

Certificate by the auditor

It is hereby certified that we have verified the particulars contained in the Statement of Account and Solvency including the Statements of assets and liabilities as at 31.03.2022 and the income and expenditure for the period ending 31.03.2022 from the accounting records and other books and papers of **EDEN ELEMENTS LLP** and found them to be true and fair.

Name of the auditor : MANOJ KUMAR SINGHEE
(For and on behalf of K L Singhee & Co.)
Address : Martin Burn House
1, R.N. Mukherjee Road
Room No. 303, 3RD Floor
Kolkata - 700 001.

For K. L. SINGHEE & CO.
Chartered Accountants
Firm Registration Number 303121E

MANOJ K SINGHEE
Partner
M.No. 057941

Email id : manojkinghee@gmail.com
Membership No : 57941

Dated : 22nd day of July, 2022.

VDIN: 22057941ANLVYS6074



Statement of Account and Solvency as at 31st March 2022

LLPIN : AAA-2371
Name of LLP : EDEN ELEMENTS LLP
Part A: Statement of Solvency

We, KRISHNA MODI, ANIRUDH MODI, and HARSHVARDHAN MODI, being the designated partners of EDEN ELEMENTS LLP, do solemnly affirm and sincerely declare that we have made a full inquiry into the affairs of this Limited Liability Partnership, and that, having done so, have formed the opinion that the Limited Liability Partnership is able to pay its debts in full as they become due in the normal course of business.

We append a Statement of the Assets and Liabilities as at 31/03/2022 and Income and Expenditure for the year ended on 31/03/2022 being the latest practicable date before the making of this declaration.

Since there has not been any creation/ modification/satisfaction of charges, a Statement indicating creation of charges or modification or satisfaction thereof during the financial year for the LLP is not applicable and hence not furnished.

We declare that the turnover exceeds Rs 40 lakh and also the contribution exceeds Rs 25 lakh. The partners/authorized representatives have taken proper care and responsibility for maintenance of adequate accounting records and preparation of accounts in accordance with the provisions of the LLP Act and the Rules made thereunder.

We make this statement conscientiously believing it to be true, and by virtue of the provisions of the Limited Liability Partnership Act, 2008, the rules made thereunder.


Made on this _____ day of _____ 2022

Place : Kolkata
EDEN ELEMENTS LLP


Designated Partner/Authorised Signatory


Signature of Designated Partners of LLP

DIN 00255299
EDEN ELEMENTS LLP


Designated Partner/Authorised Signatory

Signature of Designated Partners of LLP

DIN 00267181
EDEN ELEMENTS LLP


Designated Partner/Authorised Signatory

Signature of Designated Partners of LLP
DIN 02243578

EDEN ELEMENTS LLP
PART B : STATEMENT OF ACCOUNT
STATEMENT OF ASSETS & LIABILITIES OF M/s EDEN ELEMENTS LLP AS AT 31ST MARCH 2022

| | <u>Schedule</u> | As at 31.03.2022 Rupees | As at 31.03.2021 Rupees |
|--|-----------------|----------------------------|----------------------------|
| <u>I. CONTRIBUTION & LIABILITIES</u> | | | |
| (1) Partners' Funds | | | |
| (a) Contribution | 1 | 5,000,000 | 5,000,000 |
| (b) Current Account | 2 | 88,907,547 | 87,887,393 |
| (c) Reserves & Surplus | | | |
| (2) Liabilities | | | |
| (a) Creditors/trade payables (Incl Advance from Customers) | 3 | 32,856,031 | 37,615,455 |
| (b) Provisions | 4 | 825,000 | - |
| | | <u>127,588,578</u> | <u>130,502,848</u> |
| <u>II. ASSETS</u> | | | |
| (a) Fixed Assets | 5 | 6,068 | 7,138 |
| (b) Investments | 6 | - | 16,839,238 |
| (c) Inventories | 7 | 38,227,230 | 24,307,351 |
| (d) Trade Receivables | 8 | - | 3,102,149 |
| (e) Cash & Cash Equivalents | 9 | 1,100,411 | 1,521,924 |
| (f) Loans & Advances | 10 | 88,254,869 | 84,725,048 |
| | | <u>127,588,578</u> | <u>130,502,848</u> |
| Accounting Policies & Notes On Accounts | 18 | | |

