

SAANVI NIWAS PVT LTD

CIN - U70200WB2021PTC245372

2B, MAHENDRA ROAD

KOLKATA - 700 025

Email ID - saanviniwas@gmail.com

PHONE NO - 033-24549390

To,
The Members,

Our Directors have pleasure in presenting their Annual Report together with audited Accounts for the year ended 31st March, 2023

FINANCIAL RESULTS

The Company is newly formed this financial year. The company is engaged in real estate activities. During the year, the company has invested in multiple projects but the construction activity has not yet started. All expenses related to the project are carried forward and shown as "Expenses related to Property" under the head "Current Assets".

Dividend

Our Directors have not recommended any dividend during the year.

Transfer of Unclaimed Dividend to Investor Education and Protection Fund

The provisions of Section 125(2) of the Companies Act, 2013 does not apply as there was no dividend declared and paid last year.

State of Company's affair

The Company has reported loss of Rs. 6,90,748/- in the current financial year.

Change in the nature of business

No change in the nature of the business of the company during the year.

Material changes and commitments, if any, affecting the financial position of the company which have occurred between the end of the financial year of the company to which the financial statements relate and the date of the report

No material changes and commitments, affecting the financial position of the company, have occurred between the end of the financial year of the company to which the financial statements relate and the date of the report.

Details of significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future

No significant and material orders have been passed by the regulators or courts or tribunals having impact on the going concern status and company's operations in future.

Details of Subsidiaries, Joint Ventures and Associate Companies

The Company does not have any Subsidiary, Joint venture or Associate Company.

The names of companies which have become or ceased to be its Subsidiaries, joint ventures or associate companies during the year

There are no companies which have become or ceased to be its subsidiaries, joint ventures or associate companies during the year.

Particulars of loans, guarantees or investments made under section 186 of the companies act, 2013

The Loans, Investments if any, made by the Company are within the limits prescribed U/S. 186 of the Companies Act 2013, and no guarantee or Security is provided by the Company.

Related party transactions

All related party transactions that were entered during the financial year ended 31st March, 2023 were on an arm's length basis and were in 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, Key Managerial Personnel or other designated persons which may have potential conflict with the interest of the Company at large. Thus, disclosure in Form AOC-2 is not required.

Deposits

The Company has neither accepted nor renewed any deposits during the year under review.

Explanation or Comments on Qualifications, Reservations or Adverse remarks or disclaimers made by the Auditors and the Practicing Company Secretary in their reports.

There were no qualifications, reservations or adverse remarks made by the Auditors in their report. The provisions relating to submission of Secretarial Audit Report is not applicable to the Company.

Declaration of independent directors

The provisions of Section 149 for appointment of Independent Directors do not apply to the company.

Statutory Auditors

At the Extra Ordinary General Meeting held on 30th September, 2022, Mr. Vivek Patwari, Chartered Accountant, were reappointed as Statutory Auditors of the company to hold office till the conclusion of the Annual General Meeting to be held in the calendar year 2026. In terms of the first proviso to Section 139 of the Companies Act, 2013, the appointment of the auditors shall be placed for ratification at every Annual General Meeting. Accordingly, the appointment of Mr. Vivek Patwari, as statutory auditor of the company is placed for ratification by the shareholders. The Company has received a certificate from the above Auditors to the effect that if they are reappointed, it would be in accordance with the provisions of Section 141 of the Companies Act, 2013.

Auditors' Report

The report of the Statutory Auditors along with notes to Schedules is enclosed to this report. The observations made in the Auditors' Report are self-explanatory and therefore do not call for any further comments.

Company's policy relating to directors appointment, payment of remuneration and discharge of their duties

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company

Extract of the annual return

The extract of the annual return in Form No. MGT - 9 is a part of the Board's report, enclosed herewith.

Number of board meetings conducted during the year under review

The Company has conducted 6 (six) Board meetings during the financial year under review.

Conservation of energy, technology absorption and foreign exchange earnings and outgo

Since there is no manufacturing activity carried out by the Company, the particulars in respect of Conservation of energy and technology absorption as required u/s 134(3)(m) of the Companies Act, 2013 are not furnished. During the year, there was no foreign exchange outgo in terms of actual outflows and there was no foreign exchange earning in terms of actual inflows.

Directors and Key Managerial Personnel:

During the year, there was no change in the office of the Directors & Key Management Personal.

Employees:

The Company does not have any employee who is in receipt of Remuneration mentioned in Clause 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

Disclosures under Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressed) Act, 2013

During the year, no complaints of sexual harassment were received by the company.

