# TIWARI SINGH & CO. Chartered Accountants



202, 2<sup>ND</sup> Floor, Modi Height Phase-2 Ratu Road, Ranchi Ph:-9835518530 E-mail:-caabhimanu@gmail.com

#### 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 2023, 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, 2023, 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

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, 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.

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 it's 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.

for TIWARI SINGH AND CO

Ranchi

Chartered Accountants

FRN:-017608C

Place : RANCHI Date : 12/09/2023

ABHIMANU TIWARI (PARTNER) M. No-418228

UDIN: 234 18228 BGWCEY4142

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

# BALANCE SHEET AS ON 31.03.2023

	Amount in "Hundred"					
			AS ON 31ST	AS ON 31ST		
	PARTICULARS	NOTE NO.	MARCH,2023	MARCH,2022		
	1	2	3	4		
I. [1]	EQUITY AND LIABILITIES  Shareholder's Funds	1	1,000.00	1,000.00		
	[a] Share Capital [b] Reserves and Surplus	. 2	103.00	(8.03)		
[2]	Current Liabilities [a] Trade Payables [b] Provisions	3	2,448.60 216.22	117.85		
	TOTAL		3,767.82	1,109.82		
[1]	ASSETS  Non-Current Assets  [a]Property, plant & Equipments  [b] Deferred Tax Assets  [c] Misc Expenditure	4 5	1,166.57 78.03 120.00	- - 160.00		
[2	Current Assets [a]Inventory [a]Cash and Cash Equivalents	. 6	2,152.40 250.82	949.82		
	TOTAL	,	3,767.82	1,109.82		

For and on Behalf of Ca Abhimanu Tiwari

Chartered Accountaints

Ca Abhimanu Tiwari

Partner

M. No-418228

UDIN: 2341822866CE14142

Ranchi

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Date: 12/09/2023 Place: Ranchi

For & on Behalf of the Board

JITENDRA BARAIK

Director

DIN 08430902

SITA DEVI

Director

DIN 09312657

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

#### PROFIT & LOSS STATEMENT FOR THE YEAR ENDED 31.03.2023

	Amount in "Hundred"				
	PARTICULARS	SCH.	AS ON 31ST AS ON 31S MARCH,2023 MARCH,202		
	[a] Revenue From Operations [b] Other Income		31,040.00	650.00	
II.	TOTAL REVENUE		31,040.00	650.00	
	Expenses:  [a] Material Purchases  [b] Change in Inventory  [b] Direct Expenses  [c]Employee Benefit Expenses  [d]Depreciation & Amortization Exp  [e]Administration & Other Expenses	7 8 9	28,040.90 (2,152.40) 1,151.10 325.00 407.53 3,145.17	125.30 240.00 - 292.73	
	TOTAL EXPENSES		30,917.30	658.03	
IV. V.	PROFIT BEFORE TAX (III - IV) <u>Tax Expense:</u> [1] Current tax		122.70 89.70	(8.03)	
	[2] Defereed tax		(78.03)	-	
VI.	[3] Income Tax for Earlier year		-	(0.00)	
V 1.	Profit/Loss For The Year After Tax (IV - V)		111.03	(8.03)	
	Earning Per Share (1) Basic (2) Diluted	10	1.11 1.11	(0.08) (0.08)	

For Tiwari Singh & Co Chartered Accountaints For & on Behalf of the Board

Ca Abhimanu Tiwari

Partner

M. No-418228

UDIN: 2341822BGWCEY4142.

Ranchi

Date: 12/09/2023 Place: Ranchi

JITENDRA BARAIK

Director

DIN 08430902

SITA DEVI

Director DIN 09312657

# MANGROO PROPERTIES PVT. LTD.

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

# ANNEXED TO AND FORMING PART OF THE STATEMENT OF ACCOUNT

NOTE NO. - 1 SHARE CAPITAL

(A)			Amount in	"Hundrod"
PARTICULARS	AS ON 31ST	AS ON 31ST MARCH 2023		MARCH 2022
	Number	Amount	Number	Amount
SHARE CAPITAL				
A) AUTHORISED				
150000 Equity Shares of ₹ 10/- each  B) ISSUED, SUBSCRIBED & PAID UP	100000	10,000.00	100000	10,000.00
50000 Equity Shares of ₹ 10/- each fully paid up	10000	1,000.00	10000	1,000.00
	10000	1,00,000.00	10000	1,00,000.00