As per our Report annexed

For K. L. SINGHEE & CO.
Chartered Accountants
Firm Registration Number 303121E

MANOJ K. SINGHEE
Partner
M. No. 057941

Room No. 303 Martin Burn House
1, R.N. Mukherjee Road
Kolkata - 700 001.

The 22nd day of July, 2022

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory



EDEN ELEMENTS LLP
STATEMENT OF INCOME & EXPENDITURE
STATEMENT OF M/s EDEN ELEMENTS LLP FOR THE YEAR ENDED 31ST MARCH 2022

| | Schedule | Year ended 31.03.2022 Rupees | Year ended 31.03.2021 Rupees |
|---|----------|------------------------------------|------------------------------------|
| INCOME | | | |
| Revenue from Operations | 11 | 31,330,177 | 544,220 |
| Other Income | 12 | 5,481,994 | 1,793,084 |
| TOTAL INCOME | | 36,812,171 | 2,337,304 |
| EXPENSES | | | |
| Construction and Incidental Expenses | 13 | 40,836,636 | 11,621,980 |
| (Increase)/decrease in Inventory | 14 | (13,919,879) | (9,980,199) |
| Employee Benefit Expenses | 15 | 2,587,067 | 720,093 |
| Finance Cost | 16 | 5,056 | 14,478 |
| Depreciation | 5 | 1,070 | 1,260 |
| Other Expenses | 17 | 456,067 | 647,158 |
| TOTAL EXPENSES | | 29,966,017 | 3,024,770 |
| Profit / (Loss) before taxes | | 6,846,154 | (687,466) |
| Provision for tax | | 825,000 | - |
| Income tax for Earlier Years | | 1,000 | 36,564 |
| Profit / (Loss) after tax | | 6,020,154 | (724,030) |
| Profit / (Loss) transferred to Partners' Account | | 6,020,154 | (724,030) |
| Profit / (Loss) transferred to Reserves & Surplus | | - | - |
| Accounting Policies & Notes On Accounts | 18 | | |

As per our Report annexed

For K. L. SINGHEE & CO.
Chartered Accountants
Firm Registration Number 303121E

Room No. 303 Martin Burn House
1, R.N. Mukherjee Road
Kolkata - 700 001.
The 22nd day of July, 2022