Internal Financial Controls

The internal financial controls with reference to the Financial Statements are commensurate with the size and nature of business of the Company.

Directors' Responsibility Statement

In accordance with the provisions of Section 134(5) of the Companies Act, 2013 the Board here by submits its responsibility Statement

- a) in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- b) the directors had 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 at the end of the financial year and of the profit and loss of the company for that period;

- c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- d) the directors had prepared the annual accounts on a going concern basis; and
- e) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Employees' stock option plan.

The Company has not provided any Stock Option Scheme to the employees.

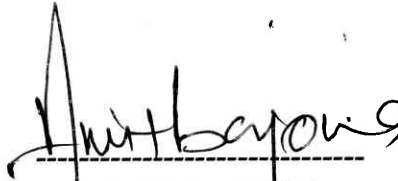
Acknowledgements

Our Directors place on record their appreciation for everyone, who has contributed to the growth and performance of your Company.

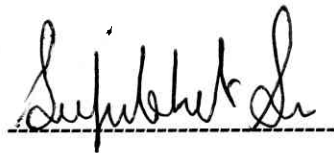
For and on behalf of the Board of Directors

Place: Kolkata

Date: 11.08.2023



AMIT BAJORIA
DIN NO. 00236173



SUPRABHAT SEN
DIN NO. 09265832



VIVEK PATWARI
Chartered Accountants

C/o Sri Balaji Trading Co
127C, Hazra Road
Kolkata - 700 026

INDEPENDENT AUDITOR'S REPORT

To
The Members of
M/s SAANVI NIWAS PRIVATE LIMITED
(CIN-U70200WB2021PTC245372)

Report on the Audit of Financial Statements

Opinion

We have audited the accompanying financial statements of M/s SAANVI NIWAS PRIVATE LIMITED (*“the Company”*) which comprises 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.

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 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, 2023, and profit for the year ended on that date.

Basis for Opinion

We conducted our audit 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.

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.



Information Other than the Financial Statements and Auditor's 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 Annexure to Board's Report, but does not include the standalone 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.

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.

Responsibilities of Management and those charged with governance for the 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 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 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 charged with governance 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 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. 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 with reference to financial statements 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.

Materiality is the magnitude of misstatements in the standalone 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.

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.



From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the financial year ended 31st March 2023 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

- (1) As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- (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, and 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 Companies Rules, 2015, as amended.
 - 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 Company being a Private Limited Company having turnover less than Rupees 50 Crores as per latest Audited Financial Statement and having aggregate borrowing from Banks or Financial Institutions or any body corporate at any point of time during the financial year less than Rupees 25 crores, reporting under section 143(3)(i) with respect to the adequacy of the internal controls with reference to financial statements of the Company and the operating effectiveness of such controls is not applicable as per MCA notification no. G.S.R. 583(E) dated 13.06.2017.
 - g) 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:
 - h) The Company being a private limited company, provisions of Section 197 of the Companies Act, 2013 is not applicable to the Company.



- i) 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. 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 with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For Vivek Patwari
Chartered Accountants

Vivek Patwari

(Vivek Patwari)
Proprietor
Membership No. 314218
UDIN – 23314218BHAXFH7973



Place: Kolkata
Date: 11th Day of Aug 2023

Annexure "A" to the Independent Auditor's Report

[Referred to in paragraph 1 under 'Report on other legal and regulatory requirements' section of our report to the members of Saanvi Niwas Private Limited of even date]

1. The Company does not have any fixed assets and hence the provisions of clause 1(a) and 1(b) of the Companies (Auditor's Report) Order 2020 is not applicable to the Company.
2. During the year, the company has not entered into any transactions relating to inventory items and hence the provisions of clause 2(a), 2(b) and 2(c) of the Companies (Auditor's Report) Order 2015 are not applicable to the Company.
3. The company has not granted any loans, secured or unsecured covered in the register maintained under section 189 of the Companies Act, 2013 ('the Act'). Accordingly, the provision of clause 3(a), 3(b) and 3(c) are not applicable to the company.
4. In our opinion and according to information and explanation given to us, the company has not granted any loans or provided any guarantees or given any security or made any investments to which the provision of section 185 and 186 of the Companies Act, 2013 apply. Accordingly, paragraph 3 (iv) of the order is not applicable.
5. In our opinion and according to the information and explanations given to us, the company has not accepted any deposits and accordingly paragraph 3 (v) of the order is not applicable.
6. The Central Government of India has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Act for any of the activities of the company and accordingly paragraph 3 (vi) of the order is not applicable.
7. **In respect of statutory dues:**
 - a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales- tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues have been generally regularly deposited during the year by the company with the appropriate authorities.
 - b) According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, sales- tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues were in arrears as at March 31, 2023 for a period of more than six months from the date they became payable.
 - c) According to the information and explanations given to us and the records of the company examined by us, there are no dues of sales- tax, service tax, goods and service tax, duty of customs, duty of excise and value added tax which have not been deposited on account of any dispute.



