

AUDIT REPORT
PITAMBARA REALTORS
LLP

FY - 2023-24



ABMS and Company
Chartered Accountants
Pradhan Nagar, Siliguri - 03
Mail: abmssiliguri@gmail.com
Ph: 8575312345/9614122490



ABMS AND COMPANY CHARTERED ACCOUNTANTS

Venus, By lane Holy Cross
Pradhan Nagar, Siliguri
WB - 734 003
abmssiliguri@gmail.com

To
The Partners of
Pitambara Realtors LLP
(LLPIN: ABD-0440)

Report on the Financial Statements

We have audited the financial statements of **Pitambara Realtors LLP** ("the LLP"), which comprise the Balance Sheet as at **March 31, 2024**, the Statement of Profit and Loss for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the LLP in accordance with Accounting Standards and accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone financial statements based on our audit.

We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the LLP's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Contd...2



Opinion

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 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 31st March, 2024, and its Loss for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. 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 LLP 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.
 - (g) In our opinion the Balance Sheet and the statement of profit & loss comply with the Accounting Standards to the extent applicable:

Date : 30th September, 2023

Place : Siliguri

For ABMS AND COMPANY

Chartered Accountants

FRN : 329263E

PAN:ABGFA5241C



CA. Sourav Mittal

(Partner)

Membership No - 309556

UDIN: 24309556BKFCLE6923

PITAMBARA REALTORS LLP

LLPIN: ABD-0440

Gas Godown Road, Pradhan Nagar, Siliguri 734003

BALANCE SHEET AS AT 31ST MARCH, 2024

PARTICULARS	NOTE NO.	CURRENT YEAR	PREVIOUS YEAR
		31/03/2024	31/03/2023
I CONTRIBUTION AND LIABILITIES			
(I) Partners' Funds			
(a) Partners' Contribution	1	15,00,000.00	15,00,000.00
(b) Reserve & Surplus	2	(3,88,142.36)	(34,497.64)
		11,11,857.64	14,65,502.36
(II) Non-Current Liabilities			
(a) Long Term Borrowings	3	1,76,10,000.00	93,60,000.00
		1,76,10,000.00	93,60,000.00
(III) Current Liabilities			
(a) Short-Term Provisions	4	5,000.00	5,000.00
(b) Other Current Liabilities	5	23,46,000.00	5,25,710.00
		23,51,000.00	5,30,710.00
Total		2,10,72,857.64	1,13,56,212.36
II ASSETS			
(I) Non-Current Assets			
(a) Tangible Assets	6	75,11,021.00	74,65,500.00
(b) Capital Work In Progress		93,39,122.00	36,33,000.00
		1,68,50,143.00	1,10,98,500.00
(II) Current Assets			
(a) Cash and Cash equivalents	7	8,79,741.88	2,57,712.36
(b) Short-term loans and advances	8	33,33,333.00	-
(c) Other Current Assets	9	9,639.76	-
		42,22,714.64	2,57,712.36
Total		2,10,72,857.64	1,13,56,212.36

AUDITORS' REPORT

In terms of our separate Report of even date annexed hereto.

FOR ABMS AND COMPANY
REGISTERED ACCOUNTANTS



[CA] **SOURAV MITTAL** |
PARTNER
M. NO. 309556, FRN 329263E, PAN ABGFA5241C

For and behalf of the LLP

Pitambara Realtors LI

Saraj Dam
Designated Partner

MR. SARAJ DAM
DESIGNATED PARTNER
DIN: 10045707

Pitambara Realtors LI

Suvronil Chowdhury
Designated Partner

MR. SUVRONIL CHOWDHURY
DESIGNATED PARTNER
DIN: 10045708

PLACE: SILIGURI

DATED: 14/09/2024

TIN: 24309556 **BKFCLE6923**

PITAMBARA REALTORS LLP

LLPIN: ABD-0440

Gas Godown Road, Pradhan Nagar, Siliguri 734003

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2024

PARTICULARS	NOTE NO.	CURRENT YEAR	PREVIOUS YEAR
		2023-24	2022-23
I Revenue from Operations		-	-
II Total Revenue (I +II)		-	-
III Expenses :			
Employee Benefit Expenses	10	2,57,000.00	-
Depreciation	6	8,033.00	-
Other Expenses	11	88,611.72	34,497.64
Total Expenses		3,53,644.72	34,497.64
IV Profit before extraordinary items and tax (II-III)		(3,53,644.72)	(34,497.64)
V Extraordinary Items		-	-
VI Profit before tax (V - VI)		(3,53,644.72)	(34,497.64)
VII Tax Expense:			
(1) Current tax		-	-
Total Tax Expenses (VI)		-	-
VIII Profit (Loss) for the period (VI-VII)		(3,53,644.72)	(34,497.64)

AUDITORS' REPORT

In terms of our separate Report of even date annexed hereto.

FOR ABMS AND COMPANY
CHARTERED ACCOUNTANTS



N. M. Mittal
SOURAV MITTAL |
PARTNER

M. NO. 309556, FRN 329263E, PAN ABGFA5241C

For and on behalf of the board
Pitambara Realtors LLP

Saraj Dam
Designated Part.

MR. SARAJ DAM
DESIGNATED PARTNER
DIN: 10045707

Pitambara Realtors LL

Suvronil Choudhury
Designated Part.

