

K. S. BOTHRA & CO.

CHARTERED ACCOUNTANTS

28B, SHAKESPEARE SARANI, 3RD FLOOR, NEELAMBAR BUILDING, KOLKATA - 700017



M. K. BOTHRA
SANDEEP KOCHAR
DHARMENDRA KUMAR

L L B., F.C.A.
B.COM., F.C.A.
B.COM., F.C.A.

AJIT VERMA
VIJAY KUMAR SAHU

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INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED

Report on the Audit of the Standalone Financial Statements

Qualified Opinion

We have audited the *standalone* financial statements of **ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2023, 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.

In our opinion and to the best of our information and according to the explanations given to us, *except for the effects of the matter described in the Basis for Qualified Opinion section of our report*, the aforesaid financial statements give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2023 and profit for the year ended on that date.

Basis for Qualified Opinion

a) The Company accounts for Rates and Taxes on cash basis as per Note 1.3 of the Significant Accounting Policy of the Company;

b) Depreciation on Property, Plant and Equipments has been provided on written down value at the rates specified under the Income Tax Rules, 1962 as per Note 1.6 of the Significant Accounting Policy of the Company;

c) The Company has not provided Depreciation on Ownership Office Premises as per Note 1.6 of the Significant Accounting Policy of the Company;

d) The Company account for Gratuity on payment basis as per Note 1.10 of the Significant Accounting Policy of the Company, which constitutes a departure of the requirements of the provisions of Accounting Standard - 15 'Employee Benefits' from the Accounting Standards referred to section 133 of the Companies Act, 2013.

We conducted our audit in accordance with 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 we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Information other than the Standalone Financial Statements and auditors' report thereon

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, but does not include the standalone financial statements and our auditor's report thereon.

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

BRANCH :

9/12, LAL BAZAR STREET, 'E' BLOCK, 1ST FLOOR, MERCANTILE BUILDING, KOLKATA - 700 001
INDIRA NAGAR, KANKE ROAD, RANCHI-834 008, JHARKHAND, M : 91-9471186522

In connection with our audit of the standalone 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.

If, 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.

Responsibility of Management for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these *standalone* financial statements that give a true and fair view of the financial position, financial performance 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 implementation and maintenance of 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.

Those Board 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 scepticism 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 audit 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
- 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

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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.

Report on Other Legal and Regulatory Requirements

1. This report does not include a statement on the matters specified in paragraph 3 and 4 of the Companies (Auditor's Report) Order, 2020 issued by the Central Government in terms of sub section 11 of Section 143 of the Act since in our opinion and according to the information and explanations given to us, the said order is not applicable to the Company.
2. 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 dealt with by this Report are in agreement with the books of account;
 - d) In our opinion, the aforesaid *standalone* financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014, *except Accounting Standard (AS)-15 'Employee Benefits'*;
 - e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;
 - f) *The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in Basis for Qualified Opinion section of our report;*
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i) The Company does not have any pending litigations which would impact its financial position;
 - ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;

- iv) Based on the written representation received from the management that to the best of its knowledge and belief,
- i. no funds have been advanced or loaned or invested by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - ii. no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
 - iii. Based on such audit procedures that we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.
- v) The Company has not declared or paid any dividend during the year and has not proposed final dividend for the year;
- vi) Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company w.e.f. April 1, 2023, and accordingly, in our opinion, reporting under clause 11(g) of the Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.
3. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, the same is not applicable to the company, it being a private company.

**FOR K. S. BOTHRA & CO.
CHARTERED ACCOUNTANTS
FIRM REGISTRATION NO. 304084E**



**(D. KUMAR)
PARTNER
MEMBERSHIP NO. 059300
ICAI UDIN: 23059300BGSBSN8131
KOLKATA, THE 5TH DAY OF SEPTEMBER, 2023**



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ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED
CIN- U45400WB1997PTC085371
46A/33/3 SHIBPUR ROAD, SHIBPUR, HOWRAH -711102

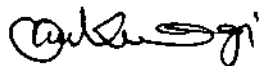
BALANCE SHEET AS AT 31ST MARCH 2023

PARTICULARS	NOTE	(RS In Hundred)	
		31.03.2023	31.03.2022
<u>EQUITY AND LIABILITIES:</u>			
Shareholders' Funds			
Share Capital.	2	18,658.00	18,658.00
Reserve and Surplus.	3	7,28,107.16	6,03,575.47
		7,46,765.16	6,22,233.47
Loans & Liabilities			
Short Term Borrowings	4	23,401.53	-
		23,401.53	-
Current Liabilities			
Short Term Borrowings	5	6,769.20	-
Trade Payables	6	13,079.70	17,939.04
Other Current Liabilities	7	6,23,482.02	6,35,590.99
Short-term Provisions	8	42,319.46	51,203.42
		6,85,650.38	7,04,733.45
TOTAL :		14,55,817.07	13,26,966.92
<u>ASSETS:</u>			
Non-Current Assets			
Property, Plant and Equipments			
Tangible Assets	9	50,328.18	14,051.11
Non-Current Investments	10	26,146.17	26,146.17
		76,474.35	40,197.28
Current Assets			
Projects Under Development	11	3,65,535.59	3,18,432.31
Inventories	12	60,886.87	78,472.25
Trade Receivables	13	266.20	-
Cash and Cash Equivalents	14	5,83,991.64	6,08,937.97
Short-term Loans and Advances	15	3,68,662.42	2,80,927.10
		13,79,342.72	12,86,769.63
TOTAL :		14,55,817.07	13,26,966.92

