


<b>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</b>			Assessment Year
[Where the data of the Return of Income in Form ITR-1(SAHA), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			2023-24
PAN	AAXCA0358B		
Name	ADITRI PROPERTIES PRIVATE LIMITED		
Address	2C , MAHENDRA ROAD KOLKATA West Bengal 700025 , Kolkata , 32-West Bengal, 91-INDIA, 700025		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	380082161021023
Taxable Income and Tax Details	Current Year business loss, if any	1	12,977
	Total Income	2	0
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	4,899
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 4,900
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0
Income Tax Return submitted electronically on <u>02-Oct-2023 20:24:29</u> from IP address <u>157.40.210.209</u> and verified by <u>CHANDAN CHATTERJEE</u> having PAN <u>ACRPC0270H</u> on <u>02-Oct-2023</u> using paper ITR-Verification Form /Electronic Verification Code _____ generated through mode _____			
System Generated Barcode/QR Code	 <b>AAXCA0358B0638008216102102398657ff42017cc24a8588f69cebddb6867a1aa00</b>		
<b>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</b>			



# ADITRI PROPERTIES PVT LTD

CIN - U70109WB2022PTC254098

2C MAHENDRA ROAD

KOLKATA - 700 022

Email ID - [accounts@ashrayproperties.com](mailto:accounts@ashrayproperties.com)

PHONE NO - 033-40646064

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To,  
The Members,

**Our Directors have pleasure in presenting their Annual Report together with audited Accounts for the year ended 31st March, 2023**

## **FINANCIAL RESULTS**

The Company is newly formed this financial year. The company is engaged in real estate activities. During the year, the company has initiated one project situated at "59A, Sarat Bose Road, Kolkata". All expenses incurred by the company are carried forward under the head "Work-in-Progress".

## **Dividend**

Our Directors have not recommended any dividend during the year.

## **Transfer of Unclaimed Dividend to Investor Education and Protection Fund**

The provisions of Section 125(2) of the Companies Act, 2013 does not apply as there was no dividend declared and paid last year.

## **State of Company's affair**

Company has not earned any income this year and reported NIL profit in the current financial year.

## **Change in the nature of business**

No change in the nature of the business of the company during the year.

## **Material changes and commitments, if any, affecting the financial position of the company which have occurred between the end of the financial year of the company to which the financial statements relate and the date of the report**

No material changes and commitments, affecting the financial position of the company, have occurred between the end of the financial year of the company to which the financial statements relate and the date of the report.

## **Details of significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future**

No significant and material orders have been passed by the regulators or courts or tribunals having impact on the going concern status and company's operations in future.

## **Details of Subsidiaries, Joint Ventures and Associate Companies**

The Company does not have any Subsidiary, Joint venture or Associate Company.

## **The names of companies which have become or ceased to be its Subsidiaries, joint ventures or associate companies during the year**

There are no companies which have become or ceased to be its subsidiaries, joint ventures or associate companies during the year.



**Particulars of loans, guarantees or investments made under section 186 of the companies act, 2013**

The Loans, Investments if any, made by the Company are within the limits prescribed U/S. 186 of the Companies Act 2013, and no guarantee or Security is provided by the Company.

**Related party transactions**

All related party transactions that were entered during the financial year ended 31st March, 2023 were on an arm's length basis and were in ordinary course of business. Therefore, the provisions of Section 188 of the Companies Act, 2013 were not attracted. Further, there are no materially significant related party transactions during the year under review made by the Company with Promoters, Directors, Key Managerial Personnel or other designated persons which may have potential conflict with the interest of the Company at large. Thus, disclosure in Form AOC-2 is not required.

**Deposits**

The Company has neither accepted nor renewed any deposits during the year under review.

**Explanation or Comments on Qualifications, Reservations or Adverse remarks or disclaimers made by the Auditors and the Practicing Company Secretary in their reports.**

There were no qualifications, reservations or adverse remarks made by the Auditors in their report. The provisions relating to submission of Secretarial Audit Report is not applicable to the Company.

**Declaration of independent directors**

The provisions of Section 149 for appointment of Independent Directors do not apply to the company.