MR. SUVRONIL CHOWDHURY
DESIGNATED PARTNER
DIN: 10045708

PLACE: SILIGURI

DATED: 14/09/2024

UDIN: 24309556 BKFCLE6923

PITAMBARA REALTORS LLP

Gas Godown Road, Pradhan Nagar, Siliguri 734003

NOTES TO AND FORMING PART OF THE BALANCE SHEET AS AT 31ST MARCH, 2024**NOTE "1"**

PARTNERS CONTRIBUTION	CURRENT YEAR	PREVIOUS YEAR
	31.03.2024	31.03.2023
Saraj Dam	5,00,000.00	5,00,000.00
Suvronil Chowdhury	5,00,000.00	5,00,000.00
Kanta Basu	5,00,000.00	5,00,000.00
TOTAL	15,00,000.00	15,00,000.00

NOTE "2"

RESERVE & SURPLUS	CURRENT YEAR	PREVIOUS YEAR
	31.03.2024	31.03.2023
Opening Balance of Profit & Loss Account	(34,497.64)	-
Add : Profit/(Loss) for the period	(3,53,644.72)	(34,497.64)
TOTAL	(3,88,142.36)	(34,497.64)

NOTE "3"

LONG TERM BORROWINGS	CURRENT YEAR	PREVIOUS YEAR
	31.03.2024	31.03.2023
Unsecured Loan:		
Saraj Dam	31,70,000.00	29,20,000.00
Suvronil Chowdhury	32,20,000.00	32,20,000.00
Kanta Basu	32,20,000.00	32,20,000.00
Pitambara Construction	80,00,000.00	-
TOTAL	1,76,10,000.00	93,60,000.00

NOTE "4"

SHORT TERM PROVISIONS	CURRENT YEAR	PREVIOUS YEAR
	31.03.2024	31.03.2023
Provision for Audit fees	5,000.00	5,000.00
TOTAL	5,000.00	5,000.00

NOTE "5"

OTHER CURRENT LIABILITIES	CURRENT YEAR	PREVIOUS YEAR
	31.03.2024	31.03.2023
Amarpalika Saha Das	20,00,000.00	-
Biplab Das	1,00,000.00	-
TDS Payable	1,50,000.00	4,34,710.00
Outstanding Audit Fees FY 23-24	5,000.00	-
Gitali Chakraborty	91,000.00	91,000.00
TOTAL	23,46,000.00	5,25,710.00



Pitambara Realtors LI

Saraj Dam
Designated Part

Pitambara Realtors LI

Suvronil Chowdhury
Designated Part

PITAMBARA REALTORS LLP
Gas Godown Road, Pradhan Nagar, Siliguri 734003

NOTES TO AND FORMING PART OF THE BALANCE SHEET AS AT 31ST MARCH, 2024

NOTE "7"

CASH AND CASH EQUIVALENTS	CURRENT YEAR	PREVIOUS YEAR
	31.03.2024	31.03.2023
BALANCES WITH BANK		
In Current Account with		
Union Bank of India (A/c No.588401010050624)	5,55,531.88	2,21,012.36
HDFC Bank (A/c No. 50200080731902)	1,88,550.00	-
CASH IN HAND	1,35,660.00	36,700.00
TOTAL	8,79,741.88	2,57,712.36

NOTE "8"

SHORT TERM LOAN AND ADVANCES	CURRENT YEAR	PREVIOUS YEAR
	31.03.2024	31.03.2023
Amab Mukherjee	33,33,333.00	-
TOTAL	33,33,333.00	-

NOTE "9"

OTHER CURRENT ASSETS	CURRENT YEAR	PREVIOUS YEAR
	31.03.2024	31.03.2023
Unclaimed GST Input (Not reflected in GSTR 2B)	9,639.76	-
TOTAL	9,639.76	-



Pitambara Realtors LI

Signature
Designated Part

Pitambara Realtors LI

Signature
Designated Part

PITAMBARA REALTORS LLP

NOTES TO AND FORMING PART OF THE STATEMENT OF PROFIT & LOSS
FOR THE YEAR ENDED 31ST MARCH, 2024

NOTE "10"

EMPLOYEE BENEFIT EXPENSES	CURRENT YEAR	PREVIOUS YEAR
	2023-24	2022-23
Salaries & Bonus	2,57,000.00	-
TOTAL	2,57,000.00	-

NOTE "11"

OTHER EXPENSES	CURRENT YEAR	PREVIOUS YEAR
	2023-24	2022-23
Other Expenses		
Audit Fees	5,000.00	5,000.00
LLP Formation Expenses	-	10,000.00
Legal Expenses	70,000.00	-
Professional Tax	309.00	300.00
Round Off Expenses	(0.76)	2.00
Bank Charges	4,973.48	487.64
TDS Interest	8,330.00	15,708.00
Trade License	-	3,000.00
TOTAL	88,611.72	34,497.64



Pitambara Realtors LL

Surya Das
Designated Part

Pitambara Realtors LL

Suman Choudhary
Designated Part

PITAMBARA REALTORS LLP

Gas Godown Road, Pradhan Nagar, Siliguri 734003

NOTE 6: DETAILS OF PROPERTY, PLANT & EQUIPMENTS AS AT 31.03.2024

PARTICULARS	W.D.V. AS ON 01.04.2023	ADDITION		TOTAL	DEPRECIATION	W.D.V. AS ON 31.03.2024
		FIRST HALF	SECOND HALF			
<u>BLOCK A- 0%</u>						
Land	-	74,65,500.00	-	74,65,500.00	-	74,65,500.00
Total	-	74,65,500.00	-	74,65,500.00	-	74,65,500.00
<u>BLOCK B- 15%</u>						
Camera & Accessories	-	53,554.00	-	53,554.00	8,033.00	45,521.00
Total	-	53,554.00	-	53,554.00	8,033.00	45,521.00
Grand Total	-	75,19,054.00	-	75,19,054.00	8,033.00	75,11,021.00

Pitambara Realtors LL

Sargis Das
Designated Part

Pitambara Realtors LL

Surmit Choudhry
Designated Part