8. According to the information and explanations given to us, there are no transactions which are not accounted in the books of account which have been surrendered or disclosed as income during the year in Tax Assessment of the Company. Also, there are no previously unrecorded income which has been now recorded in the books of account. Hence, the provision stated in paragraph 3(viii) of the Order is not applicable to the Company.
9. The Company does not have any loans or borrowings and repayment to lenders during the year. Accordingly, the provision stated in paragraph 3(ix) (a) to (c) and sub clause (e) and (f) of the Order is not applicable to the Company.
10. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and has not taken any term loans during the year. Accordingly, paragraph 3 (ix) of the order is not applicable.
11. (a) During the course of our audit, examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company nor on the Company.

(b) We have not come across of any instance of fraud by the Company or on the Company during the course of audit of the standalone financial statement for the year ended March 31, 2023, accordingly the provisions stated in paragraph (xi)(b) of the Order is not applicable to the Company.
12. The Company is not a Nidhi Company and accordingly, paragraph 3 (xii) of the order is not applicable to the Company.
13. According to the information and explanations given to us and based on our examination of the records of the company, transactions with the related parties are in compliance with section 177 and 188 of the Act. Where applicable, the details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
14. In our opinion and based on our examination, the Company does not require to comply with provision of section 138 of the Act. Hence, the provisions stated in paragraph 3(xiv) (a) to (b) of the Order are not applicable to the Company.
15. According to the information and explanations given to us, in our opinion during the year the Company has not entered into non-cash transactions with directors or persons connected with its directors and hence, provisions of section 192 of the Act are not applicable to company. Accordingly, the provisions stated in paragraph 3(xv) of the Order are not applicable to the Company.
16. In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.



17. Based on the overall review of standalone financial statements, the Company has incurred cash losses in the current financial year and in the immediately preceding financial year. The details of the same are as follows:

Particulars	March 31, 2023 (Current year)	March 31, 2022 (Previous Year)
Profit Before Tax	(6,90,748)	NIL

18. There has been no resignation of the statutory auditors during the year. Hence, the provisions stated in paragraph clause 3 (xviii) of the Order are not applicable to the Company.
19. According to the information and explanations given to us and based on our examination of financial ratios, ageing and expected date of realisation of financial assets and payment of liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of audit report and the Company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
20. According to the information and explanations given to us, the provisions of section 135 of the Act are not applicable to the Company. Hence, the provisions of paragraph (xx)(a) to (b) of the Order are not applicable to the Company.
21. The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements. Accordingly, no comment in respect of the said clause has been included in the report.

For Vivek Patwari
Chartered Accountants

Vivek Patwari

(Vivek Patwari)

Proprietor

Membership No. 314218

UDIN – 23314218BHAXFH7973



Place: Kolkata

Date: 11th Day of Aug 2023

SAANVI NIWAS PVT LTD

Balance Sheet as at 31st March, 2023

Particulars	Note No	Rs. in '00			
		As at 31st March, 2023		As at 31st March, 2022	
		Rs.	P.	Rs.	P.
I. EQUITY AND LIABILITIES					
(1) Shareholder's Funds					
(a) Share Capital	2.1	1,000.00		1,000.00	
(b) Reserves and Surplus	2.2	(6,907.48)		-	
(2) Non Current Liabilities					
(a) Long Term Borrowings	2.3	8,428.01		-	
(3) Current Liabilities					
(a) Short Term Borrowings	2.4	399,918.41		66,610.27	
(b) Other Current Liabilities	2.5	6,278.09		154.81	
Total		408,717.03		67,765.08	
II.Assets					
(1) Non-current assets					
(a) Property, Plant and Equipment					
(i) Tangible Assets	2.6	20,240.72		-	
(b) Non Current Investments	2.7	110,699.67		-	
(2) Current Assets					
(a) Cash and Cash Equivalents	2.8	15,655.10		27,962.58	
(b) Short Term Loans and Advances	2.9	180,295.27		25,325.87	
(c) Other Current Assets	2.10	81,826.28		14,476.64	
Total		408,717.03		67,765.08	