**Statutory Auditors**

At the Extra Ordinary General Meeting held on 21<sup>st</sup> August, 2023, Mr. Vivek Patwari, Chartered Accountant, were reappointed as Statutory Auditors of the company to hold office till the conclusion of the Annual General Meeting to be held in the calendar year 2027. In terms of the first proviso to Section 139 of the Companies Act, 2013, the appointment of the auditors shall be placed for ratification at every Annual General Meeting. Accordingly, the appointment of Mr. Vivek Patwari, as statutory auditor of the company is placed for ratification by the shareholders. The Company has received a certificate from the above Auditors to the effect that if they are reappointed, it would be in accordance with the provisions of Section 141 of the Companies Act, 2013.

**Auditors' Report**

The report of the Statutory Auditors along with notes to Schedules is enclosed to this report. The observations made in the Auditors' Report are self-explanatory and therefore do not call for any further comments.

**Company's policy relating to directors appointment, payment of remuneration and discharge of their duties**

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company

**Extract of the annual return**

The extract of the annual return in Form No. MGT - 9 is a part of the Board's report, enclosed herewith.

**Number of board meetings conducted during the year under review**



The Company has conducted 6 (six) Board meetings during the financial year under review.

**Conservation of energy, technology absorption and foreign exchange earnings and outgo**

Since there is no manufacturing activity carried out by the Company, the particulars in respect of Conservation of energy and technology absorption as required u/s 134(3)(m) of the Companies Act, 2013 are not furnished. During the year, there was no foreign exchange outgo in terms of actual outflows and there was no foreign exchange earning in terms of actual inflows.

**Directors and Key Managerial Personnel:**

During the year, there was no change in the office of the Directors & Key Management Personal.

**Employees:**

The Company does not have any employee who is in receipt of Remuneration mentioned in Clause 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

**Disclosures under Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressed) Act, 2013**

During the year, no complaints of sexual harassment were received by the company.

**Internal Financial Controls**

The internal financial controls with reference to the Financial Statements are commensurate with the size and nature of business of the Company.

**Directors' Responsibility Statement**

In accordance with the provisions of Section 134(5) of the Companies Act, 2013 the Board here by submits its responsibility Statement

- a) in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- b) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;
- c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- d) the directors had prepared the annual accounts on a going concern basis; and
- e) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

**Employees' stock option plan.**

The Company has not provided any Stock Option Scheme to the employees.



Acknowledgements

Our Directors place on record their appreciation for everyone, who has contributed to the growth and performance of your Company.

For and on behalf of the Board of Directors

Place: Kolkata

Date: 05.09.2023

ADITRI PROPERTIES PVT. LTD.

*Chandan Chatterjee*  
Director / Auth. Signatory  
CHANDAN CHATTERJEE  
DIN NO. 01654802

ADITRI PROPERTIES PVT. LTD..

*Kakoli Chatterjee*  
Director / Auth. Signatory

KAKOLI CHATTERJEE  
DIN NO. 01655677





VIVEK PATWARI  
Chartered Accountants

C/o Sri Balaji Trading Co  
127C, Hazra Road  
Kolkata - 700 026

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## INDEPENDENT AUDITOR'S REPORT

To  
The Members of  
M/s ADITRI PROPERTIES PRIVATE LIMITED  
(CIN- U70109WB2023PTC254098)

### Report on the Audit of Financial Statements

#### Opinion

We have audited the accompanying financial statements of M/s ADITRI PROPERTIES PRIVATE LIMITED (*"the Company"*) which comprises the Balance Sheet as at March 31, 2023, 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 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 Company as at March 31, 2023, and profit for the year ended on that date.

#### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. 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 Company 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 Companies Act, 2013 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 opinion.

#### Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

#### Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexure to Board's Report, but does not include the standalone financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.



In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

**Responsibilities of Management and those charged with governance for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company 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 give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

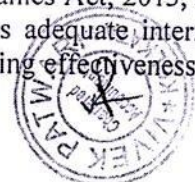
Those charged with governance are also responsible for overseeing the Company's financial reporting process.

**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. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.



- 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 Company'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 Company 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.

Materiality is the magnitude of misstatements in the standalone 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 misstatements in the financial statements.

