

**INDEPENDENT AUDITORS' REPORT**

**To The Partners of Belani NPR Projects LLP**

**Opinion**

We have audited the accompanying Statement of Accounts of Belani NPR Projects LLP ("the LLP") which comprise the Statement of Assets and Liabilities as at 31<sup>st</sup> March, 2022, the Statement of Income and Expenditure and notes to the Statement of Accounts, including a summary of the significant accounting policies.

In our opinion and to the best of our information and according to the explanations given to us, the accompanying Statement of Accounts give the information required by the Limited Liability Partnership Act, 2008 ("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 LLP as at 31<sup>st</sup> March, 2022, its loss and its cash flows for the year ended on that date.

**Basis for Opinion**

We conducted our audit of the financial statements 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 Statements of Account' 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 under the provisions of the Act 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 audit opinion on the Statements of Account.

**Responsibility of Designated Partners for the Statement of Accounts**

The LLP's Designated Partners are responsible for the preparation of these Statement of Accounts in accordance with the Rule 24 of the Limited Liability Partnership Rules, 2009 ("the Rules") and for such internal control as management determines is necessary to enable the preparation of the Statement of Accounts that are free from material misstatement, whether due to fraud or error.

In preparing the Statement of Accounts, Designated Partners are responsible for assessing the LLP'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 partners either intend to liquidate the LLP or to cease operations, or have no realistic alternative but to do so.

Partners of the LLP are also responsible for overseeing the LLP's financial reporting process.

**Auditor's Responsibilities for the Audit of the Statement of Accounts**

Our objectives are to obtain reasonable assurance about whether the Statement of Accounts 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 Statement of Accounts.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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- Identify and assess the risks of material misstatement of the Statement of Accounts, 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 effectiveness of the LLP'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 LLP'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 Statement of Accounts 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 LLP to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statements of Accounts, including the disclosures, and whether the Statement of Accounts represent the underlying transactions and events in a manner that achieves fair presentation.

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 misstatement in the financial statements.

We communicate with the LLP's Designated Partners 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.

For Singhi & Co.  
Chartered Accountants  
Firm's Registration No. 302049E



*Aditya Singhi*  
(Aditya Singhi)  
Partner

Membership No.305161  
UDIN: 22305161BBGNJE6079

Place- Kolkata  
Date- 26<sup>th</sup> September, 2022

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**BELANI NPR PROJECTS LLP**  
**LLPIN- AAU 7038**

Statement of Assets & Liabilities as on 31st March, 2022

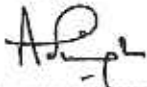
Particulars	Note No.	(Amount in '00)	
		Amount as at 31st March 22	Amount as at 31st March 21
<b>I. CONTRIBUTION AND LIABILITIES</b>			
<b>(1) Partner's Funds</b>			
(a) Partner's Capital Contribution	2	2,000.00	2,000.00
(b) Partner's Current Account	3	54,54,558.38	50,01,313.98
<b>(2) Current Liabilities</b>			
(a) Short Term Borrowing	4	30,79,043.12	-
(b) Trade payable	5	-	-
<sup>1</sup> -Total outstanding dues of micro enterprise and Small Enterprises		-	-
<sup>1</sup> -Total outstanding dues of creditors other than micro enterprise and Small Enterprises		69,580.03	9,420.04
(c) Provisions	6	-	338.52
(d) Other Current Liabilities	7	13,03,639.12	8,95,092.35
<b>Total</b>		<b>99,08,820.65</b>	<b>59,08,164.89</b>
<b>II. ASSETS</b>			
<b>(1) Non-Current Assets</b>			
(a) Property, Plant & Equipments and Intangible assets			
Property, Plant & Equipments	8a	21,059.87	-
Intangible Assets	8b	1,416.00	2,360.00
(b) Long term loans and advances	9	40,00,000.00	40,00,000.00
<b>(3) Current Assets</b>			
(a) Current Investment	10	4,88,308.18	-
(b) Inventories	11	31,07,923.72	5,19,928.23
(c) Loans And Advances	12	21,76,404.22	5,22,488.07
(d) Cash and Cash Equivalents	13	60,052.74	8,57,531.28
(e) Other Current Assets	14	53,655.92	5,857.31
<b>Total</b>		<b>99,08,820.65</b>	<b>59,08,164.89</b>