Significant Accounting Policies 1
Accompanying notes form an integral part of the financial statements.

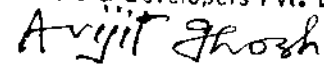
In terms of our report attached

For K. S. BOTHRA & CO.
CHARTERED ACCOUNTANTS
FIRM REGISTRATION NO. 304084E



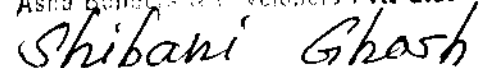
(D. KUMAR)
PARTNER
MEMBERSHIP NO. 059300
ICAI UDIN : 23059300BGSBSN8131
KOLKATA, THE 5TH DAY OF SEPTEMBER, 2023

Asha Builders & Developers Pvt. Ltd.



Director.

Asha Builders & Developers Pvt. Ltd.



Director.



ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

1. SIGNIFICANT ACCOUNTING POLICIES:

1.1 Basis of Preparation:

These financial statements have been prepared to comply with the Generally Accepted Accounting Principles in India (Indian GAAP), including the Accounting Standards notified under the relevant provisions of the Companies Act, 2013.

The financial statements have been prepared under the historical cost convention on an accrual basis. The accounting policies applied by the Company are consistent with those used in the previous year.

1.2 Use of estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of financial statements and the results of operations during the reporting year end. Although these estimates are based upon the management's best knowledge of current events and actions, actual results could differ from these estimates.

1.3 Revenue recognition:

- a) The items of income and expenditure are recognized on accrual basis except Gratuity and Rates and Taxes on Cash basis.
- b) Purchases:
Purchases are netted of returns pertaining to earlier year Purchases and Discounts, Schemes and Incentives for the year.
- c) Sales of goods are recognised on transfer of significant risks and rewards of ownership. Revenue from services is recognised as the related services are performed.
- d) Dividend income is recognised when the right to receive payment is established by the Balance Sheet date.

1.4 Project under Development:

The Company is carrying on Construction work at different sites and debiting all direct Expenditure relating to the Project at "Project under Development". However it is the intention of the management of the Company to allocate 50% of the total indirect expenses to the different Projects which are still under development.

1.5 Fixed Assets:

Fixed Assets are stated at cost less accumulated depreciation and impairment, if any. Cost comprises the purchase price inclusive of duties (net of cenvat credit), taxes, incidental expenses and erection/commissioning expenses etc. upto the date the asset is ready for its intended use.

1.6 Depreciation and Amortization:

Depreciation is provided on the Fixed Assets on written down value at the rates specified under the Income Tax Rules, 1962 except on the Ownership Office Premises.

1.7 Investments:

Long Term Investments are stated at cost. Provision for diminution in value is made if the decline in value is other than temporary in the opinion of the management.
Current investments are stated at lower of cost and fair value.

Asha Builders & Developers Pvt. Ltd.

Shibani Ghosh

Director.

Asha Builders & Developers Pvt. Ltd.

Arjit Ghosh

Director.

- 1.8 Inventories:**
Inventories of stock-in-trade are valued at lower of cost and net realizable value.
- 1.9 Impairment of Assets:**
Impairment loss is recognized wherever the carrying amount of an asset is in excess of its recoverable amount and the same is recognised as an expense in the statement of Profit and Loss and carrying amount of the asset is reduced to its recoverable amount.
- 1.10 Employee Benefits:**
Gratuity payable to employees shall be accounted for on payment basis.
- 1.11 Provision, Contingent Liability and Contingent Assets:**
Provisions are recognized where reliable estimate can be made for probable outflow of resources to settle the present obligation as a result of past event and the same is reviewed at each Balance Sheet date. Contingent Liabilities are generally not provided for in the accounts and are shown separately in Notes on Accounts. Contingent Assets are neither recognised or nor disclosed in financial statements.
- 1.12 Taxation:**
Current tax is determined as the amount of tax payable in respect of taxable income for the year in accordance with the provisions of the Income-tax Act, 1961.
Deferred tax is provided and recognised on timing difference between taxable income and accounting income subject to prudential consideration.
Deferred tax assets on unabsorbed depreciation and carry forward of losses are not recognized unless there is virtual certainty about availability of future taxable income to realise such assets.
- 1.13 Earning per Share:**
Basic Earnings per Share is calculated by dividing the net profit or loss of the year attributable to equity shareholders by the total number of equity shares at the end of the year.
- 1.14 Operating Cycle:**
Based on the nature of Products/activities of the company, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

Asha Builders & Developers Pvt. Ltd.

