



SDP & ASSOCIATES

Chartered Accountants

46C, Chowringhee Road, Flat No. 14A & 14G

Everest House, Kolkata - 700 071

Ph: 91-33-2288-2944 / 4007-5956

4003 3324-25, 4003-5770

9874555527

Email : sandeep@sdpa.co.in

Web : www.sdpa.in

INDEPENDENT AUDITOR'S REPORT

To

The Partners

M/s. Springcity Buildtech LLP

Opinion

We have audited the financial statements of **M/s. Springcity Buildtech LLP** ("the Limited Liability Partnership"), which comprises of the Balance Sheet as at 31 March' 2025, and the Statement of Profit and Loss for the year then ended 31st March' 2025, and the notes to the financial statements, including a summary of significant accounting policies.

In our opinion and to the best of our information and according to the explanation given to us, the aforesaid financial statements give the information required in the manners so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- (i) In the case of the Balance Sheet, of the state of affairs of the firm as at 31st March 2025; and
- (ii) In the case of the Statement of Profit & Loss, of the profit for the year ended on 31st March, 2025.

Basis for Opinion

We have conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. 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 entity in accordance with the Code of Ethics issued by ICAI and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Kolkata Office : 3A, Ram Mohan Mullick Garden Lane, Flat No - 10B, 3rd Floor, Raikva, Kolkata - 700 010.

Bengaluru Office : No T-4 189/44, 3rd Floor Shalimar Arcade, Opp 10th Cross, Bus Stop, Wilson Garden, Bengaluru-560027

Mumbai Office : C-1304, FL-13th, Kailas Business Park, Veer Sawarkar Marg. Park Site, Vikhroli, West Mumbai-400079.

Delhi NCR Office : 306, Nipun Plaza, Sector - 4, Vaishali, Delhi (NCR), Ghaziabad, 201010.

Varanasi Office : D-35/223, Second Floor, Jangambari, Above Karur Vyasa Bank, Varanasi - 221001, Uttar Pradesh, India.



SDP & ASSOCIATES

Chartered Accountants

46C, Chowringhee Road, Flat No. 14A & 14G

Everest House, Kolkata - 700 071

Ph: 91-33-2288-2944 / 4007-5956

4003 3324-25, 4003-5770

9874555527

Email: sandeep@sdpa.co.in

Web: www.sdpa.in

Responsibilities of Management and Those Charged with Governance for the Financial Statements.

Management is responsible for the preparation of the financial statements in accordance with Limited Liability Partnership Laws and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is responsible for assessing the entity'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 management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the entity'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, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



Kolkata Office : 3A, Ram Mohan Mullick Garden Lane, Flat No - 10B, 3rd floor, Raikva, Kolkata - 700 010.

Bengaluru Office : No T-4 189/44, 3rd Floor Shalimar Arcade, Opp 10th Cross, Bus Stop, Wilson Garden, Bengaluru-560027

Mumbai Office : C-1304, FL-13th, Kailas Business Park, Veer Sawarkar Marg. Park Site, Vikhroli, West Mumbai-400079.

Delhi NCR Office : 306, Nipun Plaza, Sector - 4, Vaishali, Delhi (NCR), Ghaziabad, 201010.

Varanasi Office : D-35/223, Second Floor, Jangambari, Above Karur Vyasa Bank, Varanasi - 221001, Uttar Pradesh, India.



SDP & ASSOCIATES

Chartered Accountants

46C, Chowringhee Road, Flat No. 14A & 14G

Everest House, Kolkata - 700 071

Ph: 91-33-2288-2944 / 4007-5956

4003 3324-25, 4003-5770

9874555527

Email: sandeep@sdpa.co.in

Web: www.sdpa.in

- 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 entity'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 entity to cease to continue as a going concern.

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.