Accounting Policies & Notes on Financial Statements

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In terms of our report of even date annexed hereto

Chartered Accountants  
Firm Reg. No.: 302049E



(ADITYA SINGHI)  
Partner

Membership No. :305161

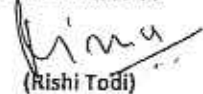
Place: Kolkata

Date: 26th September, 2022



  
(Nandu Kishinchand Belani)

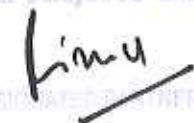
Designated Partner  
DPIN 00180521

  
(Rishi Todii)

Designated Partner  
DPIN 00590337

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DESIGNATED PARTNER

**BELANI NPR PROJECTS LLP**  
**LLPIN- AAU 7038**

Statement of Income & Expenditure for the year ended 31st March, 2022

		(Amount in '00)		
Sr No.	Particulars	Note No.	Amount for the period ended 31st March 22	Amount for the period ended 31st March 21
I	<b>Other Income</b>			
	Interest Received		145,264.10	3,893.82
	Profit on sale of Mutual Fund		10,708.18	-
	<b>Total Income</b>		<b>155,972.28</b>	<b>3,893.82</b>
II	<b>Expenses</b>			
	Expenses Incurred during the year in project	15	2,587,995.49	519,928.23
	Changes In Inventory of WIP	16	(2,587,995.49)	(519,928.23)
	Depreciation	8	4,030.52	590.00
	Finance Cost		196,799.91	-
	Administrative & Operating Expenses	17	2,028.85	1,352.53
	<b>Total Expenses</b>		<b>202,859.28</b>	<b>1,942.53</b>
III	<b>Profit before Tax</b>		<b>(46,887.00)</b>	<b>1,951.29</b>
IV	<b>Provision for Tax</b>			
	Current Tax		-	637.31
	Earlier Year Tax		-	-
V	<b>Profit/(Loss) for the year</b>		<b>(46,887.00)</b>	<b>1,313.98</b>
VI	<b>Profit Transferred to Partner's Running Account</b>			
	Pumpkin Properties LLP		(23,443.50)	656.99
	Belani Realcon LLP		(23,443.50)	656.99
VII	<b>Balance Transferred to Reserves &amp; Surplus</b>			

Accounting Policies & Notes on Financial Statements

1-18


In terms of our report of even date annexed hereto

Chartered Accountants  
Firm Reg. No.: 302049E

  
(ADITYA SINGHI)

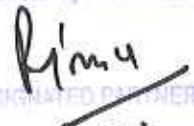
Partner  
Membership No. :305161  
Place: Kolkata  
Date: 26th September, 2022



  
(Nandu Kishinchand Belani)  
Designated Partner  
DPIN 00180521

  
(Rishi Todi)  
Designated Partner  
DPIN 00590337

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**BELANI NPR PROJECTS LLP**

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Notes Forming Integral Part of the Financial Statements as on and for the period 31st March, 2022

**Note : 1 Significant Accounting Policies**

**LLP OVERVIEW**

The Limited Liability Partnership (LLP) was incorporated on 13.11.2020 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
Pumpkin Properties LLP	50%
Belani Realcon LLP	50%

**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.

**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

Interest Income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head "other income" in the statement of profit and loss.

Profit on sale of non-current and current investments are recognised when a binding obligation has been entered into. Profit on sale of

**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, The amount of borrowing costs eligible for capitalisation should be determined in accordance with this Standard. Weighted average borrowing costs are recognised as an expense in the period in which they are incurred.

**Property, Plant & Equipments**

Property, Plant & Equipments are stated at cost less accumulated depreciation. Interest and other financial charges on loans borrowed specifically for acquisition of capital assets are capitalized till the start of its intended use.

**Intangible Assets**

Intangible assets are recognized, only if it is probable that the future economic benefits that are attributable to the assets will flow to the enterprises and the cost of the assets can be measured reliably.

