



AUDITORS REPORT

We have examined the Balance Sheet of **BIG REALTORS JV(PAN-AAZFB7664C)**, 2A, Gel Church Complex, Main Road, Ranchi as at 31<sup>st</sup> March, 2023 and also the Profit & Loss Account for the year ended on that date, which are in agreement with the books of Accounts maintained by the firm.

These financial statements are the responsibility of the management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted audit in accordance with auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit. In our opinion proper books of accounts have been kept by the above named assessee and the said statement of account and Balance Sheet are in agreement with the books of accounts maintained and produced before us.

In our opinion and to the best of our knowledge, and according to information given to us, the said accounts give a true and fair view: -

- (i) In the case of Balance Sheet of the state of affairs of the above named firm as at 31<sup>st</sup> March, 2023.

For **H. Adukia & Associates**  
Chartered Accountants

CA. H. K. Adukia  
(Partner)  
M. No.:- 078295  
Place: - Ranchi  
Date: - 25-07-2023  
UDIN- 23078295B9YEZP2451



**BIG REALTORS JV**  
**MAIN ROAD, RANCHI**

**BALANCE SHEET AS ON 31.03.2023**

LIABILITIES	AMOUNT	ASSETS	AMOUNT
PARTNERS' CURRENT CAPITAL A/C (As Per Schedule "A")	1,287,237,560.20	INVESTMENT	
		Fixed deposit with Central Bank of India	26,950,000.00
SECURED LOAN		Accrued Interest	480,430.00
Central Bank of India OD A/c	1,553,960.00	<b>CURRENT ASSETS, LOANS &amp; ADVANCES</b>	
		WORK IN PROGRESS (Ranchi Smart City)	1,260,672,285.82
		LOANS & ADVANCES	
		TDS RECEIVABLE	53,385.00
		CASH & BANK BALANCES	
		Central Bank of India	635,419.38
	1,288,791,520.20		1,288,791,520.20

SIGNIFICANT ACCOUNTING POLICIES AND  
NOTES TO ACCOUNTS

As Per Our Report of Even Date

For H. ADUKIA & ASSOCIATES

Chartered Accountants

FRN-008941C

*H. Adukia*

CA. H.K ADUKIA

Partner

M. No. :- 078295



For Big Realtors JV

**BIG REALTORS JV**

*H. Adukia*

Partner

Partner

**BIG REALTORS JV**

*अलीक सगरी*

Partner

Place:- Ranchi

Date:- 25.07.2023

UDIN:-

*23078285B9YEZP2451*

**BIG REALTORS JV**  
**MAIN ROAD, RANCHI**

**TRADING, PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED ON 31.03.2023**

PARTICULARS	AMOUNT	PARTICULARS	AMOUNT
To Opening WIP	490,313,502.00	By Interest Income	538,583.56
To Amount Paid for Land (Ranchi Smart City)	735,357,278.00		
To Bank Charges	13,469.70		
To Bonus & Incentives	2,000.00	By Closing WIP (Ranchi Smart City)	1,260,672,285.82
To commission on Bank Gaurantee	3,155,460.68		
To E-Grass Jharkhand	33,187.04		
To Interest on Partners' Capital	31,693,268.00		
To Interest On OD A/c	35,768.00		
To Processing Fees	421,636.00		
To Professional Fees	169,300.00		
To Salary & Wages	16,000.00		
To Round Off	(0.04)		
	1,261,210,869.38		1,261,210,869.38

SIGNIFICANT ACCOUNTING POLICIES AND  
NOTES TO ACCOUNTS

As Per Our Report of Even Date

For H. ADUKIA & ASSOCIATES

Chartered Accountants

FRN-008941C



CA. H.K. ADUKIA

Partner

M. No. :- 078295



Place:- Ranchi

Date:- 25.07.2023

UDIN:-

23078295 BG YE Z P 2451

For Big Realtors JV

**BIG REALTORS JV**

*H.K. Adukia*  
H.K. Adukia  
PARTNER

Partner

**BIG REALTORS JV**

*अलोक सरोज*  
Alok Seroj  
PARTNER

**BIG REALTORS JV**

**RANCHI**

**SCHEDULE "A" OF PARTNERS' CAPITAL ACCOUNT FORMING PART OF BALANCE SHEET AS ON 31.03.2023**

Sl No.	Partner's Name	Share of Profit(%)	Op. Balance	Additions	Interest on Capital	Remuneration	Profit	Total	I.Tax & Interest on Income Tax	Withdrawals	Cl. Balance
1	Ilika Promoters & Developers LLP	60.00%	294,757,231.68	470,629,452.00	19,039,553.00	-	-	784,426,236.68	-	5,500,000.00	778,926,236.68
2	Panchwati Promoters Pvt Ltd	20.00%	98,252,410.56	204,208,174.00	6,374,276.00	-	-	308,834,860.56	-	52,500,000.00	256,334,860.56
3	Bhalotia Auto Products Pvt Ltd	20.00%	98,143,962.56	147,553,061.40	6,279,439.00	-	-	251,976,462.96	-	-	251,976,462.96
	<b>Total</b>		491,153,604.80	822,390,687.40	31,693,268.00	-	-	1,345,237,560.20	-	58,000,000.00	1,287,237,560.20





## BIG REALTORS JV

NOTES ON ACCOUNTS FORMING PART OF THE BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2023.

**1. SYSTEM OF ACCOUNTING :-**

The Financial Statements are prepared on mercantile system of accounting in accordance with the Generally Accepted Accounting Principles (GAAP).

**2. REVENUE RECOGNITION :-**

The Firm recognizes significant items of Income & Expenditure on accrual basis except in the case of Non Performing Assets, where it is recognized, upon realization.

**3. EXPENDITURE :-**

Expenses are accounted on accrual basis except for filing fees, late fines and rates and taxes which are accounted for on cash basis.

**4. PRIOR PERIOD & EXTRAORDINARY ITEMS :-**

There are no prior period or extraordinary items debited to Profit & Loss Account.

**5. FIXED ASSETS :-**

The Firm does not own any Fixed Assets in the current year under review.

**6. VALUATION OF INVENTORIES :-**

The Firm holds Inventories in the form of Work in Progress (Ranchi Smart City) in the current year under review.

**7. INVESTMENTS :-**

The Firm has made Investments in the form of Fixed Deposits in the current year under review.

**8. CASH & BANK BALANCE :-**

The Cash-in-Hand is NIL as per books of accounts maintained and as certified by the partners & bank balance reconciled with statement.