46C, Chowringhee Road
Everest House, Flat No.14G
Kolkata – 700071

For **SDP & ASSOCIATES**

Chartered Accountants

Firm's Regn.No:322176E

(CA Shivam Rajgarhia)

Partner

M.No. 313496

Dated: 01-09-2025

Place: Kolkata

UDIN: 25313496BMMLWR8641



Kolkata Office : 3A, Ram Mohan Mullick Garden Lane, Flat No - 10B, 3rd floor, Raikva, Kolkata - 700 010.
Bengaluru Office : No T-4 189/44, 3rd Floor Shalimar Arcade, Opp 10th Cross, Bus Stop, Wilson Garden, Bengaluru-560027
Mumbai Office : C-1304, FL-13th, Kailas Business Park, Veer Sawarkar Marg. Park Site, Vikhroli, West Mumbai-400079.
Delhi NCR Office : 306, Nipun Plaza, Sector - 4, Vaishali, Delhi (NCR), Ghaziabad, 201010.
Varanasi Office : D-35/223, Second Floor, Jangambari, Above Karur Vyasa Bank, Varanasi - 221001, Uttar Pradesh, India.

SPRING CITY BUILDTECH LLP
(FORMERLY KNOWN AS HSR INFRASTRUCTURE LLP)

Ambuja, Neotia, Ecocentre, EM Block, Unit No.902,
9th Floor, Sector V, Kolkata, 700091, Bidhan Nagar CK Market,
North 24 Parganas, Saltlake, West Bengal, India, 700091
LLPIN - AAG-9953

BALANCE SHEET AS AT 31ST MARCH, 2025

(Amount in Rs.)

PARTICULARS	Note	As on 31.3.2025	As on 31.3.2024
I EQUITY AND LIABILITIES			
1 Partners' Funds			
(a) Partners' Capital Account			
(i) Partners' Contribution	2a	4,30,500	4,30,500
(ii) Partners' Current Account	2b	3,90,63,022	3,90,63,022
(b) Reserves & Surplus	3	15,25,78,658	15,24,12,593
2 Non-current liabilities			
(a) Long Term Borrowings	4	28,33,42,308	27,61,72,309
(b) Other Non Current Liabilities	5	31,41,53,200	15,90,89,269
3 Current liabilities			
(a) Short Term Borrowings	6	9,65,457	
(b) Trade payables	7	5,68,520	1,30,165
(c) Other Current Liabilities	8	13,43,271	13,99,957
Total		79,24,44,936	62,86,97,815
II ASSETS			
1 Non-Current Assets			
(a) <u>Property, Plant and Equipment and Intangible assets</u>			
(i) Property, Plant and Equipment	9	70,90,214	1,41,700
(ii) Intangible assets		85,925	1,43,208
(b) Long Term Loans and Advances	10	1,58,92,714	1,46,41,714
(c) Other Non Current Assets	11	1,15,93,139	1,02,80,158
2 Current Assets			
(a) Inventories	12	74,71,66,186	37,57,86,376
(b) Cash & Cash Equivalents	13	6,41,614	5,46,804
(d) Short Term Loans and Advances	14	99,75,145	22,71,40,667
(e) Other Current Assets	15	-	17,188
TOTAL		79,24,44,936	62,86,97,815
Significant Accounting Policies	1		
The accompanying notes are an integral part of the financial statements	2 to 20		

Signed in Terms of our
attached report of even date

For SDP & Associates

Chartered Accountants

Firm's No.: 322176E

Shivam Rajgarhia

(CA Shivam Rajgarhia)

Partner

Membership No.313496

UDIN: 25313496BMMLWR8641

Dated: 01-09-2025

Place: Kolkata

Vijay Kumar Goyal
Vijay Kumar Goyal
(Designated Partner)
DPIN: 00324981

Shreyash Goyal
Shreyash Goyal
(Designated Partner)
DPIN: 07389959



SPRING CITY BUILDTECH LLP
(FORMERLY KNOWN AS HSR INFRASTRUCTURE LLP)
 Ambuja, Neotia, Ecocentre, EM Block, Unit No.902,
 9th Floor, Sector V, Kolkata, 700091, Bidhan Nagar CK Market,
 North 24 Parganas, Saltlake, West Bengal, India, 700091
 LLPIN - AAG-9953

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31.03.2025

(Amount in Rs.)