#### (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) Reconcilation of number and amount of Equity Shares outstanding at the beginning

PARTICULARS	AS ON 31ST	AS ON 31ST MARCH 2023		MARCH 2022
	No.of Shares	Amount(Rs)	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 iii)Issued for Cash  Less: Shares bought back	10000	1,000.00	10000	1,000.00
Outstanding at the end of the reporting period	10000	1,000.00	10000	1,000.00

D) Shareholder Holding more than 5% shares

Name of Shareholder	AS ON 31ST	AS ON 31ST MARCH 2023		AS ON 31ST MARCH 2022	
	Number	Amount	Number	Amount	
Jitendra Baraik	7000	700.00	7000	700.00	
Gaurav Kumar	2000	200.00	2000	200.00	
Sita Devi	1000	100.00	1000	100.00	
· Sing Je	10000	1,000.00	10000	1,000.00	

# <u>NOTE NO. - 2</u>

#### RESERVE & SURPLUS

PARTICULARS	ÁS ON 31ST	AS ON 31ST
		MARCH,2022
Opening Balance		
Add: Profit During the year	(8.03)	_
	111.03	(8.03)
	103.00	(8.03)
Less; Preliminary Expenses		
	120.00	160.00
	(17.00)	

#### NOTE NO.- 3

#### **PROVISIONS**

PARTICULARS	AS ON 31ST	AS ON 31ST
Audit Fees Payables	MARCH,2023	MARCH,2022
Roc Filing	50.00	50.00
O/s Exp	40.00	40.00
Prov for Tax	36.52	27.85
THE TUN	89.70	
	216.22	117.85

#### NOTE NO.- 4

#### PROPERTY, PLANT & EQUIPMENTS

	PARTICULARS	AS ON 31ST	AS ON 31ST
		MARCH,2023	MARCH,2022
Fixed Assets		1,574.10	-
Less: Acc Dep		407.53	
			-
		1,166.57	-

#### NOTE NO.- 5

#### DEFERRED TAX

DEFERRED TAX		
DADTICLU ADC	AS ON 31ST	AS ON 31ST
PARTICULARS	MARCH,2023	MARCH,2022
Fixed Assets	1,574.10	-
Less: Acc. Dep	407.53	
		-
	1,166.57	-

#### NOTE NO.- 6

#### CASH & CASH EQUIVALENTS

DARTICULARC	AS ON 31ST	AS ON 31ST
PARTICULARS	MARCH,2023	MARCH,2022
CASH	89.42	904.59
( As per book and certified by management)		
Cash at Bank	161.40	45.23
	250.82	949.82



# NOTE NO.- 7

# CHANGE IN INVENTORY

PARTICULARS	AS ON 31ST	AS ON 31ST
	MARCH,2023	MARCH,2022
Inventories at the beginning of the year:		,
Opening Stock		-
Inventories at the End of the year:		
Closing Stock	2,152.40	
	(2,152.40)	

#### NOTE NO.-8

#### DEPRECIATION

	PARTICULARS	AS ON 31ST MARCH,2023	
Depreciation		407.53	, ,
		407.53	-

#### <u>NOTE NO. - 9</u>

#### ADMINISTRATIVE & OTHER EXPENSES

	AS ON 31ST	AS ON 31ST
PARTICULARS	MARCH,2023	MARCH,2022
Audit Fee	70.00	50.00
ROC filling	40.00	40.00
Rent	1,200.00	120.00
	84.00	
Electricity	10.13	5.31
Bank Charges	556.24	37.42
General Exp	1,144.80	
Car Running Exp	40.00	40.00
Preliminary Exp	3,145.17	292.73

#### <u>NOTE NO. - 9</u>

#### EARNING DED CHAPE

EARNING PER SHARE		
	AS ON 31ST	AS ON 31ST
PARTICULARS	MARCH,2023	MARCH,2022
Profit After Taxation	111.03	(8.03)
	10,000	10,000
Equity Share Outstandig during the year	10,000	10,000
Weighted No. of Equity Shares Outstanding	10,000	10,000
during the period	0.800	()
	1.11	(0.08)
	1.11	(0.08)
Weighted No. of Equity Shares Outstanding during the period  BASIC EPS  DILLUTED EPS	1.11	(0.08)



