

To  
The Secretary  
RERA, West Bengal  
Kolkata

Date:15.05.23

**Sub : Declaration for Audited Balance Sheet**

Sir,

This is to inform you that, the submitted balance sheet for "Piano Real Estates LLP" for the year 2021-22 doesn't required to be audited since there was no income on the said LLP. Hence we are submitting un-audited Balance Sheet / Financials for 2021-22 for your reference.

For "Piano Real Estates LLP"

Designated Partner

PIANO REAL ESTATES LLP

Designated Partner

**PIANO REAL ESTATES LLP**  
**Balance Sheet as at 31st March, 2022**

Particulars	Note No	As at 31st March, 2022	As at 31st March, 2021
<b><u>I. EQUITY AND LIABILITIES</u></b>			
(1) Shareholders funds / Partners Capital			
(a) Share Capital / Partners Capital (Fixed)	1	1,00,000.00	1,00,000.00
(b) Partners Capital ( Current)	2	7,899.76	(711.40)
(2) Current Liabilities			
(a) Other Current Liabilities	3	54,23,254.00	34,550.00
(b) Short Term Provisions	4	822.00	822.00
		<b>55,31,975.76</b>	<b>1,34,660.60</b>
<b><u>II. Assets</u></b>			
<b>Current assets</b>			
(a) Cash and Cash Equivalents	5	26,02,843.08	17,014.60
(b) Short Term Loans & Advances	6	29,29,132.68	1,17,646.00
<b>Total</b>		<b>55,31,975.76</b>	<b>1,34,660.60</b>

For Piano Real Estates LLP

*Meeta Modi*

Meeta Modi  
**Designated Partner**  
DIN NO 00267678

*Anirudh Modi*  
Anirudh Modi  
**Designated Partner**  
DIN No 00267181

Place : Kolkata  
Date : 22.07.2022

**PIANO REAL ESTATES LLP**  
Statement of Profit & Loss for the year ended 31st March, 2022

Particulars	Note No	For the year ended 31.03.2022	For the year ended 31.03.2021
<b>Income</b>			
Other Income	7	-	8,951.00
<b>Total Revenue</b>		-	<b>8,951.00</b>
<b>Expenditures</b>			
Other expenses	8	888.84	6,316.00
<b>Total Expenses</b>		<b>888.84</b>	<b>6,316.00</b>
Profit before exceptional and extraordinary items and tax			
Exceptional Items		(888.84)	2,635.00
Profit before extraordinary items and tax			
Extraordinary Items		(888.84)	2,635.00
Profit before tax			
Tax expense:		(888.84)	2,635.00
(1) Current tax			
(2) Deferred tax		-	822.00
Profit / (Loss) from the period from continuing operations		(888.84)	1,813.00
Profit / (Loss) for the period		<b>(888.84)</b>	<b>1,813.00</b>

For Piano Real Estates LLP

*Meeta Modi*  
Meeta Modi  
**Designated Partner**  
DIN NO 00267678

*Anirudh Modi*  
Anirudh Modi  
**Designated Partner**  
DIN No 00267181

Place : Kolkata  
Date : 22.07.2022

PIANO REAL ESTATES LLP				
Notes Forming Part of the Financial Statement			For the year ended 31.03.2022	For the year ended 31.03.2021
NOTES ON ACCOUNT				
<b>Partners Capital Account - Fixed</b>				
<b>NOTE 1</b>	<b>Name</b>	<b>Share of Profit Ratio</b>		
	Bhagirathi Abasan Private Limited	50%	50,000.00	50,000.00
	Nortech Property Private Limited	50%	50,000.00	50,000.00
			<b>1,00,000.00</b>	<b>1,00,000.00</b>
<b>Partners Current Account</b>				
<b>NOTE 2</b>	<b>Name</b>			
	Bhagirathi Abasan Private Limited		3,951.88	(353.70)
	Nortech Property Private Limited		3,947.88	(357.70)
			<b>7,899.76</b>	<b>(711.40)</b>
<b>NOTE 4:</b>	<b>Other Current Liabilities</b>			
	(i) Audit Fees Payable		2,800.00	2,800.00
	(ii) Other Liabilities		8,75,664.00	31,750.00
	(iii) Eden Richmond Park LLP		15,00,000.00	-
	(iv) Isha Projects Pvt. Ltd. ( Isha Group)		15,00,000.00	-
	(v) Maple Barter LLP ( Adya Group)		15,00,000.00	-
	(vi) Duties & Taxation		44,790.00	-
			<b>54,23,254.00</b>	<b>34,550.00</b>
<b>NOTE 5:</b>	<b>Short Term Provisions</b>			
	For Taxation		822.00	822.00
			<b>822.00</b>	<b>822.00</b>
<b>NOTE 6:</b>	<b>Cash and Cash Equivalents</b>			
	Balance with Bank		26,02,843.08	17,014.60
			<b>26,02,843.08</b>	<b>17,014.60</b>
<b>NOTE 7:</b>	<b>Current Assets</b>			
	<b>Short Term Loans &amp; Advances</b>			
	Eden Richmond Park LLP		-	1,16,975.00
	Tds Receivable		671.00	671.00
	Self Assessment Tax		150.00	-
	WIP ( Bagmari)		29,28,311.68	-
			<b>29,29,132.68</b>	<b>1,17,646.00</b>
<b>NOTE 9:</b>	<b>Other Expenses</b>			
	(i) Filing Fees		200.00	100.00
	(ii) Interest on IT		-	-
	(iii) Bank Charges		688.84	216.00
	(iv) Accounting Charges		-	6,000.00
			<b>888.84</b>	<b>6,316.00</b>
<b>NOTE 8</b>	<b>Other Income</b>			
	(i) Interest Received		-	8,951.00
			<b>-</b>	<b>8,951.00</b>