	PARTICULARS	Note	For the year ended 31.03.2025	For the year ended 31.03.2024
I	Other Income	16	21,50,373	10,03,100
II	Total Income		21,50,373	10,03,100
III	Expenses			
(a)	Employee Benefit Expenses	17	21,606	90,231
(b)	Finance Cost	18	5,000	-
(c)	Depreciation & Amortisation	9	13,29,457	1,55,549
(d)	Other Expenses	19	6,28,245	29,26,141
	Total Expenses		19,84,308	31,71,921
IV	Profit before Tax		1,66,064	(21,68,821)
V	Tax expense			
(a)	Current Year		-	-
(b)	Excess/ Short provision of tax relating to earlier years		-	-
VI	Profit/(Loss) for the year		1,66,064	(21,68,821)

Significant Accounting Policies

1

The accompanying notes are an integral part of the financial statements

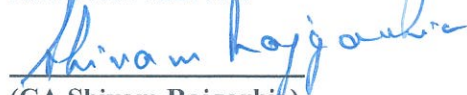
2 to 23

Signed in Terms of our
attached report of even date

For SDP & Associates

Chartered Accountants

Firm's No.: 322176E



(CA Shivam Rajgarhia)

Partner

Membership No.313496

UDIN: 25313496BMMLWR8641

Dated: 01-09-2025

Place: Kolkata

Vijay Kumar Goyal

(Designated Partner)

DPIN: 00324981

Shreyash Goyal

(Designated Partner)

DPIN: 07389959



SPRING CITY BUILDTECH LLP
(FORMERLY KNOWN AS HSR INFRASTRUCTURE LLP)
LLPIN - AAG-9953

NOTES ON ACCOUNTS AND SIGNIFICANT ACCOUNTING POLICIES FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH, 2025

1.1 Corporate information

Spring City Buildtech LLP (Formerly known as HSR Infrastructure LLP) is a limited liability partnership registered under the Limited Liability Partnership Act, 2008. The conversion of said Company into LLP was carried on 22nd July, 2016. Vijay Kumar Goyal, Sneha Goyal, Shreyash Goyal & Spring City Realtech Ventures Private Limited are partners in LLP having capital and profit sharing ratio of 33:33:33:1. It is engaged in Business of Real Estate Activities.

The LLP is a Micro, Small and Medium Sized Entity (MSME) as defined in the Revised Criteria for classification of Non-Company Entities for applicability of Accounting Standards prescribed by the Institute of Chartered Accountants of India and has complied with Accounting Standards in so far as they are applicable to an MSME.

1.2 Significant accounting policies

Basis of accounting and preparation of Financial Statements

The Financial Statements have been prepared on accrual basis under the historical cost convention and in accordance with the applicable accounting standards prescribed by The Institute of Chartered Accountants of India (ICAI). The accounting policies are consistently applied unless otherwise stated.

1.3 Use of Estimates

The presentation of financial statement in conformity with the Indian GAAP requires estimates and assumptions 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 recognised in the period in which the results are known/materialised.

1.4 Property, Plant & Equipment - Tangible and Intangible

Property, Plant & Equipment

- i. Tangible Fixed Assets are stated at their cost of acquisition or construction less accumulated depreciation and impairment losses. Cost comprises of all costs incurred to bring assets to their location and working condition inclusive of incidental expenses and financing cost till commencement of production and are net of goods and services tax.
- ii. Expenditure incurred on rights/properties, where benefit is expected to flow in future or where it is reasonably estimated that the asset has an enduring useful life, is disclosed as intangible assets. Intangible assets acquired separately are measured on initial recognition cost. The cost of intangible assets acquired on amalgamation in the nature of purchase is their fair value as at the date of amalgamation. Following initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses, if any. Internally generated intangible assets, excluding capitalized development costs, are not capitalized and expenditure is reflected in the statement of profit and loss in the year in which the expenditure is incurred.
- iii. In case of revaluation of fixed asset, any revenue surplus is credited to revaluation reserve, except to the extent that it reverses a revaluation decrease of the same asset previously recognised in the statement of Profit and loss account. A revaluation deficit is recognised in the statement of Profit and Loss except to the extent that it offsets an existing surplus on the same asset recognised in the asset revaluation reserve.

