

NAME

**CITY VENTURE
AYAAN APARTMENT, FLAT NO.503, ANDUL MOURI
SANKRAIL, HOWRAH-711302**

**AUDITORS' REPORT
&
STATEMENT OF ACCOUNT**

For the year ended 31st March, 2024



L.C. BERI & CO.
Chartered Accountants

36, STRAND ROAD, 2ND FLOOR
ROOM NO. – 9A
KOLKATA – 700 001
☎ : (033) 2210 – 1568
PAN: AAAFL8346A
GSTN: 19AAAFL8346A1ZH
E.mail: lcberico@hotmail.com

To whom it may concern**Chartered Accountants' Certificate
on the statement of accounts as at 31.3.2024 , Income computation
and Return of Income (ITR) for the Assessment Year 2024-2025**

This Certificate is issued in accordance with the terms of our engagement letter dated 13/6/2024. The accompanying Acknowledgment of Return of Income and its Statement of Computation of Total Income (together hereinafter referred to as *the Statement*) as at March 31, 2024 (hereinafter referred to as *the Year*) is issued pursuant to your compliance with the requirements of the Real Estate Regulatory Authority under section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as *the regulating authority*).

Responsibility for the Statement

The preparation of the Statement is the your (hereinafter *the partners of the firm, City Venture*) responsibility including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

The partners are also responsible complying with the requirements of the Bank and to provide all relevant information required by them.

Practitioner's Responsibility

It is our responsibility to provide a reasonable assurance whether:

- i. The amounts in the Statement have been accurately extracted from the financial statements (produced before us) for the year and the computation of Total Income is arithmetically correct;
- ii. The computation of Total Income is in accordance with the method of computation normally followed under Income tax Act and nothing has come to my attention that causes me to believe that the Company has not complied, in all material respects, with Income tax law.

The above financial statements, referred to in above paragraph, have been audited by me. Since the financial statements have been compiled only for the RERA registration purpose

Opinion

Based on our examination, as above, we are of the opinion that:

- i. The amounts in the Statement have been accurately extracted from the financial statements (referred to herein above) for the year and the computation of Total Income is arithmetically correct;
- ii. The computation of Total Income is in accordance with the method of computation normally followed under Income tax Act and nothing has come to our attention that causes us to believe that the firm has not complied, in all material respects, with Income tax law.



Restriction of Use

The certificate is solely for the purpose to enable them to comply with requirement of the regulating authority and to submit the accompanying Statement to them and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

Place:-KOLKATA
Date: 13/06/2024
UDIN:
24055103BKARTO8374



For L.C.BERI & CO.
Chartered Accountants
FRN: 0305027E

Pradip Agarwalla

PRADIP AGARWALLA
(PARTNER)
Membership No. 055103

CITY VENTURE
AYAAN APARTMENT, FLAT NO.503, ANDUL MOURI, HOWRAH-711302

BALANCE SHEET AS AT 31ST. MARCH' 2024

LIABILITIES

CAPITAL ACCOUNT

SHRI PRITAM NAYAK

Balance B/F
 Add: During the year

<u>Amount(Rs)</u>	<u>Amount(Rs)</u>
114970.80	
<u>170600.00</u>	285570.80

SMT NITI MISHRA

Balance B/F

136647.20

Un-Secured Loans :

Debabrata Manna
 Arijit Pal
 Rahul Mishra
 Bulet
 Prakash Chakraborty

4050.00	
37560.00	
1300500.00	
10000.00	
<u>50000.00</u>	<u>1402110.00</u>

1824328.00

ASSETS

Current Assets, Loans &

Advance :

Work under construction b/f.
 Add: During the year

<u>Amount(Rs)</u>	<u>Amount(Rs)</u>
1018000.00	
<u>706382.00</u>	<u>1724382.00</u>

Cash & Bank Balance :

Cash in Hand

4128.00

Cash at Bank with
 Punjab National Bank
 Andul Bazar Branch
 C/A.No.0176202100000692

53.89

Profit & Loss Account :

95764.11

1824328.00

As per our audit report of an even date annexed.

For, L.C.Beri & Co.
 Chartered Accountants

Pradip Agarwalla

(Pradip Agarwalla)
 Partner
 M.No.055103



Place : Kolkata
 Date : 13.06.2024

CITY VENTURE
AYAAN APARTMENT, FLAT NO.503, ANDUL MOURI, HOWRAH-711302
CONSTRUCTION ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2024

<u>PARTICULARS</u>	<u>Amount(Rs)</u>	<u>Amount(Rs)</u>	<u>PARTICULARS</u>	<u>Amount(Rs)</u>	<u>Amount(Rs)</u>
To, Legal charges		8200.00	By, Work under construction		706382.00
" Registration charges		50000.00			
" Development fees		63002.00			
" Soil testing charges		22000.00			
" Cleening charges (Land)		10000.00			
" Material Purchase		208110.00			
" Labour charges		345070.00			
		706382.00			706382.00

PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2024

<u>PARTICULARS</u>	<u>Amount(Rs)</u>	<u>Amount(Rs)</u>	<u>PARTICULARS</u>	<u>Amount(Rs)</u>	<u>Amount(Rs)</u>
To, Social welfare		40250.00			
" Shifting charges		20000.00			
" Repair & Maintenance		1680.00			
" General Charges		23227.00			
" Printing & Stationery		2061.00			
" Travelling & Conveyance		7000.00			
" Bank charges		1546.11	By, Net Loss		95764.11
		95764.11			95764.11

As per our audit report of an even date annexed.

For, L.C.Beri & Co.
Chartered Accountants

Pradip Agarwalla

(Pradip Agarwalla)
Partner
M.No.055103



Place : Kolkata
Date : 13.06.2024