**DEPRECIATION**

Depreciation on Property, Plant & Equipments is being provided on WDV method as per the rate and method prescribed in Income Tax Act.

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**Valuation of Inventory**

Inventories are valued at cost or net realisable value whichever is lower except Construction Work-in-Progress which are valued at cost. Construction Work-in-Progress Includes cost of land, premium for development rights, construction costs, allocated interest, Marketing Expenses and expenses incidental to the projects undertaken by the Firm.

**TAXES ON INCOME**

Tax expense comprises both current and deferred tax. Current tax is measured at the amount expected to be paid to the tax authorities, using the applicable tax rates and tax laws that are enacted or substantially enacted. Deferred tax is recognized on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax assets, subject to consideration of prudence, are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. The tax effect is calculated on the accumulated timing difference at the year-end based on the tax rates and laws enacted or substantially enacted on the balance sheet date. In situations where the LLP has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits. At each balance sheet date the company re-assesses unrecognized deferred tax assets. It recognizes unrecognized deferred tax assets to the extent that it has become reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized.

**PROVISIONS, CONTINGENT LIABILITIES AND CONTINGENT ASSETS**

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not recognized but are disclosed in the financial statements. Contingent assets are neither recognized nor disclosed in the financial statements



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*Notes Forming Part of the Financial Statements as on and for the period 31st March, 2022*

**Note - 2  
Partners Contribution Account**

Sr. No.	Name of Partner	Agreed contribution	Share of profit/ (loss) (%)	As at 1st April 2021 (Opening Balance)	Introduced/co ntributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	(Amount in '00) As at 31st March 2022 (Closing Balance)
1	Pumpkin Properties LLP	1,000.00	50%	1,000.00	-	-	-	-	-	1,000.00
2	Belani Realcon LLP	1,000.00	50%	1,000.00	-	-	-	-	-	1,000.00
	Previous Year (PY)			2,000.00	-	-	-	-	-	2,000.00

**Note - 3  
Partners Current Account**

Sr. No.	Name of Partner	Share of profit/ (loss) (%)	As at 1st April 2021 (Opening Balance)	Introduced/co ntributed during the year	Remuneration for the year	Interest for the year	Withdraw als during the year	Share of Profit / Loss for the year	(Amount in '00) As at 31st March 2022 (Closing Balance)
1	Pumpkin Properties LLP	50%	25,00,656.99	-	-	2,50,065.70	-	(23,443.50)	27,27,279.19
2	Belani Realcon LLP	50%	25,00,656.99	-	-	2,50,065.70	-	(23,443.50)	27,27,279.19
	Previous Year (PY)		50,01,313.98	-	-	5,00,131.40	-	(46,887.00)	54,54,558.38
			50,00,000.00	-	-	-	-	1,313.98	50,01,313.98



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DESIGNATED PARTNER

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DESIGNATED PARTNER

**BELANI NPR PROJECTS LLP**  
**LLPIN- AAU 7038**

*Notes Forming Integral Part of the Financial Statements as on and for the period 31st March, 2022*

(Amount in '00)

**Note : 4 Short Term Borrowing**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
Loan from Body Corporate (Loan Carrying Interest from 15% to 21% P.A. and Repayable on Demand)	30,79,043.12	-
<b>Total</b>	<b>30,79,043.12</b>	<b>-</b>

**Note:5 Trade Payable**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
<b>Trade Payable</b>		
Total outstanding dues of micro enterprise and Small Enterprises	-	-
Total outstanding dues of creditors other than micro enterprise and Small Enterprises	69,580.03	9,420.04
<b>Total</b>	<b>69,580.03</b>	<b>9,420.04</b>

Disclosure relating to suppliers registered under MSME Act based on the information available with the entity Company:

Particulars		
(a) Amount remaining unpaid to any supplier at the end of each accounting year:		
Principal	-	-
Interest	-	-
Total	-	-
(b) The amount of interest paid by the buyer in terms of section 16 of the MSME Act, along with the amount of the payment made to the supplier	-	-
(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during	-	-
(d) The amount of interest accrued and remaining unpaid at the end of each accounting year.	-	-
(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are	-	-