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the financial year ended 31<sup>st</sup> March 2023 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### **Report on Other Legal and Regulatory Requirements**

- (1) As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- (2) As required by Section 143(3) of the Act, 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 Company 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.
- d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies Rules, 2015, as amended.
- e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) The Company being a Private Limited Company having turnover less than Rupees 50 Crores as per latest Audited Financial Statement and having aggregate borrowing from Banks or Financial Institutions or any body corporate at any point of time during the financial year less than Rupees 25 crores, reporting under section 143(3)(i) with respect to the adequacy of the internal controls with reference to financial statements of the Company and the operating effectiveness of such controls is not applicable as per MCA notification no. G.S.R. 583(E) dated 13.06.2017.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:
- h) The Company being a private limited company, provisions of Section 197 of the Companies Act, 2013 is not applicable to the Company.
- i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
  - iv. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

**For Vivek Patwari**  
**Chartered Accountants**

Vivek Patwari

(Vivek Patwari)  
Proprietor  
Membership No. 314218  
UDIN – 23314218BHAXFJ4108  
Place: Kolkata  
Date: 05<sup>th</sup> Day of Sep 2023



**Annexure "A" to the Independent Auditor's Report**

[Referred to in paragraph 1 under 'Report on other legal and regulatory requirements' section of our report to the members of Aditri Properties Private Limited of even date]

1. The Company does not have any fixed assets and hence the provisions of clause 1(a) and 1(b) of the Companies (Auditor's Report) Order 2020 is not applicable to the Company.
2. In respect of its inventory:
  - a) As explained to us and also verified from the books of account, one project started this year. The company is following Percentage Completion Method. The cost which has not booked in the statement of Profit and Loss has been shown as Closing WIP at the end of the period.
  - b) In our opinion and according to the information and explanation given to us, the procedures of physical verification of inventories followed by the Management were reasonable and adequate in relation to the size of the Company and the nature of its business.
  - c) In our opinion and according to the information and explanations given to us, the Company has maintained proper records of its inventories and no material discrepancies were noticed on physical verification of stocks as compared to book records.
3. The company has not granted any loans, secured or unsecured covered in the register maintained under section 189 of the Companies Act, 2013 ('the Act'). Accordingly, the provision of clause 3(a), 3(b) and 3(c) are not applicable to the company.
4. In our opinion and according to information and explanation given to us, the company has not granted any loans or provided any guarantees or given any security or made any investments to which the provision of section 185 and 186 of the Companies Act, 2013 apply. Accordingly, paragraph 3 (iv) of the order is not applicable.
5. In our opinion and according to the information and explanations given to us, the company has not accepted any deposits and accordingly paragraph 3 (v) of the order is not applicable.
6. The Central Government of India has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Act for any of the activities of the company and accordingly paragraph 3 (vi) of the order is not applicable.
7. **In respect of statutory dues:**
  - a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues have been generally regularly deposited during the year by the company with the appropriate authorities.
  - b) According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, sales-tax, service tax, goods and service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues were in arrears as at March 31, 2023 for a period of more than six months from the date they became payable.



- c) According to the information and explanations given to us and the records of the company examined by us, there are no dues of sales- tax, service tax, goods and service tax, duty of customs, duty of excise and value added tax which have not been deposited on account of any dispute.
8. According to the information and explanations given to us, there are no transactions which are not accounted in the books of account which have been surrendered or disclosed as income during the year in Tax Assessment of the Company. Also, there are no previously unrecorded income which has been now recorded in the books of account. Hence, the provision stated in paragraph 3(viii) of the Order is not applicable to the Company.
9. The Company does not have any loans or borrowings and repayment to lenders during the year. Accordingly, the provision stated in paragraph 3(ix) (a) to (c) and sub clause (e) and (f) of the Order is not applicable to the Company.
10. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and has not taken any term loans during the year. Accordingly, paragraph 3 (ix) of the order is not applicable.
11. (a) During the course of our audit, examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company nor on the Company.
- (b) We have not come across of any instance of fraud by the Company or on the Company during the course of audit of the standalone financial statement for the year ended March 31, 2023, accordingly the provisions stated in paragraph (xi)(b) of the Order is not applicable to the Company.
12. The Company is not a Nidhi Company and accordingly, paragraph 3 (xii) of the order is not applicable to the Company.
13. According to the information and explanations given to us and based on our examination of the records of the company, transactions with the related parties are in compliance with section 177 and 188 of the Act. Where applicable, the details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
14. In our opinion and based on our examination, the Company does not require to comply with provision of section 138 of the Act. Hence, the provisions stated in paragraph 3(xiv) (a) to (b) of the Order are not applicable to the Company.
15. According to the information and explanations given to us, in our opinion during the year the Company has not entered into non-cash transactions with directors or persons connected with its directors and hence, provisions of section 192 of the Act are not applicable to company. Accordingly, the provisions stated in paragraph 3(xv) of the Order are not applicable to the Company.
16. In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.