Shibani Ghosh

Director.

Asha Builders & Developers Pvt. Ltd.

Arijit Ghosh

Director.



ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED
CIN- U45400WB1997PTC085371
46A/33/3 SHIBPUR ROAD, SHIBPUR, HOWRAH -711102

NOTES ON FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2023

(RS In Hundred)

31.03.2023 31.03.2022

2 SHARE CAPITAL :

Authorised :

20000 Equity Shares of ₹ 100/- each.

20,000.00

20,000.00

Issued, Subscribed and Paid up :

18658 Equity Shares of ₹ 100/- each
 fully paid up in cash.

18,658.00

18,658.00

18,658.00

18,658.00

2.1 There has been no change/movements in number of shares outstanding at the beginning and at the end of the reporting year.

2.2 Terms/rights attached to Equity Shares:

2.2.1 The Company has single class of shares referred to as Equity Shares having a par value of Rs.100/- each. Each holder of Equity Shares is entitled to one vote per share. Dividend on such shares is payable in proportion to the paid up amount. Dividend (if any) recommended by board of directors (other than interim dividend) is subject to approval of the shareholders in the ensuing Annual General Meeting.

2.2.2 In the event of winding up of the Company, the holder of Equity Shares will be entitled to receive any of the remaining assets of the Company after all preferential amounts and external liabilities are paid in full. The distribution of such remaining assets will be on the basis of number of Equity Shares held and the amount paid up on such shares.

2.3 Shareholders holding more than 5% of the Shares of the Company

Sl. No.	Shareholders' Name	31.03.2023		31.03.2022	
		No. of Shares held	% of holding	No. of Shares held	% of holding
1	Avijit Ghosh	13632	73.06%	13632	73.06%
2	Shibani Ghosh	2336	12.52%	2336	12.52%

2.4 Shareholding of Promoters shares for the year

Sl. No.	Promoters' Name	31.03.2023		31.03.2022	
		No. of Shares held	% of holding	No. of Shares held	% of holding
1	Avijit Ghosh	13632	73.06%	13632	73.06%
2	Shibani Ghosh	2336	12.52%	2336	12.52%
3	Soumitra Guha	250	1.34%	250	1.34%
4	Monoj Ghosh	100	0.54%	100	0.54%
5	Avrani Ghosh	75	0.40%	75	0.40%

Note: There has been no change in Shareholding of Promoters during the financial year.

3 RESERVE AND SURPLUS :

Securities Premium Reserve

As per last Balance Sheet

5,675.00

5,675.00

A

5,675.00

5,675.00

Balance In Statement of Profit and Loss

Balance as per last Balance Sheet

5,97,900.47

4,51,097.69

Add : Profit for the year

1,24,531.69

1,46,802.78

B

7,22,432.16

5,97,900.47

(A+B)

7,28,107.16

6,03,575.47

Asha Builders & Developers Pvt. Ltd.

Shibani Ghosh

Director.

Asha Builders & Developers Pvt. Ltd.

Avijit Ghosh

Director.

ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED:

NOTES TO THE FINANCIAL STATEMENTS (CONTD..)

NOTE NO. 9 :

PROPERTY, PLANT AND EQUIPMENTS :
TANGIBLE ASSETS :

(RS In Hundred)

Particulars	GROSS BLOCK			DEPRECIATION			NET BLOCK		
	As at 0.07	Addition during the Year	Sales during the year	As at 31.03.2023	Up to 31.03.2022	For the year.	Upto 31.03.2023	As at 31.03.2023	As at 31.03.2022
	₹			₹	₹	₹	₹	₹	₹
Ownership Office Premises	1466.10	0.00	0.00	1466.10	0.00	0.00	0.00	1466.10	1466.10
Motor Car.	46204.13	48580.30	8000.00	86784.43	33901.48	4288.92	38190.40	48594.03	12302.65
Computer.	412.35	0.00	0.00	412.35	410.88	0.59	411.47	0.88	1.47
Air Conditioner	452.10	0.00	0.00	452.10	303.15	22.34	325.49	126.61	148.95
Computer Software	172.03	40.00	0.00	212.03	158.65	13.35	172.00	40.03	13.38
Television	265.00	0.00	0.00	265.00	147.42	17.64	165.06	99.94	117.58
Printer	78.75	0.00	0.00	78.75	77.77	0.39	78.16	0.59	0.98
TOTAL	49050.46	48620.30	8000.00	89670.76	34999.35	4343.23	39342.58	50328.18	14051.11
Previous year's figures.	49050.46	0.00	0.00	49050.46	32770.70	2228.65	34999.35	14051.11	

Asha Builders & Developers Pvt. Ltd.
Shibani Ghosh

Director.

