



CHARTERED ACCOUNTANTS

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Date :

INDEPENDENT AUDITOR'S REPORT

To the Members of **M/S. SAI KALPANA HOMES BUILDERS PRIVATE LIMITED ,**
Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of **M/S. SAI KALPANA HOMES BUILDERS PRIVATE LIMITED ,** which comprise the balance sheet as at 31st December 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 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 December 31, 2023, and its profit/loss, 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.

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, 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 of

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.

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.

Report on Other Legal and Regulatory Requirements

3. As required by the Companies (Auditor's Report) Order, 2016 ("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.
4. 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
 - (j) 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.

(k) The Balance Sheet, the Statement of Profit and Loss, dealt with by this Report are in agreement with the books of account .

(l) 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.

(m) This report does not include Report on the internal financial controls under clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (the 'Report on internal financial controls'), since in our opinion and according to the information and explanation given to us, the said report on internal financial controls is not applicable to the Company basis the exemption available to the Company under MCA notification no. G.S.R. 583(E) dated June 13, 2017, read with corrigendum dated July 13, 2017 on reporting on internal financial controls over financial reporting;

(f) 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 has made provision, as required under the applicable law or accounting standards, for material foreseeable losses,
- There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company

PLACE : JAMSHEDPUR

DATE : 29TH January 2024.

For B. K. JHA & Co.
Chartered Accountants



(BRAJ KISHORE JHA)

PROPRIETOR

M. No. : 055274

UDIN : 24055274BKEZPV5503

M/S. SAI KALPANA HOMES BUILDERS PRIVATE LIMITED
ADITYAPUR, JAMSHEDPUR

BALANCE SHEET FOR THE PERIOD FROM
1ST APRIL 2023 TO 31ST DECEMBER 2023

<u>EQUITY AND LIABILITIES</u>	NOTE NO.	<u>AMOUNT</u>
<u>SHAREHOLDER'S FUND</u>		Rs. P.
Share Capital	"1"	100,000.00
<u>RESERVE & SURPLUS</u>		
Profit & Loss Account	"2"	(5,238.30)
<u>UNSECURED LOAN</u>		
Director & Relatives	"3"	71,950,000.00
<u>LOANS LIABILITY</u>		
Advances from Customers	"4"	20,995,810.00
<u>CURRENT LIABILITIES</u>		
Sundry Creditors		188,798.66

		93,229,370.36
		=====
<u>ASSETS AND PROPERTIES</u>		
<u>FIXED ASSETS</u>		
Furniture & Fixtures		1,100,000.00
<u>Less : Depreciation @ 10% p.a.</u>		55,000.00

		1,045,000.00
<u>CURRENT ASSETS</u>		
Closing Work-in-Progress		90,343,595.10
Advertisement to Tiwary' & Son's Const. Pvt. Ltd.		200,000.00
T.D.S. (A.Y. 2024-25)		1,606.00
<u>CASH & CASH EQUIVALENTS</u>		
Cash at B.O.I. , AIE (CA A/c No. 450320110000990)		686,899.23
Cash at S.B.I. , Jamshedpur (CA A/c No. 41621573039)		915,730.03
Cash in hand		36,540.00

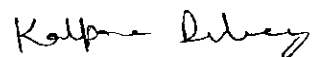
		93,229,370.36
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For B. K. JHA & CO.
Chartered Accountants


(CA B. K. JHA)
Proprietor

Date : The 29th Day of January 2024.
Place : Jamshedpur

For Sai Kalpana Homes Builders P. Ltd.
Sai Kalpana Homes Builders P. Ltd.