17. Based on the overall review of standalone financial statements, the Company has incurred cash losses in the current financial year and in the immediately preceding financial year. The details of the same are as follows:

Particulars	March 31, 2023 (Current year)	March 31, 2022 (Previous Year)
Profit Before Tax	(Rs. 12,977/-)	NIL

18. There has been no resignation of the statutory auditors during the year. Hence, the provisions stated in paragraph clause 3 (xviii) of the Order are not applicable to the Company.
19. According to the information and explanations given to us and based on our examination of financial ratios, ageing and expected date of realisation of financial assets and payment of liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of audit report and the Company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
20. According to the information and explanations given to us, the provisions of section 135 of the Act are not applicable to the Company. Hence, the provisions of paragraph (xx)(a)to(b) of the Order are not applicable to the Company.
21. The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements. Accordingly, no comment in respect of the said clause has been included in the report.

For Vivek Patwari  
Chartered Accountants

Vivek Patwari

(Vivek Patwari)  
Proprietor  
Membership No. 314218  
UDIN – 23314218BHAXFJ4108



Place: Kolkata  
Date: 05<sup>th</sup> Day of Sep 2023



**ADITRI PROPERTIES PVT LTD**

**Balance Sheet as at 31st March, 2023**

Particulars	Note No	Rs. in '00	
		As at 31st March, 2023	
		Rs.	P.
<b>I. EQUITY AND LIABILITIES</b>			
<b>(1) Shareholder's Funds</b>			
(a) Share Capital	2.1	1,000.00	
(b) Reserves and Surplus	2.2	(129.77)	
<b>(2) Current Liabilities</b>			
(a) Short Term Borrowings	2.3	1,76,220.79	
(b) Trade Payables	2.4	348.44	
(c) Other Current Liabilities	2.5	1,36,966.27	
<b>Total</b>		<b>3,14,405.73</b>	
<b>II.Assets</b>			
<b>(1) Non-Current Assets</b>			
(a) Long Term Loans and Advances	2.6	49,677.50	
<b>(2) Current Assets</b>			
(a) Inventories	2.7	1,59,038.15	
(b) Cash and Cash Equivalents	2.8	66,634.71	
(c) Short Term Loans and Advances	2.9	605.61	
(d) Other Current Assets	2.10	38,449.76	
<b>Total</b>		<b>3,14,405.73</b>	

Significant Accounting Policies and Notes on Accounts

1 & 2

C/o. Sri Balaji Trading Co  
Flat 2F,  
KOLKATA - 700 026

For Vivek Patwari  
Chartered Accountant



Vivek Patwari

Proprietor

Membership No.- 314218

UDIN - 23314218BHAXFJ4108

Dated :- The 05th day of Sep, 2023

ADITRI PROPERTIES PVT. LTD. ADITRI PROPERTIES PVT. LTD.

*Chandan Chatterjee*

*Kakoli Chatterjee*

Director / Auth. Signatory  
CHANDAN CHATTERJEE

Director / Auth. Signatory  
KAKOLI CHATTERJEE

DIN NO. 01654802

DIN NO. 01655677



**ADITRI PROPERTIES PVT LTD**

**Statement of Profit and Loss for the period from 23.05.2022 to 31.03.2023**

Particulars	Note No	Rs. in '00	
		For the period 23.05.2022 to 31.03.2022	
		Rs.	P.
I. Revenue from operations			-
II. Other Income	2.11	120.40	
<b>III. Total Revenue (I + II)</b>		120.40	
<i>Expenses:</i>			
Cost of Materials Consumed	2.12	1,46,326.95	
Employee Cost	2.13	5,799.20	
Financing Charges	2.14	6,912.00	
Other Expenses	2.15	250.17	
Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	2.16	(1,59,038.15)	
<b>IV. Total Expenses</b>		250.17	
V. Profit Before Tax (III - IV)		(129.77)	
VI. Tax expense:			
(1) Current tax			-
(2) Deferred tax			-
(3) Tax for Earlier Year			-
VII. Profit(Loss) for the year (V - VI)		(129.77)	
VIII. Earning per equity share: Basic & Diluted			-

C/o. Sri Balaji Trading Co  
Flat 2F,  
KOLKATA - 700 026



For Vivek Patwari  
Chartered Accountant

Vivek Patwari

Proprietor

Membership No.- 314218

UDIN - 23314218BHAXFJ4108

Dated :- The 05th day of Sep, 2023

ADITRI PROPERTIES PVT. LTD. ADITRI PROPERTIES PVT. LTD.