Asha Builders & Developers Pvt. Ltd.

Arijit Ghosh

Director.

ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED
Notes to the Financial Statements (Contd...)

(RS In Hundred)

	31.03.2023	31.03.2022		
4 LONG TERM BORROWING				
<u>Secured Loan</u>				
Car Loan from Indian Bank	23,401.53	-		
	23,401.53	-		
6 SHORT TERM BORROWING				
Current Maturity of Long Term Borrowing	6,769.20	-		
	6,769.20	-		
6 TRADE PAYABLES				
Trade Payables	13,079.70	17,939.04		
(Ageing Schedule Refer Note 24)	13,079.70	17,939.04		
7 OTHER CURRENT LIABILITIES				
Advance Received from Customers against Flats	6,16,500.43	6,27,740.43		
Other Liabilities	6,878.74	7,357.63		
Statutory Liabilities	102.85	492.93		
	6,23,482.02	6,35,590.99		
8 SHORT TERM PROVISIONS				
For Taxation	42,319.46	51,203.42		
	42,319.46	51,203.42		
10 NON CURRENT INVESTMENTS (AT C)	31.03.2023	31.03.2022		
<u>Investments in Equity Instruments (Quot No. of Shares No. of Shares)</u>				
GMR Infrastructure Ltd	78	78	9.91	9.91
Indiabulls Housing Finance Ltd	100	100	193.05	193.05
Jagran Prakashan Limited	143	143	134.42	134.42
Jaiprakash Associates Limited	37	37	3.68	3.68
New Delhi Television Limited	100	100	72.41	72.41
Next Mediaworks Limited	500	500	45.00	45.00
Reliance Communications Ltd	50	50	22.60	22.60
Reliance Power Limited	25	25	11.18	11.18
Suzlon Energy Ltd	84	84	12.26	12.26
Tech Mahindra limited	40	40	181.66	181.66
Vishal Exports Overseas limited*	2000	2000	9.00	9.00
		A	695.17	695.17
Market Value as on 31.03.2023			-	-
<u>In Equity Instrument (Unquoted):</u>				
21386 Equity Shares of A.G.Business P.Ltd. of ₹ 100/- each			24,951.00	24,951.00
500 Equity Shares of Asha Educare P.Ltd. of ₹ 100/- each			500.00	500.00
		B	25,451.00	25,451.00
		(A+B)	26,146.17	26,146.17
11 PROJECTS UNDER DEVELOPMENT :				
<u>A) At 92 Sarat Chatterjee Road, Howrah-711102</u>				
Land:				
(As per last Balance Sheet)			9,076.84	9,076.84
			9,076.84	9,076.84
<u>B) At 67.70 & 71, Shibpur, Howrah-711102</u>				
As per last Balance Sheet			150.00	150.00
			150.00	150.00

Asha Builders & Developers Pvt. Ltd.
Shibani Ghosh

Director.

Asha Builders & Developers Pvt. Ltd.
Arvjit Ghosh

Director.

ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED
Notes to the Financial Statements (Contd...)

	(RS In Hundred)	
	31.03.2023	31.03.2022
C) At 13/1, Dharmatalla Lane, Howrah-711102		
As per last Balance Sheet	52,918.22	5,625.08
Project Development Expenses.	54,934.56	36,786.06
Apportionment of Employee Benefits	10,452.24	8,480.96
Apportionment of Depreciation	723.87	371.44
Apportionment of Finance Cost	142.78	-
Apportionment of Administrative Expenses	2,019.51	1,654.68
	1,21,191.18	52,918.22
Less: Transfer to Cost of Project	80,990.36	-
	40,200.82	52,918.22
D) At 5/7, 5/8 Hem Banerjee Lane, Howrah-711102		
As per last Balance Sheet	35,250.67	1,698.71
Project Development Expenses.	68,348.88	23,044.88
Apportionment of Employee Benefits	10,452.24	8,480.96
Apportionment of Depreciation	723.87	371.44
Apportionment of Finance Cost	142.78	-
Apportionment of Administrative Expenses	2,019.51	1,654.68
	1,16,937.95	35,250.67
E) At 46A/15/1 Shibpur Lane, Howrah-711102		
As per last Balance Sheet	3,956.18	3,956.18
	3,956.18	3,956.18
F) At 46A/6 Shibpur Road, Howrah-711102		
As per last Balance Sheet	61,485.11	45,034.58
Project Development Expenses.	2,516.94	5,943.45
Apportionment of Employee Benefits	10,452.24	8,480.96
Apportionment of Depreciation	723.87	371.44
Apportionment of Finance Cost	142.78	-
Apportionment of Administrative Expenses	2,019.51	1,654.68
	77,340.45	61,485.11
Less: Transfer to Cost of Project	77,340.45	-
	-	61,485.11

Asha Builders & Developers Pvt. Ltd.
Shibani Ghosh
 Director.