MANDU K SINGHEE
Partner
M. No. 057941

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory

EDEN ELEMENTS' LLP

Designated Partner/Authorised Signatory



M/s EDEN ELEMENTS LLP
SCHEDULES TO ACCOUNTS - 31ST MARCH, 2022

| | <u>As at 31.03.2022</u> Rupees | <u>As at 31.03.2021</u> Rupees |
|--|-----------------------------------|-----------------------------------|
| SCHEDULE - 1 : CONTRIBUTION | | |
| <u>Partners' Contribution</u> | | |
| Krishna Modi - Share of Profit/(Loss) - 30% | | |
| Opening Balance | 1,500,000 | 1,500,000 |
| Add : Addition during the year | - | - |
| Add : Transferred from Partner's Current Account | - | - |
| Less : Withdrawals | - | - |
| Closing Balance (A) | <u>1,500,000</u> | <u>1,500,000</u> |
| Stuti Modi More - Share of Profit/(Loss) - 10% | | |
| Opening Balance | 500,000 | 500,000 |
| Add : Addition during the year | - | - |
| Add : Transferred from Partner's Current Account | - | - |
| Less : Withdrawals | - | - |
| Closing Balance (B) | <u>500,000</u> | <u>500,000</u> |
| Anirudh Modi - Share of Profit/(Loss) - 30% | | |
| Opening Balance | 1,500,000 | 1,500,000 |
| Add : Addition during the year | - | - |
| Add : Transferred from Partner's Current Account | - | - |
| Less : Withdrawals | - | - |
| Closing Balance (C) | <u>1,500,000</u> | <u>1,500,000</u> |
| Harshvardhan Modi - Share of Profit/(Loss) - 30% | | |
| Opening Balance | 1,500,000 | 1,500,000 |
| Add : Addition during the year | - | - |
| Add : Transferred from Partner's Current Account | - | - |
| Less : Withdrawals | - | - |
| Closing Balance (D) | <u>1,500,000</u> | <u>1,500,000</u> |
| Total (A) + (B) + (C) + (D) | <u>5,000,000</u> | <u>5,000,000</u> |

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory



M/s EDEN ELEMENTS LLP
SCHEDULES TO ACCOUNTS - 31ST MARCH, 2022

| | <u>As at 31.03.2022</u> | <u>As at 31.03.2021</u> |
|--|-------------------------|-------------------------|
| | <u>Rupees</u> | <u>Rupees</u> |
| SCHEDULE - 2 : CURRENT ACCOUNT | | |
| <u>Partners' Current Account</u> | | |
| Krishna Modi - Share of Profit/(Loss) - 30% | | |
| Opening Balance | 26,366,217 | 29,583,426 |
| Add : Addition during the year | - | - |
| Add : Share in the Profit / (Loss) for the year | 1,806,046 | (217,209) |
| Less: Transferred to Partner's Capital Account | - | - |
| Less : Withdrawals/Debits during the year | <u>(1,500,000)</u> | <u>(3,000,000)</u> |
| Closing Balance (A) | <u>26,672,263</u> | <u>26,366,217</u> |
| Stuti Modi More - Share of Profit/(Loss) - 10% | | |
| Opening Balance | 8,788,740 | 9,861,143 |
| Add : Addition during the year | - | - |
| Add : Share in the Profit / (Loss) for the year | 602,016 | (72,403) |
| Less: Transferred to Partner's Capital Account | - | - |
| Less : Withdrawals/Debits during the year | <u>(500,000)</u> | <u>(1,000,000)</u> |
| Closing Balance (B) | <u>8,890,756</u> | <u>8,788,740</u> |
| Anirudh Modi - Share of Profit/(Loss) - 30% | | |
| Opening Balance | 26,366,217 | 29,583,426 |
| Add : Addition during the year | - | - |
| Add : Share in the Profit / (Loss) for the year | 1,806,046 | (217,209) |
| Less: Transferred to Partner's Capital Account | - | - |
| Less : Withdrawals/Debits during the year | <u>(1,500,000)</u> | <u>(3,000,000)</u> |
| Closing Balance (C) | <u>26,672,263</u> | <u>26,366,217</u> |
| Harshvardhan Modi - Share of Profit/(Loss) - 30% | | |
| Opening Balance | 26,366,217 | 29,583,426 |
| Add : Addition during the year | - | - |
| Add : Share in the Profit / (Loss) for the year | 1,806,046 | (217,209) |
| Less: Transferred to Partner's Capital Account | - | - |
| Less : Withdrawals/Debits during the year | <u>(1,500,000)</u> | <u>(3,000,000)</u> |
| Closing Balance (D) | <u>26,672,263</u> | <u>26,366,217</u> |
| Total (A) + (B) + (C) + (D) | <u>88,907,547</u> | <u>87,887,393</u> |
| SCHEDULE - 3 : CREDITORS / TRADE PAYABLES (INCL ADVANCE FROM CUSTOMERS) | | |
| Advance Received | 2,559,903 | 20,383,427 |
| Sundry Creditors & Other Payables | 26,496,461 | 16,994,440 |
| Bank Book Overdraft (liability for excess cheque issued) | 2,769,953 | - |
| Statutory Liabilities Payable | <u>1,029,715</u> | <u>237,588</u> |
| | <u>32,856,031</u> | <u>37,615,455</u> |
| | <u>As at 31.03.2022</u> | <u>As at 31.03.2021</u> |
| | <u>Rupees</u> | <u>Rupees</u> |
| SCHEDULE - 4 : PROVISIONS | | |
| Provision for taxation | 825,000 | - |
| | <u>825,000</u> | <u>-</u> |