1.5 Depreciation on Tangible Property, Plant & Equipment

Depreciation on Fixed Assets have been provided on written down value basis at the rates and in the manner laid down in Income Tax Act, 1961.

1.6 Amortisation of Intangible Assets

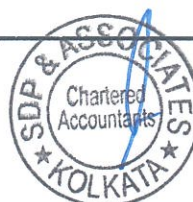
Intangible assets have a finite useful life and are stated at cost less accumulated amortisation and accumulated impairment losses, if any.

Computer Software:

Software for internal use, which is primarily acquired from third-party vendor is capitalised. Subsequent cost associated with maintaining such software are recognised as expense as and when incurred. Cost of software includes license fees and cost of implementation/system integration service where applicable.

Amortised method and period:

- ii. Computer software is amortised on a prorata basis using a straight line method over their estimated useful life of 5 years from the date they are available for use. Amortisation method and useful lives are reviewed periodically including at each financial year end



1.7 Impairments

An asset is considered as impaired in accordance with Accounting Standard (AS)-28 on 'Impairment of Assets', when at balance sheet date there are indications that the recoverable amount of fixed assets is lower than its carrying amount. In such cases a provision is made for the impairment losses i.e. carrying amount is reduced to the recoverable amount and is recognised in Statement of Profit & Loss. Post impairment depreciation is provided on the revised carrying value of the asset over its useful remaining life.

1.8 Inventories

- Incomplete Projects (Work in Progress) are stated at cost or Net Realizable Value whichever is lower. Incomplete projects include costs of incomplete properties for which the Firm has not entered into sale agreements. Incomplete projects also include initial project costs that relate directly to a (prospective) project incurred for the purpose of securing the projects.
- Finished properties are stated at Cost or Net Realizable Value whichever is lower.
 - All other inventory (including Transferable Development Rights) is stated at Cost or Net Realizable Value whichever is lower.
 - Costs included in inventory include costs incurred up to the completion of the project viz cost of land, shifting/rehabilitation charges, land related expense, materials, services and other expenses (including borrowing costs) attributable to the projects.

1.9 Borrowing Costs:

Borrowing cost includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

Borrowing Costs that are attributable to the acquisition or construction of Fixed Assets are capitalised as part of the cost of such assets for the period prior to the commencement of commercial production or installation. All other costs are charged to revenue.

2.0 Investments

Long-Term investments (excluding investment properties) are carried individually at cost less provision for diminution other than Current investments which are carried individually at the lower of cost and fair value cost of investments include acquisition charges such as brokerage fees and duties.

2.1 Cash & Cash Equivalent

Cash comprises cash on hand and demand deposits with banks Cash equivalents are short-term balances (with an original maturity at three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts or cash and which are subject to insignificant risk of changes in value.

2.2 Revenue Recognition

As per the Guidance Note on Accounting for Real Estate Transactions revenue is recognised as per the completion of the transaction/activity when the revenue recognition process in respect of a real estate project is completed.

The completion of the revenue recognition process is usually identified when the following conditions are satisfied:

- The seller has transferred to the buyer all significant risks and rewards of ownership and the seller retains no effective control of the real estate to a degree usually associated with ownership;
- The seller has effectively handed over possession of the real estate unit to the buyer forming part of the transaction;
- No significant uncertainty exists regarding the amount of consideration that will be derived from the real estate sales; and
- It is not unreasonable to expect ultimate collection of revenue from buyers.

2.3 Other Income

Interest Income is accounted on accrual basis. Dividend income is accounted for when the right to receive is established.

2.4 Provisions, Contingent Liabilities & Contingent Assets

A provision is recognised when the Firm has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes.

Contingent assets are neither recognized nor disclosed in the Financial Statement



SPRING CITY BUILDTECH LLP

(FORMERLY KNOWN AS HSR INFRASTRUCTURE LLP)

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

Note - 2a Partners Contribution Account

(Amount in Rs.)