Asha Builders & Developers Pvt. Ltd.
Arijit Ghosh
 Director.

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ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED
Notes to the Financial Statements (Contd...)

(RS In Hundred)

31.03.2023 31.03.2022

G) At 167A , 167B Shibpur Road, Howrah-711102

As per last Balance Sheet

Project Development Expenses.

8,428.66

-

8,428.66

-

H) At 53/7 DHARMATALA LANE, Howrah-711102

Land Purchased

65,552.91

65,021.96

Project Development Expenses.

760.10

530.95

66,313.01

65,552.91

I) At 7/5 CIRCULAR ROAD 4TH BYE LANE Howrah-711102

Land Purchased

79,531.54

79,090.49

Project Development Expenses.

26,898.57

441.05

1,06,430.11

79,531.54

J) At 62/2/2 DHARMATALA LANE , HOWRAH- 711102

Plan Sanction Fees

1,360.43

1,360.43

1,360.43

1,360.43

K) At 28 Circular Road Shibpur Howrah- 711102

Project Development Expenses

9,150.41

9,150.41

Project Development Expenses.

3,531.18

-

12,681.59

9,150.41

T O T A L : (A t o K)

3,65,535.59

3,18,432.31

12 INVENTORIES :

(At cost - as per inventories taken, valued and certified by the management)

Unsold Spaces/Flats:

600 Sarat Chatterjee Road ,Howrah-711102

3,987.39

3,987.39

16 Ambica Ghoshal Lane, Shibpur, Howrah-711102

697.63

697.63

25 Loknath Chatterjee Lane,Howrah-711102

5,748.30

5,748.30

10 Hiralal Banerjee Lane,Howrah-711102

3,743.84

3,743.84

173 Sarat Chatterjee Road ,Howrah-711102

1,476.08

1,476.08

79+80 Kashinath Chatterjee Lane,Howrah-711102

1,212.86

1,212.86

29E Ram Mohan Mukherjee Lane,Howrah-711102

3,786.96

9,235.07

29/F/2 Ram Mohan Mukherjee Lane,Howrah-711102

12,366.40

19,926.52

14 Loknath Chatterjee Lane,Howrah-711102

5,617.24

6,496.67

15/6 Thakur Ram Krishna Lane,Howrah-711102

2,320.91

2,670.65

65/2/1 Kashinath Chatterjee Lane,Howrah-711102

11,629.73

11,629.73

86/4 Kashinath Chatterjee Lane,Howrah-711102

8,299.53

11,647.51

60,886.87

78,472.25

Asha Builders & Developers Pvt. Ltd.

Shibani Ghosh

Director.

Asha Builders & Developers Pvt. Ltd.

Arijit Ghosh

Director



ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED
Notes to the Financial Statements (Contd...)

	(RS in Hundred)	
	31.03.2023	31.03.2022
13 TRADE RECEIVABLES		
(Unsecured, considered good)		
Trade Receivables	266.20	-
(Ageing Schedule Refer Note 25)	266.20	-
14 CASH AND CASH EQUIVALENTS		
Balances with Scheduled Banks :		
In Current Account.	2,97,310.49	3,35,319.12
In Fixed Deposit Account.	2,83,324.95	1,93,094.50
Accrued Interest on Fixed Deposit with Banks.	1,463.45	79,130.28
Cash in hand.	1,892.75	1,394.07
	5,83,991.64	6,08,937.97
15 SHORT TERM LOANS AND ADVANCES :		
(Unsecured, considered good)		
Loans to Related Parties	1,91,971.58	1,71,350.90
Advances (Recoverable in cash or in kind or for value to be received pending adjustments)	1,27,885.87	51,708.75
Income Tax Payments	43,161.50	52,500.17
Income Tax Refundable	1,339.63	1,339.63
GST Receivable	1,029.45	753.26
Security Deposits	3,274.39	3,274.39
	3,68,662.42	2,80,927.10
16 REVENUE FROM OPERATIONS:		
Sales :		
-Flat-Before GST	2,98,941.05	1,69,857.50
-Flat (Complete project)	-	1,60,614.51
-Shop (Completed project)	61,896.96	8,410.00
-Space /Garage	-	8,029.70
-Space /Garage(Complete project)	-	16,000.00
	3,60,838.01	3,62,911.71
17 OTHER INCOME :		
Interest Received :		
On Loan	10,861.74	15,842.13
On Fixed Deposit	12,972.91	13,307.50
	23,834.65	29,149.63
Rent Received	70.20	219.45
Dividend Received.	25.18	27.00
Liability No Longer Required W/off	-	180.00
Rent Received from CESC Ltd	-	24.00
	23,930.03	29,600.08

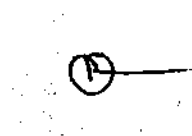
Asha Builders & Developers Pvt. Ltd.
Shibani Ghosh

Director,

Asha Builders & Developers Pvt. Ltd.

