



INDEPENDENT AUDITOR'S REPORT

To the Members of
MANGROO PROPERTIES PRIVATE LIMITED.

Report on the Audit of the Financial Statements

Opinion

We have audited the Financial Statements of MANGROO PROPERTIES PRIVATE LIMITED ("the Company"), which comprise the balance sheet as at 31st March 2022, and the statement of profit and loss, (*statement of changes in equity*) and statement of cash flows for the year then ended, and notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information [hereinafter referred to as "the Financial Statements"].

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 Companies Act, 2013 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, 2022, and its profit/loss, (*changes in equity*) 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) 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 thereunder, 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.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the [information included in the X report, but does not include the 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 Financial Statements or our knowledge obtained in the 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.

Management's Responsibility 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, (changes in equity) and cash flows 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 Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors 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 system 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 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 of the current period 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

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 statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

The provisions of 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 is not applicable to the Company since

- (a) It is not a subsidiary or holding company of a public company;
- (b) Its paid-up capital and reserves and surplus are not more than Rs.1 Crores as at the balance sheet date;
- (c) Its total borrowings from banks and financial institutions are not more than Rs.1 Crores at any time during the year; and
- (d) Its turnover for the year is not more than Rs.10 Crores during the year.

As required by Section 143(3) of the Act, we report that:

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.

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 [and proper returns adequate for the purposes of our audit have been received from the branches not visited by us.]

The reports on the accounts of the branch offices of the Company audited under Section 143(8) of the Act by branch auditors have been sent to us and have been properly dealt with by us in preparing this report



The Balance Sheet, the Statement of Profit and Loss, (the Statement of Changes in Equity) and the Cash Flow Statement dealt with by this Report are in agreement with the books of account [and with the returns received from the branches not visited by us].

In our opinion, the aforesaid Financial Statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164(2) of the Act.

Since the Company's turnover as per last audited Financial Statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017;

Or

With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".

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.

The Company does not have any pending litigations which would impact its financial position.

The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries



The management has represented, that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

Based on such audit procedures which we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

The company has not declared or paid any dividend during the year is in accordance with section 123 of the Companies Act 2013", Hence clause not applicable.

Place : Ranchi
Date : 15/09/2022

for **TIWARI SINGH & CO.**
Chartered Accountants



ABHIMANU TIWARI
PARTNER
M.NO-418228

MANGROO PROPERTIES PRIVATE LIMITED

AT-FNO-113A, BLUE DIAMOND, MARKETING COMPLEX, HESAG HATIA, RANCHI JH 834003 IN

BALANCE SHEET AS ON 31.03.2022

	PARTICULARS	NOTE NO.	AS ON 31ST MARCH, 2022
	1	2	3
I.	EQUITY AND LIABILITIES		
[1]	Shareholder's Funds		
	[a] Share Capital	1	100,000.00
	[b] Reserves and Surplus	2	(803.00)
[2]	Current Liabilities		
	[a] Provisions	3	11,785.00
	TOTAL		110,982.00
II.	ASSETS		
[1]	Non-Current Assets		
	[a] Property, plant & Equipments		
	[b] Other Misc Expenditure		16,000.00
[2]	Current Assets		
	[a] Cash and Cash Equivalents	4	94,982.00
	TOTAL		110,982.00

For and on Behalf of
Ca Abhimanu Tiwari
Chartered Accountants

Ca Abhimanu Tiwari
Partner

M. No-418228

UDIN: 22418228 BCG LNE 6106.

Date : 15/09/2022

Place : Ranchi

For & on Behalf of the Board





JITENDRA BARAIK
Director
DIN 08430902


SITA DEVI
Director
DIN 09312657

MANGROO PROPERTIES PRIVATE LIMITED

AT-FNO-113A, BLUE DIAMOND, MARKETING COMPLEX, HESAG HATIA, RANCHI Ranchi JH 834003 IN

PROFIT & LOSS STATEMENT FOR THE YEAR ENDED 31.03.2022

	PARTICULARS	SCH.	AS ON 31ST MARCH, 2022
I.	[a] Revenue From Operations		65,000.00
	[b] Other Income		-
II.	TOTAL REVENUE		65,000.00
III.	<u>Expenses:</u>		
	[a] Material Purchases		-
	[b] Direct Expenses		12,530.00
	[c] Employee Benefit Expenses		24,000.00
	[d] Depreciation & Amortization Exp		-
	[e] Administration & Other Expenses	5	29,273.00
	TOTAL EXPENSES		65,803.00
IV.	PROFIT BEFORE TAX (III - IV)		(803.00)
V.	<u>Tax Expense:</u>		
	[1] Current tax		-
	[2] Defereed tax		-
	[3] Income Tax for Earlier year		-
VI.	Profit/Loss For The Year After Tax (IV - V)		(803.00)
	Earning Per Share	6	
	(1) Basic		(0.08)
	(2) Diluted		(0.08)
For Tiwari Singh & Co Chartered Accountants  Ca Abhimanu Tiwari Partner M. No-418228		For & on Behalf of the Board   JITENDRA BARAIK SITA DEVI Director Director DIN 08430902 DIN 09312657	
Date : 15/09/2022 Place : Ranchi			

MANGROO PROPERTIES PVT. LTD.

