



**INDEPENDENT AUDITORS' REPORT**

**TO, THE MEMBERS OF RAJ HEAVEN CONSTRUCTION AND SERVICES  
INDIA PRIVATE LIMITED**

**Report on the Financial Statements**

We have audited the accompanying financial statements of **RAJ HEAVEN CONSTRUCTION AND SERVICES INDIA PRIVATE LIMITED**, which comprise the Balance Sheet as at 31 March 2023, and the Statement of Profit and Loss for the year then ended, and a summary of significant accounting policies and other explanatory information.

**Management's Responsibility for the Financial Statements**

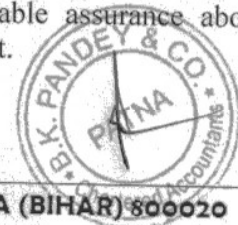
The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the Company and for preventing and detecting the 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 control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

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

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.



**HEAD OFFICE: G-28, P. C. COLONY, KANKARBAGH, PATNA (BIHAR) 800020**

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An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give true and fair view, in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by Company's Directors, as well as evaluating the overall presentation of the financial statements.

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

### Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information 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 31<sup>st</sup> March' 2023, and its profit/loss for the year ended on that date subject to followings;

- (a) Company is registered in provisions of Goods and Service Tax Act, but provision/payment of GST not made against money received against booking of flats.

### 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 Act, are not 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 financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

**HEAD OFFICE: G-28, P. C. COLONY, KANKARBAGH, PATNA (BIHAR) 800020**

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e) On the basis of written representations received from the directors as on 31 March, 2023, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2023, from being appointed as a director in terms of Section 164(2) of the Act.

f) 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".

g) 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 derivatives contracts for which there were any material foreseeable losses.

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

DATE:- 02/11/2023

PLACE:- PATNA



For **B. K. Pandey & Co.**  
Chartered Accountants  
FRN.- 010480C

(**CA B. K. Pandey**)

Proprietor

Membership No. 079263

UDIN: 23079263BGTVGG7409



**“Annexure A” to the Independent Auditor’s Report of even date on the  
Financial Statements of RAJ HEAVEN CONSTRUCTION AND SERVICES  
INDIA PRIVATE LIMITED**

**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of  
Section 143 of the Companies Act, 2013 (“the Act”)**

We have audited the internal financial controls over financial reporting of **RAJ HEAVEN CONSTRUCTION AND SERVICES INDIA PRIVATE LIMITED** as of March 31, 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

**Management’s Responsibility for Internal Financial Controls**

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors’ Responsibility**

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The

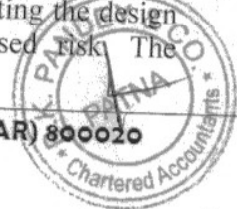
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procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

**Meaning of Internal Financial Controls Over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

**Inherent Limitations of Internal Financial Controls over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

**Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

DATE:- 02/11/2023  
PLACE:- PATNA



For **B. K. Pandey & Co.**  
Chartered Accountants  
FRN: F010480C  
  
(CA B. K. Pandey)  
Proprietor

**HEAD OFFICE: G-28, P. C. COLONY, KANKARBAGH, PATNA (BIHAR) 800020**

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**M/S RAJ HEAVEN CONSTRUCTION AND SERVICES INDIA PRIVATE  
LIMITED**

**NOTES ON ACCOUNTS**

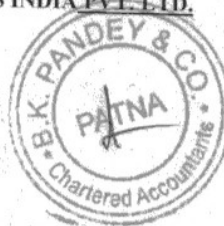
(To and forming part of the accounts as at 31<sup>st</sup> March 2023.)

**SIGNIFICANT ACCOUNTING POLICIES**

- (A) **Basis of Accounting:** The Company prepares its accounts on mereantile system of accounting policies on going concern basis following the accounting standards generally accepted in India.
- (B) **Revenue recognition:** Revenue is being recognized on the basis of completed project method and profit & loss is determined, as when the project is completed and handed over to buyers and sale deed is duly registered.
- (C) **Fixed assets :** Fixed assets are stated at the original cost including other expenses related to acquisition and installation less depreciation in accordance with Schedule II of the Act on the basis of written down value method. Any addition thereto or deletion there from are adjusted accordingly.
- (D) **Depreciation:** Depreciation on fixed assets is charges according to the method prescribed under Schedule II of the Companies Act 2013.
- (E) **General:**
- Balance of sundry receivables and payables, if any, are subject to formal confirmation.
  - Claims against the company not acknowledged as debts. : NIL
  - Original vouchers/bills/invoices couldn't be made available in support of some expenses.
- (F) For such items of expenditure for which original vouchers /bills / invoices are not available, necessary internal vouchers have been drawn up duly signed and passed by the directors of the company to the effect that all the expenses are made for the purpose of company.
- (G) Provision/Payment of GST not made against money received against booking of flats.