**Note : 6 Provisions**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
Provision for taxation(Net of advances)	-	338.52
<b>Total</b>	<b>-</b>	<b>338.52</b>

**Note : 7 Other Current Liabilities**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
<b>Duties &amp; Taxes Payable</b>		
Statutory dues payable	34,425.22	1,185.21
<b>Outstanding Liabilities for Expenses</b>		
Audit Fees Payable	1,000.00	1,000.00
<b>Other Liabilities</b>		
Advances From Customers	5,05,283.86	8,92,907.14
7,62,930.04		
<b>Total</b>	<b>13,03,639.12</b>	<b>8,95,092.35</b>

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DESIGNATED PARTNER





**BELANI NPR PROJECTS LLP**  
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*Notes Forming Part of the Financial Statements as on and for the period 31st March, 2022*

**Note-8**

Property, Plant and Equipment and Intangible Assets (owned assets)

(Amount in '00)

8a	Particulars /Assets	Tangible Assets			
		Office equipment	Furniture & Fixtures	Computer	Total
<b>Gross Block</b>					
	At 1 April 2021	-	-	-	-
	Additions	14,760.53	1,303.90	8,081.96	24,146.39
	Deductions/Adjustments	-	-	-	-
	At 1 April 2020	-	-	-	-
	Additions	-	-	-	-
	Deductions/Adjustments	-	-	-	-
	At 31 March 2022	14,760.53	1,303.90	8,081.96	24,146.39
	At 31 March 2021	-	-	-	-
<b>Depreciation/Adjustments</b>					
	At 1 April 2021	-	-	-	-
	Additions	1,249.67	97.79	1,739.06	3,086.52
	Deductions/Adjustments	-	-	-	-
	At 1 April 2020	-	-	-	-
	Additions	-	-	-	-
	Deductions/Adjustments	-	-	-	-
	At 31 March 2022	1,249.67	97.79	1,739.06	3,086.52
	At 31 March 2021	-	-	-	-
<b>Net Block</b>					
	At 31 March 2021	-	-	-	-
	At 31 March 2022	13,510.86	1,206.11	6,342.90	21,059.87

(Amount in Rs.)

8b	Particulars /Assets	INTANGIBLE ASSETS			
		Goodwill	Computer Software	Others (specify nature)	Total
<b>Gross Block</b>					
	At 1 April 2021	-	2,950.00	-	2,950.00
	Additions	-	-	-	-
	Deductions/Adjustments	-	-	-	-
	At 1 April 2020	-	-	-	-
	Additions	-	2,950.00	-	2,950.00
	Deductions/Adjustments	-	-	-	-
	At 31 March 2022	-	2,950.00	-	2,950.00
	At 31 March 2021	-	2,950.00	-	2,950.00
<b>Amortization/Adjustment</b>					
	At 1 April 2021	-	590.00	-	590.00
	Additions	-	944.00	-	944.00
	Deductions/Adjustments	-	-	-	-
	At 1 April 2020	-	-	-	-
	Additions	-	590.00	-	590.00
	Deductions/Adjustments	-	-	-	-
	At 31 March 2022	-	1,534.00	-	1,534.00
	At 31 March 2021	-	590.00	-	590.00
<b>Net Block</b>					
	At 31 March 2021	-	2,360.00	-	2,360.00
	At 31 March 2022	-	1,416.00	-	1,416.00



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**BELANI NPR PROJECTS LLP**  
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Notes Forming Integral Part of the Financial Statements as on and for the period 31st March, 2022

(Amount in '00)

**Note : 9 Long term Loans and Advances**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
Deposit with Nirvana Devcon LLP (Refer to Note-18)	40,00,000.00	40,00,000.00
<b>Total</b>	<b>40,00,000.00</b>	<b>40,00,000.00</b>

**Note : 10 Current Investments**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
11838.3224 units HDFC Liquid Fund_regular Plan-Growth (Previous Year : Nil)	4,88,308.18	-
<b>Total</b>	<b>4,88,308.18</b>	<b>-</b>
Market value of quoted Investments	4,91,503.26	
Aggregate amount of quoted Investments	4,88,308.18	