AT-FNO-113A, BLUE DIAMOND, MARKETING COMPLEX, HESAG HATIA, RANCHI JH 834003 IN

ANNEXED TO AND FORMING PART OF THE STATEMENT OF ACCOUNTNOTE NO. - 1
SHARE CAPITAL

(A)

PARTICULARS	AS ON 31ST MARCH 2022	
	Number	Amount
SHARE CAPITAL		
A) AUTHORISED		
100000 Equity Shares of ₹ 10/- each	100000	1,000,000.00
B) ISSUED, SUBSCRIBED & PAID UP		
10000 Equity Shares of ₹ 10/- each fully paid up	10000	100,000.00
	10000	100,000.00

(B) Terms/rights attached to Equity Shares

The Company has issued only one class of Equity Shares having a Par Value of ₹ 10/- per share.

Each holder of Equity Shares is entitled to one vote per share. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

During the year ended 31st March, 2022, No dividend recognised as distribution to equity shareholders.

In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts.

The distribution will be in proportion to the number of Equity Shares held by the shareholders

C) Reconciliation of number and amount of Equity Shares outstanding at the beginning

PARTICULARS	AS ON 31ST MARCH 2022	
	No. of Shares	Amount (Rs)
Outstanding at the beginning of the reporting period		
Add:		
i) Issued on exercise of employees stock options		
ii) Issued for consideration other than cash	10000	100,000.00
iii) Issued for Cash		
Less: Shares bought back		
Outstanding at the end of the reporting period	10000	100,000.00

D) Shareholder Holding more than 5% shares

Name of Shareholder	AS ON 31ST MARCH 2022	
	Number	Amount
Jitendra Baraik	7000	70,000.00
Gaurav Kumar	2000	20,000.00
Sita Devi	1000	10,000.00
	10000	100,000.00



NOTE NO. - 2**RESERVE & SURPLUS**

PARTICULARS	AS ON 31ST MARCH,2022
Opening Balance	-
Add: Profit During the year	(803.00)
	(803.00)
Less; Preliminary Expenses	16,000.00
	(16,803.00)

NOTE NO.- 3**PROVISIONS**

PARTICULARS	AS ON 31ST MARCH,2022
Audit Fees Payables	5,000.00
Roc Filing	4,000.00
O/s Exp	2,785.00
	11,785.00

NOTE NO.- 4**CASH & CASH EQUIVALENTS**

PARTICULARS	AS ON 31ST MARCH,2022
CASH (As per book and certified by management)	90,459.00
Cash at Bank	4,523.00
	94,982.00

NOTE NO. - 5**ADMINISTRATIVE & OTHER EXPENSES**

PARTICULARS	AS ON 31ST MARCH,2022
Audit Fee	5,000.00
ROC filling	4,000.00
Rent	12,000.00
Bank Charges	531.00
General Exp	3,742.00
Preliminary Exp	4,000.00
	29,273.00

NOTE NO. - 6**EARNING PER SHARE**

PARTICULARS	AS ON 31ST MARCH,2022
Profit After Taxation	(803.00)
Equity Share Outstandig during the year	10,000
Weighted No. of Equity Shares Outstanding during the period	10,000
BASIC EPS	(0.08)
DILLUTED EPS	(0.08)



MANGROO PROPERTIES PRIVATE LIMITED

AT-FNO-113A, BLUE DIAMOND, MARKETING COMPLEX, HESAG HATIA, RANCHI Ranchi JH 834003 IN

Notes forming part of the financial statements

PART : A

CORPORATE INFORMATION	The Registered office of the company is situated in the state of JHARKHAND, -AT-FNO-113A, BLUE DIAMOND, MARKETING COMPLEX, HESAG HATIA, RANCHI Ranchi JH 834003 IN . Its registration number is U70109JH2021PTC017147. The Company is primarily engaged in Real estate and allied activities .
SIGNIFICANT ACCOUNTING	
BASIS OF ACCOUNTING POL	(a). The financial statements have been prepared in accordance with the mandatory Accounting Standards prescribed in the Companies (Accounting Standards) Rules, 2006 issued by the Central Government of India in consultation with the National Advisory Committee on Accounting Standards and as amended from time to time. The accounting policies have been consistently applied by the Company and are consistent with those used in the previous year. The financial statements have been prepared under the historical cost convention. (b). The Company generally follows Mercantile System of accounting and recognizes significant items of Income and Expenditure on accrual basis unless specifically stated otherwise.
USE OF ESTIMATES	The presentation of financial statements requires estimates and assumption to be made that affect the reported amount of assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known.
FIXED ASSETS	As per books and accounts produced to us, Fixed Assets has been duly recorded by the company during the year under audit, hence no comments required
DEPRICIATION	As per books and accounts produced to us depreciation has been charged to company on Fixed Assets as per the generally accpeted accounting policies.
INVENTORIES	No Inventory
CASH AND CASH EQUIVALEN	Cash comprises of cash at hand as certified bt the management

For Tiwari Singh & Co
Chartered Accountants


Ca Abhimanu Tiwari
Partner
M. No-418228
Date : 15/09/2022
Place : Ranchi


JITENDRA BARAIK
Director
DIN 08430902


SITA DEVI
Director
DIN 09312657