



## INDEPENDENT AUDITORS' REPORT

To,

The Designated Partner  
Sriji Npr Realty LLP

### **Report on the audit of the financial statements**

#### **Opinion**

We have audited the accompanying financial statements of Sriji Npr Realty LLP ("the Firm"), which comprise the balance sheet as at March 31, 2022, 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 applicable laws and regulations to a Limited Liability Partnership 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 Firm as at March 31, 2022, and its Profit for the year ended on that date.

#### **Basis for opinion**

We conducted our audit in accordance with the standards on auditing issued by the Institute of Chartered Accountants of India. 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 Firm in accordance with the code of ethics issued by the Institute of Chartered Accountants of India (ICAI) 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 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.

#### **Responsibilities of Management and Those Charged with Governance for the Financial Statement**

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the firm in accordance with the applicable financial reporting framework generally accepted in India, including the accounting standards specified by ICAI. This responsibility also includes maintenance of adequate accounting records for the safeguarding of the assets of the Firm 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 gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management (representing the Firm's partners) 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.

Those charged with governance are responsible for overseeing the Firm'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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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.

- 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.

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.

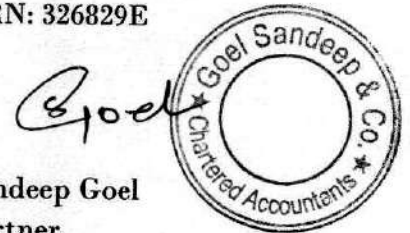
Place: Kolkata

Dated: 19 JUL 2022

**For Goel Sandeep & Co.**

Chartered Accountants

FRN: 326829E



Sandeep Goel  
Partner

Membership No. : 060104

UDIN: 22060104A90VF I 8203

**SRIJI NPR REALTY LLP**

(Formerly "Mimosa Properties LLP")  
 BIO WONDER BUILDING, 789, ANANDAPUR, 14TH FLOOR,  
 UNIT NO - 1402, KOLKATA 700107

**BALANCE SHEET AS ON 31ST MARCH 2022**

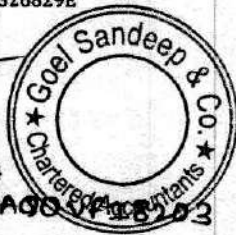
	SCHEDULE	Rs in "00"	
		As at 31.03.2022	As at 31.03.2021
<b>CONTRIBUTION &amp; LIABILITIES</b>			
<b>Partner's Fund</b>			
Partner's Capital Contribution	1	1,000.00	100.00
Partner's Current Account	2	274.10	603.73
<b>Non-Current Liabilities</b>			
Unsecured Loans	3	196,043.46	74,786.02
<b>Current Liabilities</b>			
Trade Payables	4	-	1,405.94
Other Current Liabilities	5	1,674.93	244.19
Short Term Provision	6	124.00	-
<b>TOTAL</b>		<b>199,116.49</b>	<b>77,139.88</b>
<b>ASSETS</b>			
<b>Current Assets</b>			
Inventories		68,646.39	11,999.83
Trade Receivables	7	950.00	-
Cash & Bank Balances	8	1,150.10	5,003.66
Short Term Loans And Advances	9	128,370.00	60,136.39
<b>TOTAL</b>		<b>199,116.49</b>	<b>77,139.88</b>
<b>Accounting Policies &amp; Notes to Accounts</b>	13		

The Schedules referred to above form an integral part of the accounts.

For **Goel Sandeep & Co.**  
 Chartered Accountants  
 Firm's Registration No. : 326829E

**Sandeep Goel**  
 Partner  
 Membership No.: 060104  
 UDIN: 22060101A0001903103  
 Place: Kolkata

Dated: **19 JUL 2022**



For **SRIJI NPR REALTY LLP**  
**SRIJI NPR REALTY LLP**  
*Aravind*  
 Designated Partner

Designated Partner

Designated Partner

**SRIJI NPR REALTY LLP**

*Aravind*  
 Designated Partner

**SRIJI NPR REALTY LLP**

(Formerly "Mimosa Properties LLP")  
 BIO WONDER BUILDING, 789, ANANDAPUR, 14TH FLOOR,  
 UNIT NO - 1402, KOLKATA 700107

**STATEMENT OF PROFIT & LOSS ACCOUNT FOR THE PERIOD FROM 01.04.2021 TO 31.03.2022**

	SCHEDULE	Year ended March 31, 2022	Rs in "00" Year ended March 31, 2021
<b>INCOME</b>			
Profit on Sale of Mutual Fund		-	122.12
Other Income	10	1,000.00	-
<b>Total Income</b>		<b>1,000.00</b>	<b>122.12</b>
<b>EXPENDITURE</b>			
Construction, Development & Incidental Expenses		56,646.56	-
Changes in Inventories	11	(56,646.56)	-
Other Expenses	12	603.75	120.06
<b>Total</b>		<b>603.75</b>	<b>120.06</b>
<b>Profit/(Loss) Before Tax</b>		<b>396.25</b>	<b>2.06</b>
Provision for Tax (A.Y. 2022-23)		124.00	-
<b>Profit/(Loss) After Tax</b>		<b>272.25</b>	<b>2.06</b>
<b>Profit/(Loss) Transferred to Partner's Current Account:</b>			
Chetan Todi	27.22		0.21
Rishi Todi	27.22		0.21
Akshay Nathany	68.06		0.52
Anant Nathany	68.06		0.52
Viewlink Highrise LLP	81.67	272.25	0.62
<b>Total</b>		<b>-</b>	<b>-</b>
<b>Accounting Policies &amp; Notes to Accounts</b>	<b>13</b>		