For RAJ HEAVEN CONSTRUCTION AND SERVICES INDIA PVT LTD.

Director



Director

**For B. K. Pandey & Co.**  
Chartered Accountants  
ERN. 010480C

**(CA B. K. Pandey)**

Proprietor

Membership No. 079263

**HEAD OFFICE: G-28, P. C. COLONY, KANKARBAGH, PATNA (BIHAR) 800020**

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**RAJ HEAVEN CONSTRUCTION AND SERVICES INDIA PRIVATE LIMITED**  
**BALANCE SHEET AS AT 31st MARCH, 2023**

PARTICULARS	Note No.	[Amount in ₹]	
		As at 31st March, 2023	As at 31st March, 2022
<b>I. EQUITY AND LIABILITIES</b>			
<b>1. Share Holder Fund :</b>			
(a) Share Capital	A	400,000.00	400,000.00
(b) Reserve & Surplus	B	(1,495,510.51)	(2,389,589.93)
<b>Sub Total ₹</b>		(1,095,510.51)	(1,989,589.93)
<b>2. Non-Current Liabilities</b>			
(a) Long Term Borrowings	C	924,878.00	0.00
(b) Deferred Tax Liability		0.00	0.00
(c) Other Long Term Liabilities	D	0.00	0.00
<b>Sub Total ₹</b>		924,878.00	0.00
<b>3. Current Liabilities</b>			
(a) Short Term Borrowings		0.00	0.00
(b) Trade Payable		0.00	0.00
(c) Other Current Liabilities	E	60,755,355.00	45,516,810.00
(d) Provisions	F	1,276,810.25	969,870.82
<b>Sub Total ₹</b>		62,032,165.25	46,486,680.82
<b>Total ₹</b>		<b>61,861,532.74</b>	<b>44,497,090.89</b>
<b>II. ASSETS</b>			
<b>1. Non-Current Assets</b>			
<b>(a) Fixed assets</b>			
(i) Tangible Assets	G	1,667,478.12	25,205.69
(ii) Capital work in progress		0.00	0.00
<b>Sub Total ₹</b>		1,667,478.12	25,205.69
<b>2. Long Term Loans &amp; Advances</b>			
		0.00	0.00
<b>3. Current Assets</b>			
Work in Progress	H	51,743,605.76	36,201,834.44
Inventories	I	0.00	0.00
Trade Receivables		0.00	0.00
Cash & Cash Equivalents	J	310,448.87	130,050.76
Short Term Loans & Advances	K	8,140,000.00	8,140,000.00
Other Current Assets		0.00	0.00
<b>Sub Total ₹</b>		60,194,054.63	44,471,885.20
<b>Total ₹</b>		<b>61,861,532.75</b>	<b>44,497,090.89</b>

In terms of our certificate of even date

Place : Patna  
Dated : 02/11/2023

[ Director ]

[ Director ]



**For, B. K. Pandey & Co.**  
Chartered Accountants  
FRN. 810480C  
*(Signature)*  
**(CA B. K. Pandey)**  
Proprietor  
Membership No. 079263  
UDIN: 23079263BGTVGG7409

RAJ HEAVEN CONSTRUCTION AND SERVICES INDIA PRIVATE LIMITED  
STATEMENT OF PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31st MARCH, 2023

[Amount in ₹]

PARTICULARS	Note No.	For the year ending 31st March, 2023	For the year ending 31st March, 2022
I. Revenue from Operation	L	26,537,320.00	7,900,000.00
II. Other Income		0.00	0.00
<b>Total Revenue</b>		<b>26,537,320.00</b>	<b>7,900,000.00</b>
<b>III. Expenses</b>			
Cost of Material Consumed & Manufacturing expenses	M	23,266,275.00	7,149,560.00
Purchase of Trading goods		0.00	0.00
(Increase)/ Decrease in Inventory		0.00	0.00
Employees Benefit Expenses	N	1,275,000.00	1,120,250.00
Finance Cost	O	84,373.00	5,112.71
Depreciation		272,627.58	3,722.70
Other Expenses [Administrative & Sale Expenses]	P	416,648.00	364,523.00
<b>Total Expenses</b>		<b>25,314,923.58</b>	<b>8,643,168.41</b>
Profit before exceptional and extra ordinary items & tax		1,222,396.42	(743,168.41)
Exceptional items		0.00	0.00
Profit before extra ordinary item & tax		1,222,396.42	(743,168.41)
Extra ordinary items		15,000.00	106,244.00
Profit before Tax		1,207,396.42	(849,412.41)
<b>Tax Expenses</b>			
(i) Current Tax		313,317.00	0.00
(ii) Deferred Tax		0.00	0.00
Profit/(Loss) for the period		894,079.42	(849,412.41)
<b>Earning per Equity shares</b>			
(i) Basic		223.52	-212.35
(ii) Diluted		223.52	-212.35