Arijit Ghosh

Director,



ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED:

NOTE: 24

Trade Payables Ageing:

(₹ in Hundred)

Particulars	Outstanding for following periods from due date of payment 31.03.2023				Total
	Less than 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Years	
	MSME	0.00	0.00	0.00	
Others	9479.70	3600.00	0.00	0.00	
Disputed Dues - MSME	0.00	0.00	0.00	0.00	
Disputed Dues - Others	0.00	0.00	0.00	0.00	
	9479.70	3600.00	0.00	0.00	
				13079.70	

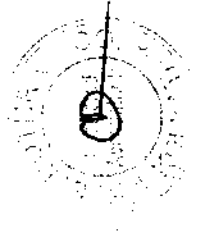
Particulars	Outstanding for following periods from due date of payment 31.03.2022				Total
	Less than 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Years	
	MSME	0.00	0.00	0.00	
Others	17939.04	0.00	0.00	0.00	
Disputed Dues - MSME	0.00	0.00	0.00	0.00	
Disputed Dues - Others	0.00	0.00	0.00	0.00	
	17939.04	0.00	0.00	0.00	
				17939.04	

Asha Builders & Developers Pvt. Ltd.
Shibani Ghosh

Director.

Asha Builders & Developers Pvt. Ltd.
Avijit Ghosh

Director.



ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED;

NOTE: 25

Trade Receivables Ageing:

Particulars	Outstanding for following periods from due date of payment as on 31.03.2023					Total
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
SECURED:						
Undisputed Trade Receivables – considered good	0.00	0.00	0.00	0.00	0.00	0.00
Undisputed Trade Receivables – considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
Disputed Trade Receivables – considered good	0.00	0.00	0.00	0.00	0.00	0.00
Disputed Trade Receivables – considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
UNSECURED:						
Undisputed Trade Receivables – considered good	266.20	0.00	0.00	0.00	0.00	266.20
Undisputed Trade Receivables – considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
Disputed Trade Receivables – considered good	0.00	0.00	0.00	0.00	0.00	0.00
Disputed Trade Receivables – considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
	266.20	0.00	0.00	0.00	0.00	266.20
Particulars	Outstanding for following periods from due date of payment as on 31.03.2022					Total
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
SECURED:						
Undisputed Trade Receivables – considered good	0.00	0.00	0.00	0.00	0.00	0.00
Undisputed Trade Receivables – considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
Disputed Trade Receivables – considered good	0.00	0.00	0.00	0.00	0.00	0.00
Disputed Trade Receivables – considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
UNSECURED:						
Undisputed Trade Receivables – considered good	0.00	0.00	0.00	0.00	0.00	0.00
Undisputed Trade Receivables – considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
Disputed Trade Receivables – considered good	0.00	0.00	0.00	0.00	0.00	0.00
Disputed Trade Receivables – considered doubtful	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00

Asha Builders & Developers Pvt. Ltd.
Shibani Ghosh
 Director.

Asha Builders & Developers Pvt. Ltd.
Avijit Ghosh
 Director.



26 RATIO ANALYSIS

(₹ in Hundred)

Sl No	Ratios	Particulars	Current Period		Previous Period		Variance	% of Variance	Reason for Variance
			Numerator	Denominator	Numerator	Denominator			
i	Current Ratio	Current Assets/Current Liabilities	0.00		0.00		0.00	0.00	N.A.
ii	Debt-Equity Ratio	Total Debt/Total Equity	0.00		0.00		0.00	0.00	N.A.
iii	Debt Service Coverage Ratio	Earning Available for Debt Servicing/(Interest + Installments)	0.00		0.00		0.00	0.00	Due to increase in Earning Available for Debt Servicing during the year as compared to previous year.
iv	Return on Equity Ratio	Net Income/Average Shareholders Equity	0.00		0.00		0.00	0.00	N.A.
v	Inventory Turnover Ratio	Cost of Goods Sold/Average Inventory	0.00		0.00		0.00	0.00	N.A.
vi	Trade Receivables Turnover Ratio	Credit Turnover/Average Trade Receivable	0.00		0.00		0.00	0.00	Due to increase in Average Trade Receivables during the year as compared to previous year.

Asha Builders & Developers Pvt. Ltd.
Shibani Ghosh

Director.