**Note : 11 Inventories**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
Opening stock	5,19,928.23	5,19,928.23
Addition during the year (Refer to note-15)	25,87,995.49	-
<b>Total</b>	<b>31,07,923.72</b>	<b>5,19,928.23</b>

**Note : 12 Loans & Advances**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
<b>Loans and Advances</b>		
Loans to related parties ( Loan carrying interest 15% P.A to 21% P.A and receivable on demand)	10,87,451.57	5,22,488.07
Loans to others ( Loan carrying interest 15% P.A to 21% P.A and receivable on demand)	5,76,187.26	-
Advances to Landlord against share of revenue	3,56,190.51	-
Advances receivable in cash or in kind or value to be received	1,56,574.88	-
<b>Total</b>	<b>21,76,404.22</b>	<b>5,22,488.07</b>

**Note : 13 Cash & Cash Equivalents**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
Cash in Hand	519.47	3,407.58
Balance with Bank-In Current Account	59,533.27	1,76,208.16
Other Bank Balance	-	6,77,915.54
FD with Federal Bank	-	-
<b>Total</b>	<b>60,052.74</b>	<b>8,57,531.28</b>

**Note : 14 Other Current Assets**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
Prepaid Expenses	32,122.14	5,857.31
Advances	-	-
Advance To Employee	1,328.10	-
Advance tax/TDS	20,205.68	-
<b>Total</b>	<b>53,655.92</b>	<b>5,857.31</b>

BELANI NPR PROJECTS LLP

*Pinu*  
DESIGNATED PARTNER

BELANI NPR PROJECTS LLP

*Prady*  
DESIGNATED PARTNER





**BELANI NPR PROJECTS LLP**

**LLPIN- AAU 7038**

*Notes Forming Integral Part of the Financial Statements as on and for the period 31st March, 2022*

**Note : 15 Expenses Incurred during the year in project**

(Amount in '00)

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
<b>Construction, Development &amp; Incidental Expenses</b>		
Construction Expenses towards Material Cost	237,029.35	31,603.95
Construction Expenses towards Marketing & Development Cost	2,350,966.14	488,324.28
<b>Total</b>	<b>2,587,995.49</b>	<b>519,928.23</b>

**Note : 16 Changes in Inventory**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
Opening Stock in Trade	519,928.23	-
Closing Stock in Trade	3,107,923.72	519,928.23
<b>Total</b>	<b>(2,587,995.49)</b>	<b>(519,928.23)</b>

**Note : 17 Other Expenses**

Particulars	Amount as at 31st March 22	Amount as at 31st March 21
<b>Administrative, selling and other expenses</b>		
Audit fees	1,180.00	1,000.00
Bank Charges	239.55	39.23
Professional Fee	29.50	195.88
Filing Fees	97.00	36.72
General Expenses	52.86	15.00
Printing and Stationery	-	8.60
Travelling & Conveyances	-	57.10
Repair & Maintenance	6.00	-
Professional Tax	6.00	-
Telephone Expenses	371.94	-
Trade Licence	46.00	-
<b>Total</b>	<b>2,028.85</b>	<b>1,352.53</b>

BELANI NPR PROJECTS LLP

*himu*  
DESIGNATED PARTNER

BELANI NPR PROJECTS LLP

*himu*  
DESIGNATED PARTNER



## BELANI NPR PROJECTS LLP LLPIN- AAU 7038

*Notes Forming Integral Part of the Financial Statements as on and for the period 31st  
Note : 18.1 Notes On Account*