*Chandan Chatterjee*

*Kakoli Chatterjee*

Director / Auth. Signatory  
CHANDAN CHATTERJEE  
DIN NO. 01654802

Director / Auth. Signatory  
KAKOLI CHATTERJEE  
DIN NO. 01655677



**ADITRI PROPERTIES PVT LTD**

**2 NOTES ON ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023**

<b>2.1 SHARE CAPITAL</b>		Rs. in '00
		<u>As at</u>
		<u>31.03.2023</u>
<u>Authorised :</u>		
1,00,000 Equity Shares of Rs. 10/- each.		10,000.00
		<u>10,000.00</u>
<u>Issued, Subscribed &amp; Paid -up :</u>		
10,000 Equity Share of Rs. 10/- each fully paid up		1,000.00
		<u>1,000.00</u>

The company has issued only one class of shares referred at as equity shares having a par value of Rs. Each holder of equity shares is entitled to one vote per share.

In the event of liquidation of the company, the holders of equity shares will be entitled to receive any the remaining assets of the company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of equity shares held by the shareholders.

**Reconciliation of the number of Equity Shares outstanding**

<b>Equity Shares</b>		<b>As at</b>
		<b>31.03.2023</b>
Particulars		
Number of shares at the beginning		-
Add / Less: During the year		10,000
Less: Redeemed or bought back during the period		-
Number of shares at the end		<u>10,000</u>

**DETAILS OF EQUITY SHAREHOLDERS HOLDING MORE THAN 5% SHARES OF THE COMPANY:**

Sl. No.	Name of Shareholder	As at 31.03.2023	
		No. of Shares held	% of shares
1	Chandan Chatterjee	5000	50
2	Kakoli Chatterjee	2500	25
3	Aaheli Chatterjee	2500	25
		<u>10000</u>	<u>100</u>

**DETAILS OF SHARES HELD BY PROMOTERS:**

Sl. No.	Name of Shareholder	As at 31.03.2023	
		No. of Shares held	% of shares
1	Chandan Chatterjee	5000	50
2	Kakoli Chatterjee	2500	25
3	Aaheli Chatterjee	2500	25
		<u>10000</u>	<u>100</u>

**2.2 RESERVE AND SURPLUS**

**Surplus Account (as per annexed account) (B)**

Opening Balance	-
Add: Net Profit After Tax during the year	(129.77)
Closing Balance	<u>(129.77)</u>

ADITRI PROPERTIES PVT. LTD.  
  
 Director / Auth. Signatory



ADITRI PROPERTIES PVT. LTD.  
  
 Director / Auth. Signatory



<b>2.3</b>	<b><u>SHORT TERM BORROWINGS</u></b>	
	<b><u>Other loans and advances (Unsecured)</u></b>	
	Loan from Body Corporate	1,76,220.79
		<u>1,76,220.79</u>

<b>2.4</b>	<b><u>TRADE PAYABLES</u></b>	
	Sundry Creditors for Goods & Services*	348.44
		<u>348.44</u>

\* There are no delays in payments to micro and small enterprises as required to be disclosed under The Small and Medium Enterprises Development Act, 2006. The above information regarding micro and small enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

**Trade Payable ageing schedule**

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1 – 2 years	2 – 3 years	More than 3 years	Total
i) MSME	-	-	-	-	-
ii) Others	348.44	-	-	-	348.44
iii) Disputed due - MSME	-	-	-	-	-
iii) Disputed due - Others	-	-	-	-	-

<b>2.5</b>	<b><u>OTHER CURRENT LIABILITIES</u></b>	
	Advance Received from Customers	68,165.70
	Security Deposit from Contractor	1,793.71
	Other Payables	67,006.86
		<u>1,36,966.27</u>

<b>2.6</b>	<b><u>LONG TERM LOANS AND ADVANCES</u></b>	
	<b><u>Security Deposit (Unsecured and Considered Good)</u></b>	
	CESC Deposit	438.00
	Rent Deposit (Refundable)	3,270.00
	Refundable Deposit with the Landlords	45,969.50
		<u>49,677.50</u>

