



S K AGRAWAL AND CO CHARTERED ACCOUNTANTS LLP

(FORMERLY S K AGRAWAL AND CO)
CHARTERED ACCOUNTANTS
LLPIN – AAV-2926
FRN- 306033E/E300272

SUITE NOS : 606-608
THE CHAMBERS, OPP. GITANJALI STADIUM
1865, RAJDANGA MAIN ROAD, KASBA
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INDEPENDENT AUDITOR'S REPORT

To the Partners of Bergamot Conbuild LLP

Opinion

We have audited the accompanying financial statements of **Bergamot Conbuild LLP** ("the LLP") which comprises Statement of Assets and Liabilities as on 31st March, 2023 and the Statement of Income & Expenditure for the period then ended and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give the information required by the Limited Liability Partnership Act, 2008 and Limited Liability Partnership Rules, 2009(as amended) in the manner so required in conformity with the accounting principles generally accepted in India including the Accounting Standards issued by ICAI, of the state of affairs of the LLP as at March 31, 2023, its profit for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the Standards on Auditing (SAs). 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 LLP 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 and we have fulfilled our other ethical responsibilities in accordance with these requirement. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibility of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the aforesaid Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the firm'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 firm or to cease operations, or has no realistic alternative but to do so.

Management are responsible for overseeing the firm's financial reporting process





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Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 based on 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, but not for the purpose of expressing an opinion on the firm's internal control.
- 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 firm'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 Firm to cease to continue as a going concern.

We communicate with management 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 further 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.





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- b. In our opinion, proper books of accounts as required by law have been kept by the LLP so far as it appears from our examination of those books.
- c. The Statement of Assets and Liabilities and the Statement of Income and Expenditure dealt with by this Report are in agreement with the books of accounts.
- d. In our opinion the aforementioned Financial Statements comply with the Accounting Standards.

For S K Agrawal and Co Chartered Accountants LLP

Chartered Accountants

FRN.: 306033E/E300272



Place: Kolkata

Date: 18^h October 2023

A. C. Sahoo.

Ashok Kumar Sahoo

Partner

Membership No.: 306453

UDIN: 23306453B6WWBU4873

BERGAMOT CONBUILD LLP

Statement of Assets & Liabilities as on 31st March, 2023

Particulars	Note No.	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
I. EQUITY AND LIABILITIES			
(1) Shareholders' fund /Partner's capital			
(a) Partner's Capital (Fixed)	1	100,000	100,000
(b) Partner's Capital (Current)	2	125,464,240	(23,358)
(c) Reserve & Surplus	3	(9,867)	(9,867)
(2) Current Liabilities			
(a) Short Term Borrowings	4	46,817,220	62,477,877
(b) Other Liabilities & Provisions	5	1,033,720	6,986
Total		173,405,313	62,551,638
II. ASSETS			
(1) Current Assets			
(a) Inventories	6	11,101,618	71,507
(b) Loans & Advances	7	162,018,335	62,395,000
(c) Other Current Asstes	8	73,673	-
(d) Cash and Cash Equivalents	9	211,687	85,131
Total		173,405,313	62,551,638

Accounting Policies & Notes on Financial Statements

1 - 12

As per our report of even date

For S K Agrawal and Co Chartered Accountants LLP
Chartered Accountants
FRN.: 306033E/E300272

A. C. Sahoo.
Ashok Kumar Sahoo
Partner
Memembership No.: 306453



Date: 18th Day of October, 2023
Place: Kolkata

Mahesh Kumar Agarwal
MKP

Designated Partner
Mahesh Kumar Agarwal
DPIN 00480731

Rishi Toddi
Designated Partner
RISHI TODDI
DPIN 00590337

BERGAMOT CONBUILD LLP

Statement of Income & Expenditure for the period ended 31st March, 2023

Sr. No.	Particulars	Note No.	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
I	Income			
	Interest Received		1,101,108	5,484
	Total Income		1,101,108	5,484
II	Expenses			
	Expenses Incurred during the year in project (increase)/Decrease in inventory	10	1,206,867 (11,030,111)	(71,507)
	Finance Cost		10,774,063	71,507
	Other Administration Cost	11	33,943	16,483
	Total Expenses		984,762	16,483
III	Profit before Tax		116,346	(10,999)
IV	Provision for Tax			
	Current Tax		36,300	-
	Earlier Year Tax		-	-
V	Profit/(Loss) for the period		80,046	(10,999)
VI	Profit Transferred to Partner's Running Account			
	Chetan Todi		40,023	(5,500)
	Shankar Birjuka		40,023	(5,499)
	Ayush Poddar		-	
	Preyansh Chandak		-	
	Viewlink Highrise LLP		-	
	Pansari Developers Ltd		-	
VII	Balance Transferred to Reserves & Surplus		-	-

Accounting Policies & Notes on Financial Statements

1 - 12

As per our report of even date

For S K Agrawal and Co Chartered Accountants LLP
Chartered Accountants
FRN.: 306033E/E300272