Significant Accounting Policies and Notes on Accounts 1 & 2

C/o. Sri Balaji Trading Co
Flat 2F,
KOLKATA - 700 026

For Vivek Patwari
Chartered Accountant



Vivek Patwari
Proprietor
Membership No.- 314218
UDIN - 23314218BHAXFH7973

Dated :- The 11th day of Aug, 2023

SAANVI NIWAS PRIVATE LIMITED

Amit Bajoria
Director / Authorised Signatory
AMIT BAJORIA
DIN-00236173

SAANVI NIWAS PRIVATE LIMITED

Suprabhat Sen
Director / Authorised Signatory
SUPRABHAT SEN
DIN No - 09265832

SAANVI NIWAS PVT LTD

Statement of Profit and Loss for the period ended 31.03.2023

Particulars	Note No	Rs. in '00			
		For the year ended 31st March, 2023		For the year ended 31st March, 2022	
		Rs.	P.	Rs.	P.
I. Revenue from operations		-		-	
II. Other Income	2.11	1,888.52		-	
III. Total Revenue (I +II)		1,888.52		-	
<i>Expenses:</i>					
Employee Cost	2.12	2,218.24		-	
Financing Charges	2.13	18,207.56		678.08	
Depreciation and amortization expenses	2.14	6,619.00		-	
Other Expenses	2.15	1,535.40		550.76	
Transfer to Expenses related to Property		(19,784.20)		(1,228.84)	
IV. Total Expenses		8,796.00		-	
V. Profit Before Tax (III - IV)		(6,907.48)		-	
VI. Tax expense:					
(1) Current tax		-		-	
(2) Deferred tax		-		-	
(3) Tax for Earlier Year		-		-	
VII. Profit(Loss) for the year (V - VI)		(6,907.48)		-	
VIII. Earning per equity share:					
Basic & Diluted		-		-	

C/o. Sri Balaji Trading Co
Flat 2F,
KOLKATA - 700 026



For Vivek Patwari
Chartered Accountant

Vivek Patwari

Proprietor

Membership No.- 314218

UDIN - 23314218BHAXFH7973

Dated :- The 11th day of Aug, 2023

SAANVI NIWAS PRIVATE LIMITED

Amit Bajoria
Director / Authorised Signatory

AMIT BAJORIA
DIN-00236173

SAANVI NIWAS PRIVATE LIMITED

Suprabhat Sen
Director / Authorised Signatory

SUPRABHAT SEN
DIN NO - 09265832

SAANVI NIWAS PRIVATE LIMITED

3 SIGNIFICANT ACCOUNTING POLICIES AND OTHERS NOTES ON ACCOUNTS FOR THE YEAR ENDED 31ST MARCH, 2023

A) Significant Accounting Policies

(i) Basis of Preparation of Financial Statements

The financial statements of the company have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP). The company has prepared these financial statements to comply in all material respects with the accounting standards notified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"). These financial statements have been prepared on an accrual basis and under the historical cost conventions.

(ii) Revenue Recognition

Revenue is primarily derived from the sale of land and / or construction activity and other related activities.

Revenue from sale of goods is to be recognized on transfer of significant risks and rewards of ownership to the buyer and it is reasonable to expect ultimate collection from the buyer. During the year, the project has not been started so question of revenue recognition does not arise.

(iii) Inventory

Inventory (Closing Stock – Work in Progress) in respect of construction activities is valued at Cost. Cost includes Purchase price, Duties & Taxes & Registration Fees, Interest and Borrowing cost, if any and other expenditure directly or indirectly attributable to the acquisition and construction of the project. However, no project has been started so there is no inventory at the end of the period.

(iv) Earning Per Share

Basic and Diluted Earnings per shares are calculated by dividing the net profit attributable to the ordinary shareholders by the weighted average number of ordinary shares outstanding during the year.

(v) Provision for Current and Deferred Tax

No Provision for current tax has been made as there is no profit during the year. Deferred tax has not been created as there is no "timing difference" between taxable and accounting income.