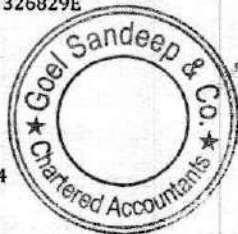
The Schedules referred to above form an integral part of the accounts.

In terms of our report of even date annexed hereto.

For Goel Sandeep & Co.

Chartered Accountants  
 Firm's Registration No. : 326829E

*Goel*  
 Sandeep Goel  
 Partner  
 Membership No.: 060104



Place: Kolkata

Dated: **19 JUL 2022**

For SRIJI NPR REALTY LLP

**SRIJI NPR REALTY LLP**

*Arun Kumar*  
 Designated Partner

Designated Partner

Designated Partner

**SRIJI NPR REALTY LLP**

*Pinu*  
 Designated Partner

**SRIJI NPR REALTY LLP**

(Formerly "Mimosa Properties LLP")

BIO WONDER BUILDING, 789, ANANDAPUR, 14TH FLOOR,  
UNIT NO - 1402, KOLKATA 700107**Schedule forming part of Financial Statements for the year ending on 31st March, 2022****SCHEDULE 1 :****PARTNER'S CAPITAL ACCOUNT**

Rs in "00"

Sr. No.	Name of Partners	Agreed Contribution	Share of profit/(loss) (%)	As at 1st April 2021 (Opening Balance)	Capital Introduced/ contributed during the year	Withdrawals during the year	As at 31st March 2022 (Closing Balance)
1	Chetan Todi	100.00	10%	100.00	-	-	100.00
2	Rishi Todi	100.00	10%	-	100.00	-	100.00
3	Akshay Nathany	250.00	25%	-	250.00	-	250.00
4	Anant Nathany	250.00	25%	-	250.00	-	250.00
5	Viewlink Highrise LLP	300.00	30%	-	300.00	-	300.00
6	#REF!	-	-	-	-	-	-
<b>Total</b>		<b>1,000.00</b>	<b>100%</b>	<b>100.00</b>	<b>900.00</b>	<b>-</b>	<b>1,000.00</b>
<b>Previous Year (PY)</b>		<b>1,000.00</b>	<b>100%</b>	<b>1,000.00</b>	<b>-</b>	<b>900.00</b>	<b>100.00</b>

**SCHEDULE 2 :****PARTNER'S CURRENT ACCOUNT**

Rs in "00"

Sr. No.	Name of Partners	Share of profit/(loss) (%)	As at 1st April 2021 (Opening Balance)	Introduced/ contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2022 (Closing Balance)
1	Chetan Todi	10%	251.04	-	-	-	251.04	27.22	27.22
2	Rishi Todi	10%	0.21	-	-	-	-	27.22	27.43
3	Akshay Nathany	25%	0.52	-	-	-	-	68.06	68.58
4	Anant Nathany	25%	0.52	-	-	-	-	68.06	68.58
5	Viewlink Highrise LLP	30%	0.62	-	-	-	-	81.67	82.29
6	#REF!	0%	350.82	-	-	-	350.84	-	-
<b>Total</b>		<b>100%</b>	<b>603.73</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>251.04</b>	<b>54.44</b>	<b>274.10</b>
<b>Previous Year (PY)</b>		<b>100%</b>	<b>(298.34)</b>	<b>900.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2.07</b>	<b>603.73</b>

**SRIJI NPR REALTY LLP**

  
Designated Partner
**SRIJI NPR REALTY LLP**

  
Designated Partner


**SRIJI NPR REALTY LLP**  
(Formerly "Mimosa Properties LLP")  
BIO WONDER BUILDING, 789, ANANDAPUR, 14TH FLOOR,  
UNIT NO - 1402, KOLKATA 700107