A. K. Sahoo
Ashok Kumar Sahoo
Partner
Membership No.: 306453



Mahesh Kumar Agarwal
Designated Partner
Mahesh Kumar Agarwal
DPIN 00480731

Rishi Toddi
Designated Partner
RISHI TODDI
DPIN 00590337

Date: 18th Day of October, 2023

Place: Kolkata

BERGAMOT CONBUILD LLP

Notes Forming Integral Part of the Financial Statements as on 31st March, 2023

Note : 1 Partner's Capital Contribution

Sl no.	Name of partner	Share of profit & Loss (%)	As at 1.4.22 (Opening balance)	Introduced/co ntributed during the year	Interest for the year	Withdrwal during the year	Share of profit & Loss for the Year	As at 31.3.23 (closing balance)
1	Chetan Todi	50%	50,000	-	-	(50,000)	-	-
2	Shankar Birjuka	50%	50,000	-	-	(50,000)	-	-
3	Ayush Poddar	10%	-	10,000	-	-	-	10,000
4	Preyansh Chandak	10%	-	10,000	-	-	-	10,000
5	Viewlink Highrise LLP	40%	-	40,000	-	-	-	40,000
6	Pansari Developers Ltd	40%	-	40,000	-	-	-	40,000
			100,000	100,000	-	(100,000)	-	100,000

Previous Year

Sl no.	Name of partner	Share of profit & Loss (%)	As at 1.4.21 (Opening balance)	Introduced/co ntributed during the year	Interest for the year	Withdrwal during the year	Share of profit & Loss for the Year	As at 31.3.22 (closing balance)
1	Chetan Todi	50%	50,000	-	-	-	-	50,000
2	Shankar Birjuka	50%	50,000	-	-	-	-	50,000
			100,000	-	-	-	-	100,000

Note : 2 Partner's Current Account

Sl no.	Name of partner	Share of profit & Loss (%)	As at 1.4.22 (Opening balance)	Introduced/co ntributed during the year	Interest for the year	Withdrwal during the year	Share of profit & Loss for the Year	As at 31.3.23 (closing balance)
1	Chetan Todi		(11,679)	-	-	(28,344)	40,023	-
2	Shankar Birjuka		(11,679)	-	-	(28,344)	40,023	-
3	Ayush Poddar	10%	-	6,764,653	-	-	-	6,764,653
4	Preyansh Chandak	10%	-	-	-	-	-	-
5	Viewlink Highrise LLP	40%	-	82,497,949	-	-	-	82,497,949
6	Pansari Developers Ltd	40%	-	36,201,638	-	-	-	36,201,638
			(23,358)	125,464,240	-	(56,687)	80,047	125,464,240

Previous Year

Sl no.	Name of partner	Share of profit & Loss (%)	As at 1.4.22 (Opening balance)	Introduced/co ntributed during the year	Interest for the year	Withdrwal during the year	Share of profit & Loss for the Year	As at 31.3.22 (closing balance)
1	Chetan Todi	50%	(6,179)	-	-	-	(5,500)	(11,679)
2	Shankar Birjuka	50%	(6,180)	-	-	-	(5,499)	(11,679)
			(12,359)	-	-	-	(10,999)	(23,358)

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BERGAMOT CONBUILD LLP

Notes Forming Integral Part of the Financial Statements as on 31st March, 2023

Note : 3 Reserve & Surplus

Particulars	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
Reserve & Surplus		
Surplus/(Deficit) in the statement of Profit & Loss		
Opening balance	(9,867)	(9,867)
Amount Available for Appropriation	(9,867)	(9,867)
Net Surplus in the statement of Profit & Loss	(9,867)	(9,867)
Total	(9,867)	(9,867)

Note : 4 Short Term Borrowings

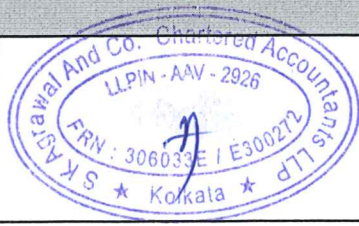
Particulars	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
Loan from Related party		
New Age Enclave Pvt. Ltd.	3,791,970	4,062,877
ViewLink Highrise LLP	-	58,415,000
Beulah Enterprise Pvt. Ltd.	15,012,823	-
Loan from Others		
Krihant Corporation Pvt. Ltd.	28,012,427	-
Total	46,817,220	62,477,877

Note : 5 Other Liabilities & Provisions

Particulars	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
Payable to Old Partners		
Chetan Todi	40,023	-
Shankar Birjuka	40,023	-
Statutory Liabilities		
TDS Payable	928,674	6,986
Other Current Liabilities		
Audit Fee payable	25,000	-
Total	1,033,720	6,986

Note : 6 Inventories

Particulars	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
Opening stock	71,507	-
Addition during the year	11,030,111	71,507
Closing Stock	11,101,618	71,507
Total	11,101,618	71,507