<b>2.7</b>	<b><u>INVENTORIES (At Cost)</u></b>	
	Closing Stock - WIP (Project at 59A, Sarat Bose Road, Kolkata)	1,59,038.15
		<u>1,59,038.15</u>

ADITRI PROPERTIES PVT. LTD.  
*Shundar Shant*  
 Director / Auth. Signatory

ADITRI PROPERTIES PVT. LTD.:  
*Kathali Chatterjee*  
 Director / Auth. Signatory





<b>2.8 CASH AND CASH EQUIVALENTS</b>	
<b><u>Cash in Hand</u></b>	
Cash in hand (as certified by the management)	1,423.16
<b><u>Balances with bank</u></b>	
BOB A/C NO:00310200000669	406.02
HDFC A/c No. 50200077673121 (30%)	3,076.06
HDFC A/c No. 50200077962062 (70%)	31,729.47
Fixed Deposit with Bank of Baroda	30,000.00
	66,634.71
<b>2.9 SHORT TERM LOANS AND ADVANCES</b>	
<b><u>Other Loans and Advances (Unsecured and Considered Good)</u></b>	
TDS Receivable	605.61
	605.61
<b>2.10 OTHER CURRENT ASSETS</b>	
<b><u>Others</u></b>	
Advance to Suppliers	22,344.44
Expenses for Property (10B & 10C Townshend Road, Kolkata)	16,105.32
	38,449.76
<b>2.11 OTHER INCOME</b>	
Interest on Fixed Deposit	120.40
	120.40
<b>2.12 COST OF MATERIAL CONSUMED</b>	
Project cost at 59A, Sarat Bose Road, Kolkata	1,46,326.95
	1,46,326.95
<b>2.13 EMPLOYEE COST</b>	
Salary and Bonus	5,799.20
	5,799.20
<b>2.14 FINANCING CHARGES</b>	
Interest on unsecured loan	6,912.00
	6,912.00
<b>2.15 OTHER EXPENSES</b>	
Audit Fees	55.00
Bank Charges	71.26
Filing Fees	4.00
RERA Application Fees	89.30
General Expenses	5.61
Rates & Taxes	25.00
	250.17
<b>2.16 INCREASE / DECREASE IN STOCK</b>	
<b><u>Project at 59A, Sarat Bose Road, Kolkata</u></b>	
Opening Stock - WIP	
Less: Closing Stock - WIP	1,59,038.15
	1,59,038.15



ADITRI PROPERTIES PVT. LTD.  
*Shantanu Chatterjee*  
 Director / Auth. Signatory

ADITRI PROPERTIES PVT. LTD.  
*Nishali Chatterjee*  
 Director / Auth. Signatory



**ADITRI PROPERTIES PVT LTD**

**2.17 OTHER NOTES ON ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2023**

**Related Party Disclosures :-**

Name of the Related Parties and Nature of the Related Party Relationship with whom transactions have taken place during the reported period.

(A) **Subsidiaries & Associates Entity :**  
There is no Subsidiaries and Associates Entity.

(B) **Key Management Personnel :**

S.No.	Name	Designation
1	Mr. Chandan Chatterjee	Director
2	Mr. Abhijit Chakraborty	Director

(C) **Other Related Parties :**

S.No.	Particulars
-------	-------------

(a) **Relatives of Key Management Personnel :**  
No Transactions with Relatives of Key Management Personnel

(b) **Private companies in which directors or relative are director or members :**

1	Ashra Hirise Pvt Ltd
2	Kolber Mercantile Pvt Ltd

(D) **Disclosure of Transactions during the year between the Company and Related Parties**

S.No.	Nature of Transaction	Year ended 31st March, 2023		
		Subsidiaries & Associates	Key Management Personnel	Other Related Parties
1	Interest Expense	-	-	4,30,254.00
2	Rent Paid	-	-	-
3	Loan Taken	-	-	83,00,000.00
4	Loan Refunded	-	-	13,00,000.00
5	Loan Given	-	-	-
6	Loan Given Recovered	-	-	-
7	Advance Given	-	-	-
8	Advance Recovered	-	-	-
9	Investment (In Shares )	-	-	-
	Investment (In Debenture )	-	-	-
10				
	<b>Total</b>	<b>-</b>	<b>-</b>	<b>1,00,30,254.00</b>

(E) **The details of amount due to or due from related parties as at 31st March, 2023**

S.No.	Particulars	Year ended 31st March, 2023		
		Subsidiaries & Associates	Key Management Personnel	Other Related Parties
1	Loan Taken	-	-	74,30,254.00
2	Loan Given	-	-	-
3	Advance Given	-	-	-
4	Investment (In Shares )	-	-	-
	Investment (In Debenture )	-	-	-
5				
	<b>Total</b>	<b>-</b>	<b>-</b>	<b>74,30,254.00</b>

ADITRI PROPERTIES PVT. LTD.