(DIRECTOR)

M/S. SAI KALPANA HOMES BUILDERS PRIVATE LIMITED
ADITYAPUR, JAMSHEDPUR

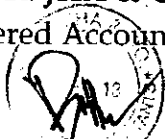
PROFIT & LOSS ACCOUNT FOR THE PERIOD FROM
1ST APRIL 2023 TO 31ST DECEMBER 2023

<u>PARTICULARS</u>	<u>AMOUNT</u>	
	Rs.	P.
I. <u>REVENUE FROM OPERATIONS</u>		
Sale of Flats		-
Miscellaneous Receipts		176,067.00
Closing Work-in-Progress		90,343,595.10

		90,519,662.10
		=====
II. <u>EXPENSES</u>		
Land		27,850,000.00
Raw Materials		43,400,000.00
Wages		10,800,000.00
Salary		3,035,000.00
Administrative Cost		5,379,662.10
Depreciation		55,000.00

		90,519,662.10
		=====
III. Profit before tax (I - II)		-
IV. Provision for Income Tax		-
V. Balance being Net Profit after tax carried to Balance Sheet (III - IV)		-

For B. K. JHA & CO.
Chartered Accountants



(CA B. K. JHA)

Proprietor

For Sai Kalpana Homes Builders P. Ltd.

Kalpana Debbar

(DIRECTOR)

Date : The 29th Day of January 2024.

Place : Jamshedpur

M/S. SAI KALPANA HOMES BUILDERS PRIVATE LIMITED
ADITYAPUR, JAMSHEDPUR

NOTES FORMING PART OF BALANCE SHEET FOR THE PERIOD
FROM 1ST APRIL 2023 TO 31ST DECEMBER 2023

NOTE NO. - "1"

AMOUNT

Rs. P.

SHAREHOLDER'S FUND

Share Capital

Authorised Share Capital

10000 Equity Shares @ Rs. 100/- Each

1,000,000.00

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Issued, Subscribed & Paid-up Capital

1000 Equity Shares @ Rs. 100/- Each

100,000.00

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NOTE NO. - "2"

RESERVE & SURPLUS

Opening Balance

(5,238.30)

Add : During the Year

-

(5,238.30)

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NOTE NO. - "3"

UNSECURED LOAN

From Friends & Relatives

Loan from Bijoy Shankar Mishra

10,700,000.00

Loan from Kalpana Dubey

61,250,000.00

71,950,000.00

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Sai Kalpana Homes Builders Private Limited

Kalpna Dubey
(Director)

M/S. SAI KALPANA HOMES BUILDERS PRIVATE LIMITED
ADITYAPUR, JAMSHEDPUR

NOTES FORMING PART OF BALANCE SHEET FOR THE PERIOD
FROM LIST APRIL 2023 TO 31ST DECEMBER 2023

<u>NOTE NO. - "4"</u>	<u>AMOUNT</u>	
<u>LOANS LIABILITY</u>	Rs.	P.
<u>Advances from Customers</u>		
Advances from Abhishek Mishra	100,000.00	
Advances from Abhishek Khandelwal	677,905.00	
Advances from Ajay Upadhyay	51,000.00	
Advances from Amlesh Singh	300,000.00	
Advances from Archana Mishra	51,000.00	
Advances from Arun Kumar Khandelwal	51,000.00	
Advances from Bholotia Engg. Works	5,000,000.00	
Advances from Bikram Bikash	500,000.00	
Advances from Binod Kumar	51,000.00	
Advances from Bravo Eraction Pvt. Ltd.	2,500,000.00	
Advances from Dinesh Singh	3,300,000.00	
Advances from Dipti Dubey	600,000.00	
Advances from Director's	63,000.00	
Advances from Gopal Kumar Pradhan	51,000.00	
Advances from Jagannath Besra	51,000.00	
Advances from Kiran Singh & Shailesh Kumar Singh	451,000.00	
Advances from Kumari Sushma	950,000.00	
Advances from Madhuri Kumari	51,000.00	
Advances from Omprakash Dwivedi	50,000.00	
Advances from Rajnand Keolyer	421,000.00	
Advances from Ram Kumar Dubey	1,451,000.00	
Advances from Ram Rekha Singh	125,000.00	
Advances from Renu Jha	51,000.00	
Advances from Sanjeev Singh	115,000.00	
Advances from Satya Sai Consultant	101,000.00	
Advances from Seema Kumari	728,905.00	
Advances from Srinivash Singh	1,000,000.00	
Advances from Shubham Pandey	51,000.00	
Advances from Sushant Kumar	51,000.00	
Advances from Sushil Kumar Verma	500,000.00	
Advances from Sutapa Maity	701,000.00	
Advances from Vanita	851,000.00	

	20,995,810.00	
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Kalpna - Debroy