Rahul Agarwal

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Note : 7 Loans & Advances

Particulars	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
Loan to Others		
R.D. Alloys Private Limited	24,389,753	-
Other advances		
Security Deposit with CESC	383,582	
Deposit under Joint Venture	132,245,000	62,395,000
Legal Options	5,000,000	
Total	162,018,335	62,395,000

Note : 8 Other Current Asstes

Particulars	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
Net of TDS and Advance Tax & Provision for Taxation	73,673	-
Total	73,673	-

Note : 9 Cash & Cash Equivalents

Particulars	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
Cash in Hand	3,317	4,729
Balance with Bank-In Current Account	208,370	80,402
Total	211,687	85,131

Note : 10 Expenses Incurred during the year in project

Particulars	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
Construction Expenses towards Site Development Cost	1,206,867	-
	-	-
Total	1,206,867	-

Note : 11 Other Administration Expenses

Particulars	Figures as at the end of 31.03.2023	Figures as at the end of 31.03.2022
Audit Fees	25,000	-
Bank Charges	1,897	1,272
Conveyance Expenses	-	4,964
Filing Fees	-	165
Printing & Stationery	-	60
Trade Licence	2,150	2,150
General Expenses	850	5,026
Rent Paid	2,846	2,846
Professional Tax	1,200	-
Total	33,943	16,483



Devi Aggarwal

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BERGAMOT CONBUILD LLP
P-15, INDIA EXCHANGE PLACE EXTENSION, TODI MANSION ,KOLKATA - 700073

Schedule forming part of Financial Statements for the year Ending on 31st March, 2023

SCHEDULE 12:
NOTES TO ACCOUNTS

LLP OVERVIEW

Bergamot Conbuild LLP had been formed on conversion of the M/s Bergamot Conbuild Private Limited, the date of incorporation of the LLP being 25.03.2019. All the assets and liabilities of the Company has been vested with the LLP from the aforesaid date of its incorporation. The LLP was incorporated to carry on the business of real estate construction, development and other related activities.

PARTNERS & THEIR PROFIT SHARING RATIO:

Name of the Partners	Share in Profit or Loss of the LLP
Ayush Poddar	10.00%
Preyansh Chandak	10.00%
Viewlink Highrise LLP	40.00%
Pansari Developers Ltd	40.00%

BASIS OF PREPARATION

The financial statement of LLP have been prepared on basis under the historical cost convention and on going concern basis in accordance with Generally Accepted Accounting Principles in India, the Accounting Standards issued by The Institute of Chartered Accountants of India and the provisions of the Limited Liability Partnership Act, 2008.

FIXED ASSETS

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation. Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction.

Carrying amount of cash generating units / assets are reviewed at balance sheet date to determine whether there is any indication of impairment. If such indication exists, the recoverable amount is estimated as the net selling price or value in use, whichever is higher. Impairment loss, if any, is recognized whenever carrying amount exceeds the recoverable amount.

DEPRECIATION/ AMORTIZATION

Depreciation on fixed assets is calculated on WDV basis by using the rates as prescribed under the Income Tax Act 1961.

INVENTORIES

Inventories are valued as under:

- a. Completed Flats -At Lower of cost or Net realisable value
- b. Construction Work-in-progress -At Cost

Construction Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the LLP.

ACCOUNTING FOR TAXES

A provision for tax is made by applying tax rates and tax laws. Deferred tax charge or credit on timing difference is recognised using current tax rates and tax laws that has been enacted or substantively enacted as of the Balance Sheet date. In view of general prudence, the Company has not recognised deferred tax while preparing the accounts of the Current Year.

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Schedule forming part of Financial Statements for the year Ending on 31st March, 2023

REVENUE RECOGNITION

"The LLP accounts for revenue on sale of flat/immovable property when substantial risk and reward is transferred to the intending buyer which Usually happens upon handing over of possession of flat/immovable property to the intending buyer"

INVESTMENT

Current investments are carried in the financial statements at lower of cost and fair value determined on an individual investment basis. Long-term investments are carried at cost. However, provision for diminution in value(if any) is made to recognize a decline other than temporary in the value of the investments.

BORROWING COSTS

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset should be capitalised as part of the cost of that asset. The amount of borrowing costs eligible for capitalisation should be determined in accordance with this Standard. Other borrowing costs should be recognised as an expense in the period in which they are incurred.

OTHER NOTES

1. Previous year figures have been regrouped/rearranged wherever necessary to confirm to the classification required by revised schedule VI.

3. Contingent Liabilities :

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

There is no contingent liability as informed by the management.

As per our report of even date

For S K Agrawal and Co Chartered Accountants LLP
Chartered Accountants
FRN.: 306033E/E300272

A. K. Sahoo
Ashok Kumar Sahoo
Partner
Membership No.: 306453



Date: 18th Day of October, 2023
Place: Kolkata

Mahesh Kumar Agarwal
Designated Partner
Mahesh Kumar Agarwal
DPIN 00480731

Rishi Toddi
Designated Partner
RISHI TODI
DPIN 00590337