is not applicable. There is no reportable geographical segment either.

12) RELATED PARTY DISCLOSURES (AS-18)

The Accounting Standard 18 is not applicable.



VATSIN REAL ESTATE PRIVATE LIMITED
Accounts - Agreement
DIRECTOR

VATSIN REAL ESTATE PRIVATE LIMITED

VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ANSHU KUNJ, JAIN DAS SARANI
 ASHRAMPARA, N/R JEWEL ATHLETIC CLUB
 SILIGURI, DARIHILING, WEST BENGAL-734007
 Contact No. +91 9832056275, Email Id. vatsinrealestate@gmail.com

U70100WB2016PTC210290

DUPLICATE

and forming Part of the Accounts for the year ended 31st March, 2022

Particulars : 6 OVERVIEW AND NOTES TO THE FINANCIAL STATEMENTS:

EARNINGS PER SHARE (AS-20)	As at 31st March, 2022	As at 31st March, 2021
	Rs.	Rs.
Basic		
Net profit / (loss) after tax for the year as per Statement of Profit and Loss	(16,540.00)	(23,090.00)
Net profit / (loss) for the year attributable to the equity shareholders	(16,540.00)	(23,090.00)
Weighted average number of equity shares	1,00,000.00	1,00,000.00
Par value per share	10.00	10.00
Basic Earnings per share	(0.17)	(0.23)

14) ACCOUNTING FOR TAXES ON INCOME (AS 22)

The company has incurred Loss during the Year, hence no Tax has been evaluated.

15) IMPAIRMENT OF ASSETS (AS 28)

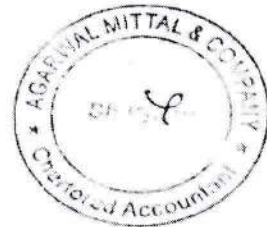
No such assets

16) SHARE APPLICATION MONEY PENDING ALLOTMENT

No such money received in the current Financial Year.

VATSIN REAL ESTATE PRIVATE LIMITED
Neeraj Kumar
 DIRECTOR

VATSIN REAL ESTATE PRIVATE LIMITED
[Signature]
 DIRECTOR



VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ASMI KUNJ, JATIN DAS SARANI
 ASHIRAMPARA, N/R JEWEL ATHLETIC CLUB
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COMPARISON OF RATIOS FOR THE YEAR ENDED 31ST MARCH, 2022

Sl	Particulars	Note No.	As at 31st March, 2022	As at 31st March, 2021	Variance Between the Ratio of 2021 & 2022
1	CURRENT RATIO: Current Assets/Current Liabilities		19.83	25.35	(5.52)
	TOTAL		19.83	25.35	(5.52)
2	DEBT - EQUITY RATIO: Total Liabilities/ Total Shareholder's Equity		0.05	0.04	0.01
	TOTAL		0.05	0.04	0.01
3	DEBT SERVICE COVERAGE RATIO: Net Operating Income/ Debt Service		-	-	-
	TOTAL		-	-	-
4	RETURN ON EQUITY RATIO: Net Income / Shareholder's Equity		-	-	-
	TOTAL		-	-	-
5	INVENTORY TURNOVER RATIO: Cost of goods sold/Average inventory		-	-	-
	TOTAL		-	-	-
6	TRADE RECEIVABLES TURNOVER RATIO: Net Credit Sales/ Average Accounts Receivable		-	-	-
	TOTAL		-	-	-
7	TRADE PAYABLES TURNOVER RATIO: Net credit Purchases / Average Accounts payable		-	-	-
	TOTAL		-	-	-
8	NET CAPITAL TURNOVER RATIO: Cost of Goods Sold/ Net Assets		-	-	-
	TOTAL		-	-	-
9	NET PROFIT RATIO: Net Income / Revenue		-	-	-
	TOTAL		-	-	-
10	RETURN ON CAPITAL EMPLOYED: Earning Before Interest & Tax / Capital Employed		(0.02)	(0.03)	0.01
	TOTAL		(0.02)	(0.03)	0.01

As per our report of even date attached

FOR AGARWAL MITTAL & COMPANY
 Chartered Accountants
 Firm Reg. No.: 327328E



(CA. Sudarshan Agarwal)
 Partner
 Membership No.: 067956
 UDIN: 22067956AREMPX3791

VATSIN REAL ESTATE PRIVATE LIMITED

Meenakshi Agarwal
 DIRECTOR
 (Director)

Ajit Kumar Agarwal
 DIRECTOR
 (Director)

DIRECTOR

Place: Siliguri
 Date: 15-08-2022

VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR, ASMI KUNJ, JAIN DAS SARANI
ASHRAMPARA, N/R JEWEL ATHLETIC CLUB
SILIGURI - 734001, DARJEELING, WEST BENGAL
Email Id: taadyaconstruction@gmail.com. Contact No. +91 9832056275
CIN: U70100WB2016PTC210290
BALANCE SHEET AS AT 31ST MARCH, 2022

SECRET

DETAILS OF SHARES HELD AT DATE 31-03-2022

NO.	SHAREHOLDERS NAME	ADDRESS OF SHAREHOLDER	PAN	TYPE OF SHARE	NUMBER OF SHARES	AMOUNT PER SHARE (IN RS.)	TOTAL AMOUNT OF SHARES (IN RS.)
1	SIJIT KUMAR AGARWAL	3rd Floor Asmi Kunj Jain Das Sarani By Lane Near Jewel Athletic Club Punjabi Para Siliguri-734001 West Bengal	ACIPAB145L	EQUITY	50,000.00	10.00	5,00,000.00
2	MEENAKSHI AGARWAL	3rd Floor Asmi Kunj Jain Das Sarani By Lane Near Jewel Athletic Club Punjabi Para Siliguri-734001 West Bengal	ACAPC1552F	EQUITY	50,000.00	10.00	5,00,000.00

VATSIN REAL ESTATE PRIVATE LIMITED
[Signature]
AJIT KUMAR AGARWAL
Director

VATSIN REAL ESTATE PRIVATE LIMITED
[Signature]
MEENAKSHI AGARWAL
Director

VATSIN REAL ESTATE PRIVATE LIMITED

3RD FLOOR,ASMI KUNJ,JATIN DAS SARANI
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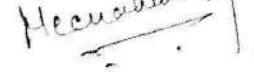
List of Directors as at 31-03-2022

S. NO.	DIRECTORS NAME	DIN NUMBER	DATE OF APPOINTMENT
1	Meenakshi Agarwal	07614300	15-11-2016
2	Ajit Kumar Agarwal	06592079	08-06-2020
3	Binod Prasad Jaiswal	06660153	08-06-2020

VATSIN REAL ESTATE PRIVATE LIMITED


DIRECTOR

VATSIN REAL ESTATE PRIVATE LIMITED


DIRECTOR