In terms of our certificate of even date

Place : Patna  
Dated : 02/11/2023



For, B. K. Pandey & Co.  
Chartered Accountants  
FRN/010480C

*(Signature)*  
(CA B. K. Pandey)  
Proprietor

Membership No. 079263  
UDIN: 23079263BGTVGG7409

[ Director ]

[ Director ]



RAJ HEAVEN CONSTRUCTION AND SERVICES INDIA PRIVATE LIMITED  
 "NOTE" FORMING PART OF THE BALANCE SHEET AS AT 31st MARCH, 2023.

[Amount in ₹]

Note No. - A Share Capital Authorised Share Capital 5,000 Equity Shares of Rs.100/- each	As at 31st March, 2023	As at 31st March, 2022
		500,000.00
<b>Total ₹</b>	<b>500,000.00</b>	<b>500,000.00</b>

Issued subscribed & Paidup 4,000 Equity Shares of Rs.100/- each fully Paid-up Share Deposit Money	400,000.00 0.00	400,000.00 0.00
<b>Total ₹</b>	<b>400,000.00</b>	<b>400,000.00</b>

Note No. - B Reserves & Surplus Balance in Statement of Profit & Loss Opening Balance Surplus/Dificit during the year	As at 31st March, 2023	As at 31st March, 2022
		(2,389,589.93) 894,079.42
<b>Total ₹</b>	<b>(1,495,510.51)</b>	<b>(2,389,589.93)</b>

Note No. - C Long Term Borrowing Car Loan	As at 31st March, 2023	As at 31st March, 2022
		924,878.00
<b>Total ₹</b>	<b>924,878.00</b>	<b>0.00</b>

Note No. - D Long Term Borrowing (Unsecured Loan) From Friends & Relatives	As at 31st March, 2023	As at 31st March, 2022
		0.00
<b>Total ₹</b>	<b>0.00</b>	<b>0.00</b>

Note No. - E Other Current Liabilities Advance against Flat (Opening Balance) Add: Received during the year Less: Sale of Flat Less: Advance Refunded	As at 31st March, 2023	As at 31st March, 2022
		45,516,810.00 41,775,865.00 26,537,320.00 0.00
<b>Total ₹</b>	<b>60,755,355.00</b>	<b>45,516,810.00</b>

Note No. - F Provisions Audit Fee Payable GST Payable Salary Payable Income Tax	As at 31st March, 2023	As at 31st March, 2022
		25,000.00 787,018.25 0.00 464,792.00
<b>Total ₹</b>	<b>1,276,810.25</b>	<b>969,870.82</b>

In terms of our certificate of even date

Place : Patna  
Dated : 02/11/2023

[ Director ]

[ Director ]



For, B. K. Pandey & Co.  
Chartered Accountants  
FRN. 010480C

(CA B. K. Pandey)

Proprietor  
Membership No. 079263

RAJ HEAVEN CONSTRUCTION AND SERVICES INDIA PRIVATE LIMITED  
"NOTE" FORMING PART OF THE BALANCE SHEET AS AT 31st MARCH, 2023.

[Amount in ₹]

Note No. - G FIXED ASSETS- TANGIBLE		As at 31st March, 2023	As at 31st March, 2022
Gross Block		1,956,750.00	41,850.00
Less: Depreciation		289,271.88	16,644.31
<b>Total ₹</b>		<b>1,667,478.12</b>	<b>25,205.69</b>

Note No. - H Work In Progress :		As at 31st March, 2023	As at 31st March, 2022
Opening WIP (Ranchi)		36,201,834.44	20,344,327.44
Add: Addition during the year		35,558,926.32	23,007,067.00
Total		71,760,760.76	43,351,394.44
Less: Transfer to Cost of Sale		23,266,275.00	7,149,560.00
Less: Transfer to Inventories		0.00	0.00
Closing WIP (Ranchi)		48,494,485.76	36,201,834.44
Land Purchased for Development		3,249,120.00	0.00
<b>Total ₹</b>		<b>51,743,605.76</b>	<b>36,201,834.44</b>

