

**Independent Auditor's Report**

To,  
The Members of NITU DEVELOPERS PRIVATE LIMITED

**I. Report on the audit of the financial statements**

**1. Opinion**

- A. We have audited the accompanying financial statements **NITU DEVELOPERS PRIVATE LIMITED** ("The Company"), which comprise the balance sheet as at March 31, 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 (hereinafter referred to as "the Financial Statements").
- B. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 Standards prescribed under section 133 of the Act read with the Companies (Accounting Standards) Rules, 2021, ("AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its profit for the year ended on that date.

**2. Basis for opinion**

We conducted our audit of the Financial Statements in accordance with the standards on auditing 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 Act and the rules thereunder, 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.

**3. Key audit matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these 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.



#### **4. Information other than the financial statements and auditors' report thereon**

- A. The Company's board of directors is responsible for the preparation and presentation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility 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.

- B. 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.

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.

#### **5. Management's responsibility for the financial statements**

- A. The Company's board of directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the AS and other 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.

- B. 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 board of directors are also responsible for overseeing the Company's financial reporting process.

#### **6. Auditor's responsibilities for the audit of the financial statements**

- A. 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.

- B. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
- (i) 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.
  - (ii) 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.
  - (iii) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
  - (iv) 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.
  - (v) 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.
- C. Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Statements.
- D. 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.
- E. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to

permissible managerial remuneration is not applicable to a private limited company.

3. 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;
  - C. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
  - D. (i) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity, 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 person or entity identified in any manner whatsoever by or behalf of the company ("ultimate beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate beneficiaries.  
(ii) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the company from any person or entity 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 person or entity identified in any manner whatsoever by or 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 were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that representations under sub clause (i) and (ii) contain any material misstatement.
  - E. The Company has neither declared nor paid any dividend during the year.

For G.L. Singhal & Co.  
Chartered Accountants  
Firm Reg. No. 0313078E



Roshan Lal Singhal  
(Partner)  
Membership No. 054408  
UDIN: 23054408B6XRNK 3317

Place: Kolkata

Date: The 29<sup>TH</sup> DAY OF SEPTEMBER, 2023



NITU DEVELOPERS PVT. LTD.  
(CIN:U74900WB2011PTC166103)  
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

BALANCE SHEET AS ON 31.03.2023

| PARTICULARS  | Note | As At 31st March, 2023 |                     | As At 31st March, 2022 |                   |
|--|------|------------------------|---------------------|------------------------|-------------------|
|  |      | Rs.                    | Rs.                 | Rs.                    | Rs.               |
| <b>I. EQUITY AND LIABILITIES</b>   |      | (Rs. In Hundreds)      |                     | (Rs. In Hundreds)      |                   |
| <b>1 Shareholder's funds</b>   |      |                        |                     |                        |                   |
| (a) Share Capital  | 2    | 19,900.00              |                     | 19,900.00              |                   |
| (b) Reserves and Surplus   | 3    | 169,029.88             |                     | 147,533.56             |                   |
| (c) Money received against share warrants  |      | -                      |                     | -                      |                   |
|  |      |                        | 188,929.88          |                        | 167,433.56        |
| <b>2 Share application money pending allotment</b>                                       |      |                        |                     |                        |                   |
| <b>3 Non-current liabilities</b>   |      |                        |                     |                        |                   |
| (a) Long-term borrowings   | 4    | -                      |                     | -                      |                   |
| (b) Deferred Tax liabilities (Net)   |      | -                      |                     | -                      |                   |
| (c) Other Long term liabilities  |      | -                      |                     | -                      |                   |
| (d) Long-term Provisions   |      | -                      |                     | -                      |                   |
| <b>4 Current Liabilities</b>   |      |                        |                     |                        |                   |
| (a) Short-term borrowings  | 5    | 21,500.00              |                     | 16,000.00              |                   |
| (b) Trade payables   |      |                        |                     |                        |                   |
| (A) Total outstanding dues of Micro enterprise & Small enterprises                       |      | -                      |                     | -                      |                   |
| (B) Total outstanding dues of creditors other than Micro enterprises & Small Enterprises | 6    | 404,223.75             |                     | 126,416.94             |                   |
| (c) Other current liabilities  | 7    | 758,364.92             |                     | 514,604.04             |                   |
| (d) Short-term provisions  | 8    | 24,278.20              |                     | 9,919.63               |                   |
|  |      |                        | 1,208,366.86        |                        | 666,940.60        |
| <b>TOTAL</b>   |      |                        | <b>1,397,296.75</b> |                        | <b>834,374.16</b> |
| <b>II ASSETS</b>   |      |                        |                     |                        |                   |
| <b>1 Non-current assets</b>  |      |                        |                     |                        |                   |
| (a) Property, Plant & Equipment & Intangible Assets                                      |      |                        |                     |                        |                   |
| (i) Property, Plant and Equipment  | 9    | 99,619.85              |                     | 95,192.21              |                   |
| (ii) Intangible assets   |      | -                      |                     | -                      |                   |
| (iii) Capital work-in-progress   |      | -                      |                     | -                      |                   |
| (iv) Intangible assets under development   |      | -                      |                     | -                      |                   |
| (b) Non-current investments  | 10   | -                      |                     | -                      |                   |
| (c) Deferred tax assets (net)  |      | -                      |                     | -                      |                   |
| (d) Long-term loans and advances   |      | -                      |                     | -                      |                   |
| (e) Other non-current assets   |      | -                      |                     | -                      |                   |
|  |      |                        | 99,619.85           |                        | 95,192.21         |
| <b>2. Current assets</b>   |      |                        |                     |                        |                   |
| (a) Current investments  |      | -                      |                     | -                      |                   |
| (b) Inventories  | 11   | 1,012,314.04           |                     | 496,593.43             |                   |
| (c) Trade receivables  | 12   | 41,419.62              |                     | -                      |                   |
| (d) Cash and Cash equivalents  | 13   | 37,297.60              |                     | 52,259.07              |                   |
| (e) Short-term loans and advances  | 14   | 201,380.31             |                     | 141,861.73             |                   |
| (f) Other current assets   | 15   | 5,265.33               |                     | 48,467.72              |                   |
|  |      |                        | 1,297,676.90        |                        | 739,181.95        |
| <b>TOTAL</b>   |      |                        | <b>1,397,296.75</b> |                        | <b>834,374.16</b> |

In terms of our report attached.

For G.L.SINGHAL & CO.  
CHARTERED ACCOUNTANTS  
FRN: 313078E



CA ROSHAN LAL SINGHAL M.NO. 054408  
(Partner)

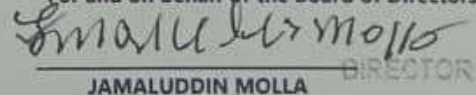
UDIN: 23051408 BGAANK 5317

Place : Kolkata  
Date : The 29th Day of September, 2023



NITU DEVELOPERS PVT. LTD.

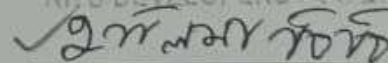
For and on behalf of the Board of Directors

  
JAMALUDDIN MOLLA  
DIRECTOR

Director

(DIN:03584829)

NITU DEVELOPERS PVT. LTD.



HALIMA BIBI

Director

(DIN:03584840)

DIRECTOR