**Disclosure for Related Party Transaction**

Name of Parties	Nature of Transaction	Details of Transaction during the year		Balance at the end of Financial Year	
		Current Year	Previous Year	Current Year	Previous Year
Belani Realcon LLP	Loan Given	5,02,00,000	2,70,00,000	8,42,75,464	2,70,00,000
Belani Realcon LLP	Interest received on Loans	70,75,464	-	-	-
Belani Realcon LLP	Current A/c	-	25,00,00,000	27,50,72,269	25,00,65,699
Belani Realcon LLP	Capital Contribution	-	1,00,000	1,00,000	1,00,000
Belani Realcon LLP	Interest paid on Current a/c	2,50,06,570	-	-	-
Belani Realcon LLP	Advances Received	(42,40,000)	-	4,57,60,000	5,00,00,000
Pumpkin Properties LLP	Current A/c	-	25,00,00,000	27,50,72,269	25,00,65,699
Pumpkin Properties LLP	Capital Contribution	-	1,00,000	1,00,000	1,00,000
Pumpkin Properties LLP	Interest paid on Current a/c	2,50,06,570	-	-	-
Pumpkin Properties LLP	Unsecured Loan	11,38,50,000	-	12,23,86,189	-
	Interest paid on Unsecured loan	85,36,189	-	-	-
Belani Housing Development Ltd	Loan Given	-	2,00,00,000	2,44,69,693	2,00,00,000
Belani Housing Development Ltd	Interest received on Loans	44,69,693	-	-	-
Belani Housing Development Ltd	Reimbursement of expenses paid	-	1,78,85,293	-	-
Belani Housing Development Ltd	Advances Given	(92,00,000)	46,14,707	(45,85,293)	-
Viewlink Highrise LLP	Unsecured loan	11,50,00,000	-	12,46,45,363	-
Viewlink Highrise LLP	Interest paid on unsecured loan	1,07,17,070	-	-	-



BELANI NPR PROJECTS LLP

DESIGNATED PARTNER

BELANI NPR PROJECTS LLP

DESIGNATED PARTNER



**BELANI NPR PROJECTS LLP**  
**LLPIN- AAU 7038**

*Notes Forming Integral Part of the Financial Statements as on and for the period 31st March, 2022*

**Note :18.2 Notes On Account**

**Segment Reporting as per Accounting Standard: 17**

The firm's business activity primary falls within a single business segment i.e. "Real Estate". Hence, as per the management no separate information is required to be disclosed in this Financial Statements.

a) Figures for previous year have been regrouped/ re-arranged wherever necessary.

b) Belani NPR Projects LLP was formed through a Limited Liability Partnership dated 23rd November 2020, between BelaniRealcon LLP and Pumpkin Properties LLP for developing the property at at 257/A, DeshpranSasmal road, Kolkata 700 033. It has been agreed between both the partners that all further contributions to the LLP will be made in equal proportion and the net profits and losses of the LLP will be distributed accordingly

c) As per development agreement dated 23rd December 2020 between Belani NPR Projects LLP (the developer) and Nirvana Devcon LLP(the lessee):

- the lessee is having the leasehold rights granted by CTC (Calcutta Tramways Company (1978) Limited), in respect of the property at 257/A, DeshpranSasmal road, Kolkata 700 033 (the property)
- the lessee hereby grants in favour of the developer the sole and exclusive development rights of the said property .
- In lieu of the above the developer will pay the lessee 50% of the Net revenue (which shall mean each of the amounts comprising the realisations from the project at the said property less deductibles namely, brokerage or commissions, Goods and service tax or any other taxes on the realisations and agreed extra charges received from the projects by the developer

\*None of Employee has not completed 5 years of service in the LLP. So provision for gratuity has not been incorporated in current financial year.

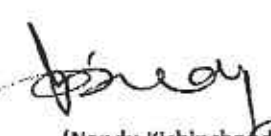
In terms of our report of even date annexed hereto

Chartered Accountants  
Firm Reg. No.: 302049E

  
(ADITYA SINGHI)

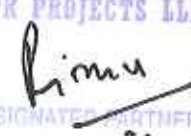
Partner  
Membership No. :305161  
Place: Kolkata  
Date: 26th September, 2022



  
(Nandu Kishinchand Belani)  
Designated Partner  
DPIN 00180521

  
(Rishi Toddi)  
Designated Partner  
DPIN 00590337

BELANI NPR PROJECTS LLP

  
DESIGNATED PARTNER

BELANI NPR PROJECTS LLP

  
DESIGNATED PARTNER