SAANVI NIWAS PRIVATE LIMITED


Director / Authorised Signatory



2 NOTES ON ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023

2.1 SHARE CAPITAL

	Rs. in '00 As at <u>31.03.2023</u>	Rs. in '00 As at <u>31.03.2022</u>
Authorised : 1,00,000 Equity Shares of Rs. 10/- each.	10,000.00	10,000.00
	<u>10,000.00</u>	<u>10,000.00</u>
Issued, Subscribed & Paid -up : 10,000 Equity Share of Rs. 10/- each fully paid up	1,000.00	1,000.00
	<u>1,000.00</u>	<u>1,000.00</u>

The company has issued only one class of shares referred at as equity shares having a par value of Rs. 10 /-. Each holder of equity shares is entitled to one vote per share.

In the event of liquidation of the company, the holders of equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of equity shares held by the shareholders.

Reconciliation of the number of Equity Shares outstanding

Equity Shares Particulars	As at 31.03.2023	As at 31.03.2022
	Number of shares at the beginning	10,000
Add / Less: During the year	-	10,000
Less: Redeemed or bought back during the period	-	-
Number of shares at the end	<u>10,000</u>	<u>10,000</u>

DETAILS OF EQUITY SHAREHOLDERS HOLDING MORE THAN 5% SHARES OF THE COMPANY:

Sl. No.	Name of Shareholder	As at 31.03.2023		As at 31.03.2022	
		No. of Shares held	% of shares	No. of Shares held	% of shares
1	Amit Bajoria	9500	95	9500	95
2	Pradyumn Agarwal	500	5	500	5
		<u>10000</u>	<u>100</u>	<u>10000</u>	<u>100</u>

DETAILS OF SHARES HELD BY PROMOTERS:

Sl. No.	Name of Shareholder	As at 31.03.2023		As at 31.03.2022	
		No. of Shares held	% of shares	No. of Shares held	% of shares
1	Amit Bajoria	9500	95	9500	95
2	Pradyumn Agarwal	500	5	500	5
		<u>10000</u>	<u>100</u>	<u>10000</u>	<u>100</u>

2.2 RESERVE AND SURPLUS

	As at 31.03.23	As at 31.03.22
Surplus Account (as per annexed account)		
Opening Balance	-	-
Add: Net Profit after Tax during the year	(6,907.48)	-
Closing Balance	<u>(6,907.48)</u>	<u>-</u>

2.3 LONG TERM BORROWINGS

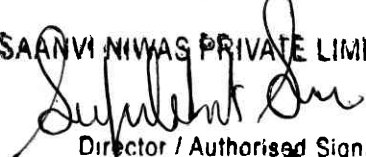
	As at 31.03.23	As at 31.03.22
Secured Loan		
Car Loan from ICICI Bank *	8,428.01	-
	<u>8,428.01</u>	<u>-</u>

*Maturity Profile of Secured Car Loan from ICICI Bank		Rs. in '00	
Terms and Condition: Payable in Year Installments @ 8.60 % Interest.		As at 31.03.2023	As at 31.03.2022
Details of Installments Payable:			
Particulars			
Current Maturity - Payable in 2023-2024 (Refer Note. No. 2.3)		1,955.44	-
Non Current Maturity (Refer above)		8,428.01	-
		<u>10,383.45</u>	<u>-</u>

SAANVI NIWAS PRIVATE LIMITED

 Director / Authorised Signatory



SAANVI NIWAS PRIVATE LIMITED

 Director / Authorised Signatory

2.4	SHORT TERM BORROWINGS		
	<u>Current Maturity of Long Term debts (Secured)</u>		
	Car Loan from ICICI Bank *	1,955.44	-
	<u>Other loans and advances (Unsecured)</u>		
	Loan from Body Corporate	384,494.07	50,610.27
	Loan from Shareholder	13,468.90	16,000.00
		399,918.41	66,610.27
2.5	OTHER CURRENT LIABILITIES		
	Other Payables	6,278.09	154.81
		6,278.09	154.81
2.8	CASH AND CASH EQUIVALENTS		
	<u>Cash in Hand</u>		
	Cash in hand (as certified by the management)	1,780.65	498.50
	<u>Balances with bank</u>		
	Bank of Baroda (Current Account)	4,682.57	26,041.68
	IndusIns Bank (Current Account)	9,191.88	1,422.40
		15,655.10	27,962.58
2.9	SHORT TERM LOANS AND ADVANCES		
	<u>Other Loans and Advances (Unsecured and Considered Good)</u>		
	Advance against Property	180,295.27	25,325.87
		180,295.27	25,325.87
2.10	OTHER CURRENT ASSETS		
	<u>Others</u>		
	Advance to Krishna Motor	-	250.00
	Expenses related to Property	79,403.36	14,226.64
	Receivable from Right Facility Management Pvt Ltd	2,000.00	-
	TDS Receivable	422.92	-
		81,826.28	14,476.64
2.11	OTHER INCOME		
	Interest Received from LLP	1,888.52	-
		1,888.52	-
2.12	EMPLOYEE COST		
	Salary and Bonus	2,218.24	-
		2,218.24	-
2.13	FINANCING CHARGES		
	Interest on Unsecured Loan	17,565.96	678.08
	Interest on Car Loan	641.60	-
		18,207.56	678.08
2.14	DEPRECIATION AND AMORTIZATION		
	Depreciation on Tangible Assets	6,619.00	-
		6,619.00	-
2.15	OTHER EXPENSES		
	Audit Fees	55.00	50.00
	Bank Charges	244.87	5.61
	Filing Expenses	8.00	200.00
	General Expenses	531.06	226.15
	Motor Car Expenses	649.97	-
	Rates and Taxes	46.50	69.00
		1,535.40	550.76