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

No.		Measurem ent Unit	Year ended March 31, 2023	Year ended March 31, 2022	Change	Reason For Change
1	Current Ratio (Current Assets/Current Liabilities)	%	0.90	8.06	(88.81)	Increase in Current Liabilities
2	Debt Equity Ratio (Total debt/Total Equity)	%	-	-	-	-
3	Debt Service Coverage Ratio (Profit/(loss)) before exceptional items and tax+interest on borrowings)/ Interest on Borrowings+Repayment of Borrwoings)	%	-	-	-	-
4	Return on Equity Ratio (Net Profit after Tax/Average Shareholdert equity)	%	0.10	-0.01	(1,343.51)	Increase in Profit
5	Inventory Turnover Ratio (Raw Material Consumed/Average Inventory)	%	12.03	0.00	-	Increase in Inventory
6	Trade Receivable Turnover Ratio (Revenue from operation/Average Trade Receivables)	%	-	-	-	
7	Trade Payble Turnover Ratio (Cost of Material Consumed/Average Trade Payable)	%	10.57	0.00	-	increase in material Consumed
8	Net Capital Turnover Ratio	%	-118.65	2.48	(4,875.38)	Decrease in \
9	(Revenue from Operation/Working Capital)  Net Profit/(Loss) Ratio (Net profit after Tax/Revenue from continuing operations)		0.004	-0.01	(128.95)	Increase in Pr
10	Return on Capital Employed (Profit before interest and tax and depriciation/Capita		0.4	0.0	5,838.61	Incease in pro
11	Employed  Return on Investments (Profit/(Loss) after tax/Equity Share Capital)	%	0.1	0.0-	1 (1,343.54)	Incease in pro

#### Notes:

- Raw Material Consumed, Includes Raw Material Consumed, Purchase of products of sale and Change in inventories of finised 1 2 goods, work-in-progress and product of sale
- Average Inventory is (Opening Invetory+Closing Inventory)/2 of Raw Material, Work in progress, finish goods, and stores and 3
- Includes Cost of material consumed and purchase of products for sale
- Working Capital Current Assets-Current Liabilities (Excluding current maturities of long term debt and interest accrued on 4 5
- Capital Employed = Shareholder Equity, non-current and Current Borrowings 6
- Total Equity = Shares Capital + Reserves



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

### Notes forming part of the financial statements

PART : A	The state of the s
Note: 11	CORPORATE INFORMATION
	The Registered office of the company is situated in the state of JHARKHAND, -AT-FNO-113A, BL DIAMOND, MARKETING COMPLEX,HESAG HATIA, RANCHI Ranchi JH 834003 IN . Its registration numbers 15 U70109JH2021PTC017147. The Company is primarily engaged in Real estate and allied activities .
Note: 12	SIGNIFICANT ACCOUNTING
Note: 12.1	[a]. The financial statements have been prepared in accordance with the mandatory Account Standards prescribed in the Companies (Accounting Standards) Rules, 2006 issued by the Cent Government of India in consultation with the National Advisory Committee on Accounting Standards as amended from time to time. The accounting policies have been consistently applied by the Companies 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 Income and Expenditure on accrual basis unless specifically stated otherwise.
Note: 12.2	USE OF ESTIMATES description to be made that affect t
Note. 12.2	USE OF ESTIMATES  The presentation of financial statements requires estimates and assumption to be made that affect to 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 estimate are recognized in the period in which the results are known.
Note: 12.3	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
Note: 11.4	DEPRICIATION  As per books and accounts produced to us depreciation has been charged to company on Fixed Assets
	per the generally accepted accounting policies.
Note: 11.5	INVENTORIES Inventory are valued at cost or market price whichever is lower.
	CASH AND CASH EQUIVALEN

For Tiwari Singh & Co Chartered Accountaints

Ca Abhimanu Tiwari

Partner M. No-418228 Date: 12/09/2023 Place: Ranchi JITENDRA BARAIK Director DIN 08430902 SITA DEVI Director DIN 09312657