EDEN ELEMENTS LLP

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EDEN ELEMENTS LLP

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SCHEDULE - 5 FIXED ASSETS

| Particulars | ORIGINAL COST | | DEPRECIATION | | Amount in Rs | | | |
|------------------------|------------------|--------------------------|---------------------|------------------|--------------|---------------------|------------------|------------------|
| | As at 01.04.2021 | Addition during the year | Total to 31.03.2022 | As at 01.04.2021 | For the year | Total to 31.03.2022 | As at 31.03.2022 | As at 31.03.2021 |
| Tangible Assets | | | | | | | | |
| Mobile | 16,088 | - | 16,088 | 8,950 | 1,070 | 10,020 | 6,068 | 7,138 |
| Total | 16,088 | - | 16,088 | 8,950 | 1,070 | 10,020 | 6,068 | 7,138 |
| Previous Year | 16,088 | - | 16,088 | 7,590 | 1,260 | 8,950 | 7,138 | |

EDEN ELEMENTS LLP

(Signature)
Designated Partner/Authorised Signatory

EDEN ELEMENTS LLP

(Signature)
Designated Partner/Authorised Signatory



M/s EDEN ELEMENTS LLP
SCHEDULES TO ACCOUNTS - 31ST MARCH, 2022

SCHEDULE - 6 : INVESTMENTS

(Long term, Other than trade, At cost)

Under PMS

Marcellus Investment Managers Pvt Ltd

HDFC Liquid Fund - Direct Plan (Nil Units PY 1681.339 Units)

| | | |
|--|-----------------------------|-----------------------------|
| | - | 10,192,513 |
| | - | 6,646,725 |
| | - | 16,839,238 |
| | <u> </u> | <u> </u> |

SCHEDULE - 7 : INVENTORIES

Land & Development Expenses

Stock of Work-in-Progress (At Cost)

Finished Constructed Space

(As taken valued & certified by the Management)

| | | |
|--|-------------------|-------------------|
| | 13,151,120 | 1,402,810 |
| | 25,076,110 | 22,904,540 |
| | - | - |
| | <u>38,227,230</u> | <u>24,307,351</u> |

SCHEDULE - 8 : TRADE RECEIVABLES

(Unsecured, Considered good)

Sundry Debtors (against flats)

| | | |
|--|-----------------------------|-----------------------------|
| | - | 3,102,149 |
| | - | 3,102,149 |
| | <u> </u> | <u> </u> |

SCHEDULE - 9 : CASH & CASH EQUIVALENTS

Cash in Hand

Balance with Scheduled Bank -

On Current Account

| | | |
|--|------------------|------------------|
| | 59,129 | 59,879 |
| | 1,041,282 | 1,462,045 |
| | <u>1,100,411</u> | <u>1,521,924</u> |

SCHEDULE - 10 : LOANS & ADVANCES

(Unsecured, Considered good)

Loans

Other Advances

Security Deposits

Input Tax Credit under Goods & Service Tax

TDS Receivable & Advance Tax

Income Tax refundable

| | | |
|--|-------------------|-------------------|
| | 6,261,189 | 5,978,752 |
| | 78,907,992 | 76,319,130 |
| | 80,665 | 80,665 |
| | - | 590,353 |
| | 2,337,050 | 92,529 |
| | 667,974 | 1,663,620 |
| | <u>88,254,869</u> | <u>84,725,048</u> |