SAANVI NIWAS PRIVATE LIMITED

Mit Bajaj
Director / Authorised Signatory



2.6 PROPERTY, PLANT AND EQUIPMENT

Particulars	Cost as on	Additions during the year	Sales/Transfer during the year	Total	Dep. up to	Depreciation Adjustment	Depreciation	Total	W.D.V.	W.D.V.
	01.04.22			as on 31.03.23	31.03.22		for the year	Depreciation as on 31.03.23	as on 31.03.2023	as on 31.03.2022
	Rs. P.	Rs. P.	Rs. P.	Rs. P.	Rs. P.	Rs. P.	Rs. P.	Rs. P.	Rs. P.	Rs. P.
Tangible Assets										
Motor Car	-	26,859.72	-	26,859.72	-	-	6,619.00	6,619.00	20,240.72	-
Total	-	26,859.72	-	26,859.72	-	-	6,619.00	6,619.00	20,240.72	-
Previous Year Figures	-	-	-	-	-	-	-	-	-	-



2.7 NON CURRENT INVESTMENTS (At Cost)

Other Investments

Investment in Partnership firm (LLP)

- Saanvi Itish Realty LLP

110,699.67

110,699.67

-

Details of Investments in Partnership Firm	As at	
	31.03.2023	31.03.2022
M/s. Saanvi Itish Realty LLP		
Partner Capital Account	500.00	-
Partner Current Account	110,199.67	-
	110,699.67	-

Details of Patners in M/s Saanvi Itish Realty LLP	Capital Invested		Current Account		Partner's Share	
	As at 31.03.2023	As at 31.03.2022	As at 31.03.2023	As at 31.03.2022	As at 31.03.2023	As at 31.03.2022
a) Itish Realty Pvt Ltd	500.00	-	107,612.01	-	50%	0%
b) Saanvi Niwas Pvt Ltd	500.00	-	110,199.67	-	50%	0%
Total	1,000.00	-	217,811.68	-	100%	0%



SAANVINIWAS PVT LTD

2.16 OTHER NOTES ON ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023

Related Party Disclosures :-

Name of the Related Parties and Nature of the Related Party Relationship with whom transactions have taken place during the reported period.

(A) Subsidiaries & Associates Entity :

There is no Subsidiaries and Associates Entity.

(B) Key Management Personnel :

S.No.	Name	Designation
1	Mr. Amit Bajoria	Director
2	Mr. Pradyumn Agarwal	Director
2	Mr. Suprabhat Sen	Director

(C) Other Related Parties :

S.No. Particulars

(a) Relatives of Key Management Personnel :

No Transactions with Relatives of Key Management Personnel

(b) Private compaies in which directors or relative are director or members :

1 Laxminarayan Mercantile Pvt Ltd

(D) Disclosure of Transactions during the year between the Company and Related Parties

S.No.	Nature of Transaction	Year ended 31st March, 2023			Year ended 31st March, 2022		
		Subsidiaries & Associates	Key Management Personnel	Other Related Parties	Subsidiaries & Associates	Key Management Personnel	Other Related Parties
1	Interest Expense	-	107,655.00	1,354,260.00	-	-	67,808.00
2	Rent Paid	-	-	-	-	-	-
3	Loan Taken	-	900,000.00	28,000,000.00	-	1,600,000.00	5,000,000.00
4	Loan Refunded	-	1,250,000.00	-	-	-	-
5	Loan Given	-	-	-	-	-	-
	Loan Given Recovered	-	-	-	-	-	-
6							
7	Advance Given	-	-	-	-	-	-
8	Advance Recovered	-	-	-	-	-	-
	Investment (In Shares)	-	-	-	-	-	-
9							
10	Investment (In Debenture)	-	-	-	-	-	-
	Total	-	2,257,655.00	29,354,260.00	-	1,600,000.00	5,067,808.00