*Shurendu Chatterjee*  
Director / Auth. Signatory

ADITRI PROPERTIES PVT. LTD.

*Thakoli Chatterjee*  
Director / Auth. Signatory



(F) Additional Regulatory Information

Ratios			
			As at 31.03.2023
Particulars	Items included in numerator	Items included in denominator	Ratio
(a) Current Ratio	Current Assets	Current Liabilities	84.43%
(b) Debt-Equity Ratio	Long Term Debt + Short Term Debt	Shareholder equity	17622.08%
(c) Debt Service Coverage Ratio	Earning Before Interest, tax, Depreciation & Amortisation	Total principal + Interest on Borrowings	678.22%
(d) Return on Equity Ratio	Earning After Interest, tax, Depreciation & Amortisation	Average Shareholders Equity	-12.98%
(e) Inventory turnover ratio	Turnover	Average Inventory	0.00%
(f) Trade Receivables turnover ratio	Net Credit Sales	Average Trade Receivable	0.00%
(g) Trade payables turnover ratio	Net Credit Purchase	Average Trade Payable	41994.88%
(h) Net capital turnover ratio	Total Sales	Shareholder Equity	12.04%
(i) Net profit ratio	Net Profit	Net Sales	-107.78%
(j) Return on Capital employed	Earning Before Interest & tax	Total Assets-Current Liabilities	779.36%

ADITRI PROPERTIES PVT. LTD.  
*Sheerwan Chatterjee*  
Director / Auth. Signatory

ADITRI PROPERTIES PVT. LTD.  
*Kasholi Chatterjee*  
Director / Auth. Signatory



ADITRI PROPERTIES PVT LTD

(G) Other Statutory Information:-

- (a) As per the information available with the company, the principal amount payable to Micro, Small and Medium Enterprises falling under the provision of Micro, Small and Medium Enterprises Development Act, 2006 Rs. Nil.
- (b) There is no amount outstanding payable to Investors' Education and Protection Fund as on 31.03.2023.
- (c) The Company do not have any transactions with company's struck off during the current F.Y.
- (d) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the current and previous financial year in the tax assessments under the Income Tax Act, 1961 (Such as, search or survey or any other relevant provisions of the Income Tax Act, 1988 and rules made thereunder.
- (e) The Company does not have any Benami property, Further, there are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transaction Act, 1988 and rules made thereunder.
- (f) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period as at March 31, 2023.
- (g) The Company have not traded or invested in Crypto Currency or Virtual Currency during the current and previous financial year.
- (h) The Company has not been declared as a wilful defaulter by any bank or financial Institution or government or any government authority.
- (i) The Company is not covered under section 135 of The Companies Act 2013 and hence Corporate Social Responsibility Activities are not required to be done by the company.
- (j) The company has sufficient liquidity for continuing its business operations. The company is also confident about its ability to service its debt and other financial liabilities.
- (k) Other information pursuant to the provision of Schedule III of the Companies Act, 2013 are not applicable and hence not given.
- (l) The Company is newly formed. Hence, Previous years figures are not there.

As per Our report of even date.

C/o. Sri Balaji Trading Co  
127C, Hazra Road  
Kolkata- 700 026



For Vivek Patwari  
Chartered Accountant

Vivek Patwari

Proprietor  
Membership No.- 314218  
UDIN - 23314218BHAXFJ4108

Dated :- The 05th day of Sep, 2023

ADITRI PROPERTIES PVT. LTD. ADITRI PROPERTIES PVT. LTD.