Year ended
31.03.2022
Rupees

Year ended
31.03.2021
Rupees

SCHEDULE - 11 : REVENUE FROM OPERATIONS

Sales - Real Estate Project

Income from cancellation / Extra Cost etc

| | | |
|--|-------------------|----------------|
| | 30,471,709 | 450,000 |
| | 858,468 | 94,220 |
| | <u>31,330,177</u> | <u>544,220</u> |

EDEN ELEMENTS LLP

[Signature]
Designated Partner/Authorised Signatory

EDEN ELEMENTS LLP

[Signature]
Designated Partner/Authorised Signatory



M/s EDEN ELEMENTS LLP
SCHEDULES TO ACCOUNTS - 31ST MARCH, 2022

SCHEDULE - 12 : OTHER INCOMES

| | | |
|-------------------------------|-----------|-----------|
| Interest on Loan Received | 313,819 | 711,833 |
| Dividend Received | 56,648 | 119,627 |
| Profit on Sale of Investments | 5,111,527 | 961,623 |
| | 5,481,994 | 1,793,084 |

SCHEDULE - 13 : CONSTRUCTION AND INCIDENTAL EXPENSES

| | | |
|---|------------|------------|
| Land Owners' Share in the Joint Ventures | 9,141,513 | - |
| Plan Sanction Fees | 6,920,703 | - |
| <u>Material, Labour & Other Expenses</u> | | |
| Land & Land Development Expense | 11,748,310 | 1,402,810 |
| Steel | 885,385 | 378,685 |
| Cement | 321,562 | 401,312 |
| Bricks | 414,155 | 337,902 |
| Sal Balah | 114,000 | - |
| Labour Charges & Other Construction Expenses | 4,133,183 | 1,852,662 |
| Sand | 1,191,619 | 365,174 |
| Stonechips | 119,915 | 609,865 |
| Aluminium | 236,272 | - |
| Marble & Tiles | - | 296,961 |
| Security Services | 164,590 | 33,760 |
| Electricity Charges | 99,084 | 3,718 |
| Electrical Goods | 389,333 | 85,765 |
| Elevator | 106,780 | 605,085 |
| Tiles | 100,764 | - |
| Timber | 192,355 | - |
| Gardening | 10,500 | - |
| Glass | 144,887 | - |
| Pipes | 184,259 | - |
| Hardware Material | - | 105,609 |
| Pumps | 99,387 | - |
| Automated Main Gate/Sliding Gate | 24,000 | - |
| Flush Door, Frame & Laminate | - | 104,495 |
| Sanitary Item | 81,571 | 215,356 |
| CCTV Camera Expenses | - | - |
| Sports Equipments | 28,000 | - |
| Goods and Service Tax | 2,033,683 | 917,580 |
| Air Conitioner | 74,141 | - |
| Hire Charges | 182,925 | - |
| Other Site Expenses | 85,571 | 213,337 |
| Registration Expenses | 97,642 | - |
| Legal & Professional Fees | 445,250 | 619,986 |
| Marketing Expenses | 596,560 | 330,000 |
| Brokerage & Commission | - | 1,701,401 |
| Corporation Tax & Khazana Exp | 185,036 | 955,649 |
| Travelling & Conveyances | 283,701 | 84,867 |
| | 40,836,636 | 11,621,980 |