Asha Builders & Developers Pvt. Ltd.
Avijit Ghosh

26 RATIO ANALYSIS

(₹ in Hundred)

Sl No	Ratios	Particulars	Current Period		Previous Period		Variance	% of Variance	Reason for Variance
			Numerator	Denominator	Numerator	Denominator			
vii	Trade Payables Turnover Ratio	Credit Purchase/Average Trade Payable	0.00		0.00		0.00	0.00	Due to increase in Average Trade Payables during the year as compared to previous year.
viii	Net Capital Turnover Ratio	Turnover/Average Working Capital	0.00		0.00		0.00	0.00	N.A.
ix	Net Profit Ratio	Net Profit/Turnover	0.00		0.00		0.00	0.00	Due to increase in Net Profit during the year as compared to previous year.
x	Return on Capital Employed	Earning Before Interest & Tax (EBIT)/Average Capital Employed	0.00		0.00		0.00	0.00	N.A.
xi	Return on Investment	Net Income from Investments/Average Cost of Investment	0.00		0.00		0.00	0.00	N.A.

Asha Builders & Developers Pvt. Ltd.

Shubani Ghosh

Director.

Asha Builders & Developers Pvt. Ltd.

Avijit Ghosh

ASHA BUILDERS & DEVELOPERS PRIVATE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023

		(Rupees in Hundred)	
		<u>31.03.2023</u>	<u>31.03.2022</u>
27.	Expenditure in foreign currency	NIL	NIL
28.	Earning in foreign currency	NIL	NIL
29.	Contingent Liability	NIL	NIL

30. Depreciation on Fixed Assets are provided as per Income Tax Act, 1961.

31. It is intention of the Management not to provide Depreciation on Ownership Office Premises.

32. Gratuity and Rates & Taxes shall be accounted for on Cash basis.

33. **Related Party Disclosures**

As per Accounting Standard (AS)-18 the disclosures of transaction with the related parties are given below:

A) List of related parties where control exists and related parties with whom transactions have been taken place and relationship:

1.	A.G.Business Pvt. Ltd.	Group Companies
2.	Kurmur Foods Pvt. Ltd.	Group Companies
3.	Mangala Gauri Consultants Pvt. Ltd.	Group Companies
4.	Avijit Ghosh	Director
5.	Avranil Ghosh	Director
6.	Shibani Ghosh	Director
7.	Manoj Kumar ghosh	Directors Relative

Related Party Relationship in terms of Accounting Standard (AS) – 18, Related Party Disclosure, as specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014, have been certified by the management and relied upon by the Auditors.

B) **Transactions during the year with related parties (Excluding Reimbursement):**

		(Rupees in Hundred)		
Sl. No.	Nature of Transaction	Particulars of Party	2023	2022
01.	Short Term Loans and Advances(Loans) Loan Given / (Received)	Kurmur Foods Pvt. Ltd. Mangla Gauri Consultants Pvt. Ltd. A.G.Business Pvt. Ltd.	5680.57 (59.89) 15000.00	(16627.96) (100000.00) 0
02.	Directors Remuneration	Avijit Ghosh Avranil Ghosh	42500.00 6300.00	32500.00 6500.00
03.	Interest Received	Mangla Gauri Consultants Pvt. Ltd. Kurmur Foods Pvt. Ltd.	6311.74 4550.00	11225.58 4616.55

Asha Builders & Developers Pvt. Ltd.
Shibani Ghosh
Director.

Asha Builders & Developers Pvt. Ltd.
Avijit Ghosh
Director

17

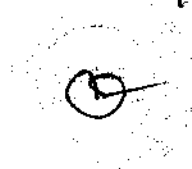
C) Balances as on 31.03.2023

(Rupees in Hundred)			
Nature of Transaction	Particulars of Party	2023	2022
Short Term Loans and Advances (Loan Given)	Mangla Gauri Consultants Pvt. Ltd.	102876.58	97196.01
	Kurmur Foods Pvt. Ltd.	74095.00	74154.89
	A.G.Business Pvt. Ltd.	15000.00	0.00

34. The Management is of the opinion that there is no Deferred Tax Asset/Liability for the year ended 31st March, 2023 as per Accounting Standard (AS)-22 as notified by Companies (Accounting Standard) Rules, 2006 (As amended).
35. The Management is of the opinion that, all assets other than Tangible Fixed Assets and Non-Current Investments have a value in realization in the ordinary course of business at least equal to the amounts at which they are stated in the Balance Sheet. Accordingly Accounting Standard (AS)-28 as specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rule, 2014, for the year under review
36. The Company is carrying on Construction work at different sites and debiting all Direct Expenditure relating to the Project at "Projects Under Development". However it is the intention of the management of the Company to allocate 50% of the total indirect expenses to the different Projects which are still under development.
37. The Company has not received any information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 and hence disclosure relating to amounts unpaid as at the year end together with interest paid / payable under this has not been given.
38. The Balance of Trade Payables, Other Liabilities, Loans & Advances, Security Deposits accounts are subject to confirmation & subsequent adjustment if any on reconciliation.
39. **Additional Regulatory Information:**
Amended Schedule III requires additional regulatory information to be provided in financial statements. These are as follows;
- a) **Title deeds of Immovable Property**
According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of the immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company.
- b) **Revaluation of Property, Plant and Equipment and Right -of- Use Assets**
The Company has not revalued any of its Property, Plant and Equipment (including Right-of-Use Assets) during the current reporting period and also reporting period and also for previous year's reporting period.
- c) **Loans or advances to specified persons**
The Company has granted loans or advances to promoters, directors, and the related parties (as defined under the Companies Act 2013, either severally or jointly with any other person, that are as follows:
(a) repayable on demand,