(E) The details of amount due to or due from related parties as at 31st March, 2023 and 31st March, 2022

S.No.	Particulars	Year ended 31st March, 2023			Year ended 31st March, 2022		
		Subsidiaries & Associates	Key Management Personnel	Other Related Parties	Subsidiaries & Associates	Key Management Personnel	Other Related Parties
1	Loan Taken	-	1,346,890.00	34,279,861.00	-	1,600,000.00	5,061,207.00
2	Loan Given	-	-	-	-	-	-
3	Advance Given	-	-	-	-	-	-
	Investment (In Shares)	-	-	-	-	-	-
4							
	Investment (In Debenture)	-	-	-	-	-	-
5							
	Total	-	1,346,890.00	34,279,861.00	-	1,600,000.00	5,061,207.00

SAANVINIWAS PRIVATE LIMITED

Amit Bajoria
Director / Authorised Signatory

SAANVINIWAS PRIVATE LIMITED

Suprabhat Sen
Director / Authorised Signatory



(F) Additional Regulatory Information

Ratios			
			As at
Particulars	Items included in numerator	Items included in denominator	Ratio
(a) Current Ratio	Current Assets	Current Liabilities	68%
(b) Debt-Equity Ratio	Long Term Debt + Short Term Debt	Shareholder equity	40835%
(c) Debt Service Coverage Ratio	Earning Before Interest, tax, Depreciation & Amortisation	Total principal + Interest on Borrowings	4%
(d) Return on Equity Ratio	Earning After Interest, tax, Depreciation & Amortisation	Average Shareholders Equity	-691%
(e) Inventory turnover ratio	Turnover	Average Inventory	0%
(f) Trade Receivables turnover ratio	Net Credit Sales	Average Trade Receivable	0%
(g) Trade payables turnover ratio	Net Credit Purchase	Average Trade Payable	0%
(h) Net capital turnover ratio	Total Sales	Shareholder Equity	0%
(i) Net profit ratio	Net Profit	Net Sales	0%



As at 31.03.2023	As at 31.03.2022	
change in the ratio by more than 25% as compared to the preceding year	Ratio	change in the ratio by more than 25% as compared to the preceding year
No	101%	No
Yes	6661%	No
Yes	1%	No
Yes	0%	No
No	0%	No
No	0%	No
No	0%	No
No	0%	No
No	0%	No

[Handwritten signature]

SAANVI NIWAS PRIVATE LIMITED

[Handwritten signature]
 Director / Authorised Signatory



SAANVI NIWAS PVT LTD

(G) Other Statutory Information:-

- (a) As per the information available with the company, the principal amount payable to Micro, Small and Medium Enterprises falling under the provision of Micro, Small and Medium Enterprises Development Act, 2006 Rs. Nil.
- (b) There is no amount outstanding payable to Investors' Education and Protection Fund as on 31.03.2023.
- (c) The Company do not have any transactions with company's struck off during the current and previous F.Y.
- (d) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the current and previous financial year in the tax assessments under the Income Tax Act, 1961 (Such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (e) The Company does not have any Benami property, Further, there are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transaction Act, 1988 and rules made thereunder.
- (f) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period as at March 31, 2023.
- (g) The Company have not traded or invested in Crypto Currency or Virtual Currency during the current and previous financial year.
- (h) The Company has not been declared as a wilful defaulter by any bank or financial Institution or government or any government authority.
- (i) The Company is not covered under section 135 of The Companies Act 2013 and hence Corporate Social Responsibility Activities are not required to be done by the company.
- (j) The company has sufficient liquidity for continuing its business operations. The company is also confident about its ability to service its debt and other financial liabilities.
- (k) Other information pursuant to the provision of Schedule III of the Companies Act, 2013 are not applicable and hence not given.
- (l) The Company is newly formed. Hence, Previous years figures are not there.

As per Our report of even date.