*Chandan Chatterjee*

Director / Auth. Signatory  
CHANDAN CHATTERJEE  
DIN NO. 01654802

*Kakoli Chatterjee*

Director / Auth. Signatory  
KAKOLI CHATTERJEE  
DIN NO. 01655677



ASHRAY NIWAS PRIVATE LIMITED

**3 SIGNIFICANT ACCOUNTING POLICIES AND OTHERS NOTES ON ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2023**

**A) Significant Accounting Policies**

**(i) Basis of Preparation of Financial Statements**

The financial statements of the company have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP). The company has prepared these financial statements to comply in all material respects with the accounting standards notified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"). These financial statements have been prepared on an accrual basis and under the historical cost conventions.

**(ii) Revenue Recognition**

Revenue is primarily derived from the sale of land and / or construction activity and other related activities.

Revenue from sale of goods is to be recognized on transfer of significant risks and rewards of ownership to the buyer and it is reasonable to expect ultimate collection from the buyer. During the year, the project has not been started so question of revenue recognition does not arise.

**(iii) Inventory**

Inventory (Closing Stock – Work in Progress) in respect of construction activities is valued at Cost. Cost includes Purchase price, Duties & Taxes & Registration Fees, Interest and Borrowing cost, if any and other expenditure directly or indirectly attributable to the acquisition and construction of the project. However, no project has been started so there is no inventory at the end of the period.

**(iv) Earning Per Share**

Basic and Diluted Earnings per shares are calculated by dividing the net profit attributable to the ordinary shareholders by the weighted average number of ordinary shares outstanding during the year.

**(v) Provision for Current and Deferred Tax**

No Provision for current tax has been made as there is no profit during the year. Deferred tax has not been created as there is no "timing difference" between taxable and accounting income.

ADITRI PROPERTIES PVT. LTD.

*Shunda Chatterjee*  
Director / Auth. Signatory

ADITRI PROPERTIES PVT. LTD.

*Manali Chatterjee*  
Director / Auth. Signatory



**ADITRI PROPERTIES PVT LTD**

**DETAILS OF BALANCE SHEET AS AT 31ST MARCH, 2023**

		Rs. in '00
<b>A</b>	<b><u>LOAN FROM BODY CORPORATE</u></b>	
	Ashray Hi-Rise Pvt Ltd	53,659.23
	Kolber Mercantile Pvt Ltd	20,643.31
	Kothsons Finance & Consultancy Pvt Ltd	76,375.78
	Nicholson Vanijya Pvt Ltd	25,542.47
		<b>1,76,220.79</b>
<b>B</b>	<b><u>SUNDRY CREDITORS FOR GOODS &amp; SERVICES</u></b>	
	Debasish Chakraborty	180.14
	Uniformed Security Service	168.30
		<b>348.44</b>
<b>C</b>	<b><u>ADVANCE RECEIVED FROM CUSTOMERS</u></b>	
	Arindam Alope Chatterjee	2,842.71
	Manish Kumar Jha & Ranjana Jha	4,761.91
	Manoj Gokul Gandhi & Kirti Gandhi	23,382.00
	Pankaj D Shah & Priti Shah	13,653.00
	Yogesh Badiyani	23,526.08
		<b>68,165.70</b>
<b>D</b>	<b><u>OTHER PAYABLES</u></b>	
	Audit Fees Payable	55.00
	Electricity Charges Payable	67.40
	GST Payable	990.41
	Payable to Wellside Properties Pvt Ltd	64,220.27
	Profession Tax Payable	5.20
	TDS Payable	1,668.58
		<b>67,006.86</b>
<b>E</b>	<b><u>REFUNDABLE DEPOSIT WITH THE LANDLORDS</u></b>	
	<b>59, Sarat Bose Road</b>	
	- Rajib Chatterjee	10,000.00
	- Arindam Chatterjee	7,157.29
	- Kishore Chatterjee	10,000.00
	- Taunka Chatterjee	10,000.00
	- Tridib Chatterjee	4,464.09
	- Rejina Chatterjee	4,348.12
		<b>45,969.50</b>
<b>F</b>	<b><u>ADVANCE TO SUPPLIERS</u></b>	
	Creation Engineering Co.	19,835.49
	Rashmi Metaliks Ltd	48.95
	D. Sen & Co.	260.00
	Reliance Retail Ltd	2,200.00
		<b>22,344.44</b>

ADITRI PROPERTIES PVT. LTD.

*Sharda. shah*  
Director / Auth. Signatory

ADITRI PROPERTIES PVT. LTD.

*Manoli Chatterjee*  
Director / Auth. Signatory