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory



M/s EDEN ELEMENTS LLP
SCHEDULES TO ACCOUNTS - 31ST MARCH, 2022

| | Year ended 31.03.2022 Rupees | Year ended 31.03.2021 Rupees |
|--|------------------------------------|------------------------------------|
| <u>SCHEDULE - 14 : (INCREASE)/DECREASE IN INVENTORY</u> | | |
| Stock at Commencement | | |
| Land & Development Expenses | 1,402,810 | - |
| Construction Work-in-Progress | 22,904,540 | 14,327,152 |
| Finished Constructed Space | - | - |
| Less : Stock at Close | | |
| Land & Development Expenses | 13,151,120 | 1,402,810 |
| Construction Work-in-Progress | 25,076,110 | 22,904,540 |
| Finished Constructed Space | - | - |
| (Increase) / Decrease in Inventories | <u>(13,919,879)</u> | <u>(9,980,199)</u> |
| <u>SCHEDULE - 15 : EMPLOYEE BENEFITS EXPENSES</u> | | |
| Salary (Including Bonus & Other Incentives) | <u>2,587,067</u> | <u>720,093</u> |
| | <u>2,587,067</u> | <u>720,093</u> |
| <u>SCHEDULE - 16 : FINANCE COST</u> | | |
| Interest on Others | <u>5,056</u> | <u>14,478</u> |
| | <u>5,056</u> | <u>14,478</u> |
| <u>SCHEDULE - 17 : OTHER EXPENSES</u> | | |
| Bank Charges | 3,443 | - |
| Fee & Subscription | 31,000 | 20,564 |
| Discount on Flat | 170,136 | 433,475 |
| General Expenses | 5,325 | 7,319 |
| Printing & Stationery | 42,301 | 12,744 |
| Service Tax | 106,449 | - |
| Rates & Taxes | 4,650 | 4,650 |
| Filing Fees | - | 400 |
| Sundry Balances written off | - | 113,006 |
| Loss from Firm | 37,764 | - |
| Audit Fees | 55,000 | 55,000 |
| | <u>456,067</u> | <u>647,158</u> |

EDEN ELEMENTS LLP

[Signature]
 Designated Partner/Authorised Signatory

EDEN ELEMENTS LLP

[Signature]
 Designated Partner/Authorised Signatory



EDEN ELEMENTS LLP

SCHEDULES TO ACCOUNTS - 31ST MARCH, 2022

SCHEDULE 18 : NOTES ON ACCOUNTS

1. ACCOUNTING POLICIES :

The accounts have been prepared using historical cost convention and on the basis of a going concern with revenue recognized and expenses accounted on accrued basis. The significant accounting policies followed by the LLP are stated below :

i) Revenue/Income and costs/expenditure are generally accounted for on accrual basis as they are earned or incurred, unless otherwise stated.

ii) **INVENTORIES :**

Finished constructed space is valued at lower of cost or net realizable value and Stock of work in progress is values at cost

iii) Investments are valued at cost

iv) **CONTINGENT LIABILITIES :**

All Known liabilities are provided for in the accounts except liabilities of a contingent nature.

2. In order to jointly carry out construction of building(s) for sale of flats, "EDEN ELEMENTS LLP" - a Limited Liability Partnership has been formed and registered under the Limited Liability Partnership Act, 2008. Details of the partners of the LLP are as under -

| Name of the partners | Share in profit or losses of the LLP |
|----------------------|--------------------------------------|
| Krishna Modi | 30% |
| Stuti Modi More | 10% |
| Anirudh Modi | 30% |
| Harshvardhan Modi | 30% |

3. The LLP is engaged in development of real estate project, and incurs various project related expenses in course of development of the project. The LLP was hitherto accounting for the said expenses as part of Other Current Assets, to be charged against project revenue upon completion of project. During the year, the LLP has reclassified project expenses so incurred to Stock of Construction Work-in-Progress, for proper presentation.

Signature to Schedules '1' to '18'

Room No. 303 Martin Burn House,
1, R. N. Mukherjee Road
Kolkata- 700001
The 22nd day of July 2022.

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory

For K. L. SINGHEE & CO.
Chartered Accountants
Firm Registration Number 303121E

MANOJ K. SINGHEE
Partner
M. No. 057941

EDEN ELEMENTS LLP

Designated Partner/Authorised Signatory