C/o. Sri Balaji Trading Co
127C, Hazra Road
Kolkata- 700 026

Dated :- The 11th day of Aug, 2023

SAANVI NIWAS PRIVATE LIMITED


Director / Authorised Signatory

AMIT BAJORIA
DIN - 00236173

For Vivek Patwari
Chartered Accountant



Vivek Patwari

Proprietor

Membership No.- 314218

UDIN - 23314218BHAXFH7973

SAANVI NIWAS PRIVATE LIMITED


Director / Authorised Signatory

SUPRABHAT SEN

DIN NO - 09265832

SAANVI NIWAS PVT LTD

DETAILS OF BALANCE SHEET AS AT 31ST MARCH, 2023

	Rs. in '00
A	
<u>LOAN FROM BODY CORPORATE</u>	
Albright Viniyog and Nirman Pvt. Ltd.	41,695.46
Laxminarayan Mercantile Pvt. Ltd.	342,798.61
	<u>384,494.07</u>
B	
<u>LOAN FROM SHAREHOLDER</u>	
Amit Bajoria	13,468.90
	<u>13,468.90</u>
C	
<u>OTHER PAYABLES</u>	
Audit Fees Payable	55.00
Payable to Purnima Roy	4,400.00
Profession Tax	65.40
TDS Payable	1,757.69
	<u>6,278.09</u>
D	
<u>BANK BALANCE</u>	
Bank Of Baroda	
Lansdown Market Branch	4,682.57
Kolkata -700025	
A/c No -	
IndusInd Bank	
Branch	9,191.88
Kolkata -	
A/c No -	
	<u>13,874.45</u>
E	
<u>ADVANCE AGAINST PROPERTY</u>	
<u>Property at 1/1A, Mahesh Chowdhury Lane, Kolkata</u>	
<u>Paid to Landlord</u>	
Balai Chandra Laha(Landlord)	7,055.00
Chandu Laha(Owner)	5,000.00
Ganesh Sinha	2,500.00
Gopinath Laha(Owner)	5,000.00
Madhumita Dutta(Land Owner)	2,500.00
Namita Sarkar(Owner)	2,500.00
Rama Auddy(Land Owner)	5,000.00
Rekha Laha(Owner)	8,170.00
Sraboni Laha(Owner)	8,330.00
Subhashish Laha (Landlord)	8,530.00
Sumita Bhowmick(Owner)	2,500.00
JASWANT SINGH (Tenant)	10,000.00
Sanjay Kumar Jasiswal(Tenant)	5,000.00
	<u>72,085.00</u>



<u>Property at 20/10A, Ashwini Dutta Road, Kolkata</u>		
Paid to Arati Ghosh (Landlady)	5,000.00	
Paid to Bharat Sevashram Sangha (Landlord)	15,000.00	
Paid to Pronab Kumar Basu (Landlord)	8,000.00	
Paid to Pronati Das (Landlady)	9,000.00	
Paid to Avijit Mondal (Tenant)	2,000.00	
Paid to Kamal Bandyopadhyay (Tenant)	30,000.00	69,000.00

<u>Property at S N Roy Road, Kolkata</u>		
Paid to Soumitra Mukherjee (Land Lord - Refundable Deposit)	2,000.00	
Paid to Sudipta Mukherjee (Land Lord - Refundable Deposit)	1,000.00	3,000.00

<u>Property at Beltola Road, Kolkata</u>		
Paid to Sambhu Charan Das (Land Lord)	590.00	
Paid to Sudipa Das (Land Lord)	220.00	810.00

<u>Property at 1/1B, Mahesh Chowdhury Lane, Kolkata</u>		
Paid to Balbinder Kaur (Land Lord)	13,750.00	
Paid to Jagadish Ghosh (Land Lord)	2,610.00	
Paid to Jaswant Singh (Land Lord)	3,750.00	20,110.00

<u>Property at Haripada Road, Kolkata</u>		
Paid to Manash Banerjee (Land Lord)	7,108.96	
Paid to Manash Banerjee & Milan Banerjee (Landlord)	1,781.09	
Paid to Milan Banerjee(Landlord)	6,400.22	15,290.27

180,295.27

F EXPENSES RELATED TO PROPERTY

<u>Property at 3/2, Shyam Bose Road, Kolkata</u>		
Survey Charges	60.00	60.00

<u>Property at 14B & 14C, Panditya Place, Kolkata</u>		
Survey Charges	60.00	60.00

<u>Property at 1/1A, Mahesh Chowdhury Lane, Kolkata</u>		
Property Registration and Stamp Duty	4,539.30	
Commission Charges	50.00	
Deed of Gift (Exp)	40.00	
GENERAL EXPENSES	21.97	
Interest on Loan	5,971.70	
Power of Attroney	115.30	
Professional Charges	350.00	
Property Tax	350.00	
Seraching Expenses	2,299.00	
Survey Charges	120.00	13,857.27