Note No. - I Inventories		As at 31st March, 2023	As at 31st March, 2022
Stock of Flat		0.00	0.00
<b>Total ₹</b>		<b>0.00</b>	<b>0.00</b>

Note No. - J Cash and Cash Equivalents		As at 31st March, 2023	As at 31st March, 2022
Cash in hand		276,240.67	101,948.59
Balances In Bank			
Indian Bank, Patna [ 6096841675 ]		21,563.00	984.82
Kotak Mahindra Bank		7,292.91	0.00
State Bank of India		1,942.57	0.00
Indian Overseas Bank		3,409.72	27,117.35
<b>Total ₹</b>		<b>310,448.87</b>	<b>130,050.76</b>

Note No. - K Short Term Loans & Advances		As at 31st March, 2023	As at 31st March, 2022
Advance to Director ( Binod Kumar)		1,350,000.00	1,350,000.00
Advance to Land Owner		6,790,000.00	6,790,000.00
		8,140,000.00	8,140,000.00

Note No.- L Revenue from Operation		As at 31st March, 2023	As at 31st March, 2022
Sale of Flat		26,537,320.00	7,900,000.00
		26,537,320.00	7,900,000.00

Note No.- M Other Expenses [Administrative & Sale Expenses]		As at 31st March, 2023	As at 31st March, 2022
Cost of Sales		23,266,275.00	7,149,560.00
		23,266,275.00	7,149,560.00

In terms of our certificate of even date

Place : Patna  
Dated : 02/11/2023



For, B. K. Pandey & Co.  
Chartered Accountants  
FRN, 010480C

*(Signature)*  
(CA B. K. Pandey)  
Proprietor  
Membership No. 079263

[ Director ]

[ Director ]

**RAJ HEAVEN CONSTRUCTION AND SERVICES INDIA PRIVATE LIMITED**  
 "NOTE" FORMING PART OF THE BALANCE SHEET AS AT 31st MARCH, 2023.

[Amount in ₹]

Note No. - N	As at 31st March, 2023	As at 31st March, 2022
<b>Employees Benefit Expenses</b>		
Director's Salary	1,200,000.00	1,080,000.00
Staff Welfare	75,000.00	40,250.00
	1,275,000.00	1,120,250.00

Note No. - O	As at 31st March, 2023	As at 31st March, 2022
<b>Finance Cost</b>		
Bank Interest	76,408.00	0.00
Bank Charges	7,965.00	5,112.71
	84,373.00	5,112.71

Note No. - P	As at 31st March, 2023	As at 31st March, 2022
<b>Other Expenses</b>		
Audit Fees	25,000.00	25,000.00
Office Expenses	0.00	18,421.00
Rent	156,648.00	240,000.00
Power & Fuel	0.00	18,253.00
Telephone/Mobile Charges	0.00	4,792.00
Printing & Stationery	0.00	8,925.00
Incentive	61,000.00	0.00
News Papers & Periodicals	0.00	1,126.00
Accounting Charges	0.00	24,000.00
Local Conveyance	0.00	22,482.00
Festival Celebration	20,000.00	0.00
Legal Charges	119,000.00	0.00
Miscellaneous Expenses	35,000.00	1,524.00
<b>Total ₹</b>	<b>416,648.00</b>	<b>364,523.00</b>

In terms of our certificate of even date

Place : Patna  
 Dated : 02/11/2023

[ Director ]

[ Director ]



For, B. K. Pandey & Co.

Chartered Accountants

FRN. 010480C

*(Signature)*

(CA B. K. Pandey)

Proprietor

Membership No. 079263

**RAJ HEAVEN CONSTRUCTION AND SERVICES INDIA PRIVATE LIMITED**

Annexure "A" of Fixed Assets as per Income Tax Act.

Sl. No.	Description of Assets / Block of Assets	Rate of Dep. (%)	W.D.V. as on 01-04-2022	Addition		Deduction	Total	Depreciation Dur. the Year	W.D.V. as on 31/03/2023
				1 st Half *	2 nd Half				
1	Machinery	15%	2,326.00	0.00	0.00	0.00	2,326.00	349.00	1,977.00
2	Furniture	10%	23,760.00	0.00	0.00	0.00	23,760.00	2,376.00	21,384.00
3	Motor Vehicle	15%	0.00	1,914,900.00	0.00	0.00	1,914,900.00	287,235.00	1,627,665.00
	Total		531,542.45	1,914,900.00	0.00	0.00	1,940,986.00	289,960.00	1,651,026.00