Asha Builders & Developers Pvt. Ltd.
Shibani *Aakash*
Director.

Asha Builders & Developers Pvt. Ltd.
Avijit Ghosh
Director.



(Rupees in Hundred)		
Type of Borrower	Amount of loan or advance outstanding	Percentage to the total Loans and Advances
Promoter	--	--
Directors	--	--
KMP's	--	--
Related Parties	191971.58	100%

(b) without specifying any terms or period of repayment - Nil

d) Capital Work in Progress

The Company has no Capital Work in Progress (CWIP) as on 31/03/2023.

e) Intangible Assets under development

The Company does not have any intangible assets under development during the current and previous year reporting period

f) Details of Benami Property held : Additional Disclosure

The Company does not hold any Benami Property and hence there were no proceedings initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibitions) Act, 1988 and the Rules made there under, hence no disclosure is required to be given as such.

g) Borrowings secured against current assets

The Company does not have any borrowings from banks or financial institutions on of security of current assets the financial statements; hence no disclosure is required as such.

h) Willful Defaulter

The Company has not been declared as willful defaulter as at the date of the balance sheet or on the date of approval of the financial statements, hence no disclosure is required as such.

i) Relationship with Struck off Companies

As information and explanation given by the company, the company does not have any transactions with Companies which are struck off under Section 248 of the Companies Act, 2013 or Section 560 of the Companies Act, 1956, hence no disclosure is required as such.

j) Registration of Charges or Satisfaction with Registrar of Companies (ROC)

There are no charges against the companies which are yet to be registered or satisfaction yet to be registered with ROC beyond the statutory period, hence no disclosures are required as such.

k) Compliance with number of layers of companies

The Company does not have investment in any downstream companies for which it has to comply with the number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with Companies (Restriction on number of layers) Rules, 2017, hence no disclosure is required as such.

l) Utilization of Borrowed Funds and Share Premium

A) The Company has not advanced or loaned or invested funds (either borrowed funds or Share premium or any other sources or kind of funds) to any other person(s) or

Asha Builders & Developers Pvt. Ltd.

Shibani Ghosh

Director.

Asha Builders & Developers Pvt. Ltd.

Avijit Ghosh

Director.

entity(ies), including foreign entities (intermediaries) with the understanding (whether recorded in writing or otherwise) that the intermediary shall;

a) Directly or indirectly lent or invest in other person(s) or entity (ies) identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries)

Or

b) Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries. Hence no disclosure is required as such.

B) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Parties) with the understanding (whether recorded in writing or otherwise) that the company shall;

a)Directly or indirectly lend or invest in other person(s) or entity(ies) identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries)

Or

b)Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries. Hence no disclosure is required as such.

m) Undisclosed Income

The Company does not have any undisclosed Income which was not recorded in the books of accounts and which has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 such as, search or survey or any other relevant provisions. Also the Company does not have previously unrecorded income and related assets which were required to be properly recorded in the books of accounts during the year.

n) Details of Crypto Currency Or Virtual Currency

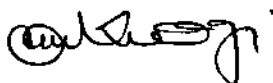
The Company has not traded or invested in Crypto Currency or Virtual Currency during the financial year, hence disclosure requirements for the same is not applicable.

o) Corporate Social Responsibility Activities

The Company is not required to comply with the provisions of Section 135 of the Companies Act, 2013

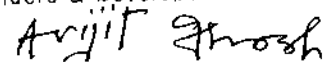
40. Previous year's figures have been regrouped / rearranged in order to make them comparable with those of the current year figures.

**FOR K. S. BOTHRA & CO.
CHARTERED ACCOUNTANTS
FIRM REGISTRATION NO. 304084E**

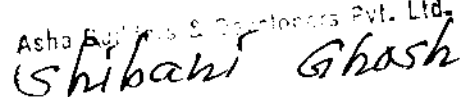


**(D. KUMAR)
PARTNER
MEMBERSHIP NO. 059300
ICAI UDIN: 23059300BGSBSN8131
KOLKATA, THE 5TH DAY OF SEPTEMBER, 2023**

Asha Builders & Developers Pvt. Ltd.



Director.

Asha Builders & Developers Pvt. Ltd.


Director.