**Schedule forming part of Financial Statements for the year ending on 31st March, 2022**

	<b>As at 31.03.2022</b>	<b>Rs in "00" As at 31.03.2021</b>
<b>SCHEDULE 3 :</b>		
<b>UNSECURED LOANS</b>		
Loan from Body Corporates	151,308.36	42,719.82
Loan from Others	44,735.10	32,066.20
<b>Total</b>	<b>196,043.46</b>	<b>74,786.02</b>
<b>SCHEDULE 4 :</b>		
<b>TRADE PAYABLES</b>		
Total outstanding of MSME's	-	-
Others	-	1,405.94
<b>Total</b>	-	<b>1,405.94</b>
<b>SCHEDULE 5 :</b>		
<b>OTHER CURRENT LIABILITIES</b>		
Audit Fees Payable	140.00	100.00
Professional Tax Payable	12.30	-
TDS Payable	1,522.63	144.19
<b>Total</b>	<b>1,674.93</b>	<b>244.19</b>
<b>SCHEDULE 6 :</b>		
<b>SHORT-TERM PROVISION</b>		
Provision for Tax	124.00	-
<b>Total</b>	<b>124.00</b>	-
<b>SCHEDULE 7 :</b>		
<b>TRADE RECEIVABLES</b>		
Outstanding for a period less than 6 months from the date they are due for receipt		
Unsecured - Considered Good	950.00	-
<b>Total</b>	<b>950.00</b>	-
<b>SCHEDULE 8 :</b>		
<b>CASH &amp; BANK BALANCES</b>		
Cash in Hand (As Certified by the Partners)	156.84	332.72
Balance with Bank - In Current Account	993.26	4,670.94
<b>Total</b>	<b>1,150.10</b>	<b>5,003.66</b>
<b>SCHEDULE 9 :</b>		
<b>SHORT TERM LOANS AND ADVANCES</b>		
Advance to Parties	128,320.00	60,136.39
Advance Tax & TDS	50.00	-
<b>Total</b>	<b>128,370.00</b>	<b>60,136.39</b>
<b>SCHEDULE 10 :</b>		
<b>OTHER INCOME</b>		
Profit on Sale of Mutual Fund	-	122.12
Brokerage/Commission Income	1,000.00	-
<b>Total</b>	<b>1,000.00</b>	<b>122.12</b>
<b>SCHEDULE 11 :</b>		
<b>CHANGES IN INVENTORIES</b>		
Opening Stock of Work in Progress	11,999.83	-
Closing Stock of Work in Progress	68,646.39	11,999.83
<b>Total</b>	<b>(56,646.56)</b>	<b>11,999.83</b>

**SRIJI NPR REALTY LLP**

*Anjanjanany*  
Designated Partner

**SRIJI NPR REALTY LLP**

*Simy*  
Designated Partner



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 UNIT NO - 1402, KOLKATA 700107

**Schedule forming part of Financial Statements for the year ending on 31st March, 2022**

	As at 31.03.2022	Rs in "00" As at 31.03.2021
<b>SCHEDULE 12 :</b>		
<b>OTHER EXPENSES</b>		
Audit Fees	100.00	100.00
Bank Charges	2.81	1.06
Conveyance Expenses	30.86	-
General Expenses	76.00	18.00
Filing fees	1.00	1.00
Postage & Telegrams	0.42	-
Printing & Stationary	34.16	-
Professional Fees	220.00	-
Rates & Taxes	138.50	-
<b>Total</b>	<b>603.75</b>	<b>120.06</b>

**SCHEDULE 13 :**

**NOTES TO ACCOUNTS**

**LLP OVERVIEW**

Sriji NPR Realty LLP (the LLP) was incorporated on April 10, 2019. The LLP was incorporated to carry on the business of real estate construction, development and other related activities. Initially, there were two designated partners, each sharing 50% of profit/loss, while presently, the partners and their profit sharing ratio and name of the LLP has been changed.

**NEW DESIGNATED PARTNERS & THEIR PROFIT SHARING RATIO:**

Name of the Patners	Share in Profit or Loss of the LLP
Chetan Todi	10.00%
Rishi Todi	10.00%
Akshay Nathany	25.00%
Anant Nathany	25.00%
Viewlink Highrise LLP	30.00%



**SRIJI NPR REALTY LLP**

*Anant Nathany*  
 Designated Partner

**SRIJI NPR REALTY LLP**

*Rishi Todi*  
 Designated Partner



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UNIT NO - 1402, KOLKATA 700107

**Schedule forming part of Financial Statements for the year ending on 31st March, 2022**

**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-operative 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 has been provided on written down value basis, at rate prescribed as per 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 Lower of cost or Net Realisable Value |

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.

**REVENUE RECOGNITION**

The LLP is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognized in Statement of Profit & Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the LLP on transfer of significant risk and rewards to the buyer.

In accordance with the "Guidance Note on Accounting for Real Estate Transactions, construction revenue has been recognized on percentage of completion method provided the following thresholds have been met:

- (a) All critical approvals necessary for the commencement have been obtained;
- (b) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;
- (c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyers; and

**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.**

In terms of our report of even date annexed hereto.

For Goel Sandeep & Co.

Chartered Accountants

Firm's Registration No. : 326829E

*Goel*

Sandeep Goel

Partner

Membership No.: 060104

UDIN: 22060104-AQDWF12203

Place: Kolkata

Dated: 19 JUL 2022



For SRIJI NPR REALTY LLP

**SRIJI NPR REALTY LLP**

*Anjanay*  
**Designated Partner**

Designated Partner

Designated Partner

**SRIJI NPR REALTY LLP**

*Simu*  
**Designated Partner**