Sr. No.	Name of Partner	As at 1st April 2024 (Opening Balance)	Introduced/contributed during the year	Securities Premium**	Withdrawals during the year	As at 31st March 2025 (Closing Balance)
1	Vijay Kumar Goyal	1,16,000	-	-	-	1,16,000
2	Spring City Realtech Ventures Private Ltd.	1,01,000	-	-	-	1,01,000
3	Sneth Goyal	1,01,000	-	-	-	1,01,000
4	Shreyash Goyal	1,12,500	-	-	-	1,12,500
	Total	4,30,500	-	-	-	4,30,500
	Total Previous Year	4,30,500	-	-	-	4,30,500

Note - 2b Partners Current Account

(Amount in Rs.)

Sr. No.	Name of Partner	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Introduced/contributed during the year	Securities Premium**	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2025 (Closing Balance)
1	Vijay Kumar Goyal	33.00%	23,21,772	-	-	-	-	23,21,772
2	Sneth Goyal	33.00%	36,87,687	-	-	-	-	36,87,687
3	Shreyash Goyal	33.00%	46,86,528	-	-	-	-	46,86,528
4	Spring City Realtech Ventures Private Limited	1.00%	2,83,67,034	-	-	-	-	2,83,67,034
	Total	100%	3,90,63,022	-	-	-	-	3,90,63,022
	Total Previous Year		4,06,09,918	-	-	-	-	15,46,896



SPRING CITY BUILDTECH LLP
(FORMERLY KNOWN AS HSR INFRASTRUCTURE LLP)

Ambuja, Neotia, Ecocentre, EM Block, Unit No.902,
9th Floor, Sector V, Kolkata, 700091, Bidhan Nagar CK Market,
North 24 Parganas, Saltlake, West Bengal, India, 700091

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

(Amount in Rs.)

Note-3	As on 31.3.2025	As on 31.3.2024
Reserves & Surplus		
Revaluation Reserve	15,45,81,414	15,45,81,414
Undistributed Surplus (Balance from statement of profit and loss)		
Opening Balance	(21,68,821)	-
Add: Profit & Loss during the year	1,66,064	(21,68,821)
	(20,02,756)	(21,68,821)
	15,25,78,658	15,24,12,593

(Amount in Rs.)

Note-4	As on 31.3.2025	As on 31.3.2024
Long Term Borrowings		
Secured		
Term loans		
From Bank		
-Car Loan (Refer Note 6 for Current Maturities)	39,79,959	-
From others parties		
Tata Capital Housing Finance Limited	23,83,14,166	23,57,29,158
Unsecured		
Loans and advances other than related parties	4,10,48,183	4,04,43,151
	28,33,42,308	27,61,72,309

4.1 Terms of repayment

The Loan from Axis Bank is repayable in 59 equated monthly installments of ₹ 113,904/- and 60th installment of ₹ 67,663/- starting from 5/09/2024 @ 8.90%

Nature of Security

Car loan from Axis Bank is hypothecated against respective motor car purchased under hire purchase agreement

4.2 Term Loan from Tata Capital Housing Finance Limited

Charge created against loan taken from Tata Capital Housing Finance Limited by Spring City Buildtech LLP as a borrower and along with Co-borrowers Spring City Nirman LLP, Springcity Buildcon LLP, Spring City Realtors LLP, Spring City Ecobuilders LLP, on the following:

Nature of Security

Exclusive charge by way of Registered Mortgage on land and construction (present and future) of "Udyatt" project admeasuring 2.08 acres and construction/future structure thereon of project "Udyatt" located at municipal premises no. 33A/3, Canal South Road, under P.S. -Tangra, municipal ward no. 57 within the limits of Kolkata Municipal Corporation, Kolkata -700 015, West Bengal. Market value of the security is Rs. 105.40 Cr as per valuation dated November 17, 2023.

Exclusive charge on all piece and parcel of land measuring about 26 Cottahs 14 chittaks and 24 sq.ft, more or less, appertaining to B.C. Holding nos. 1-1-46-8,1-1-46-9 and 1-1-46-10 lying situate adjacent to premises no.33A/3, Canal South Road, Kolkata 700015, under municipal ward no.57 within the limits of the Kolkata Municipal Corporation under Police Station Tangra in the district of south 24- Parganas together with the structure thereon or any structure to be constructed in future.

DSRA equivalent to 3 months' Interest on outstanding amount of the facility

Exclusive charge by way of hypothecation on all the receivables from sold, unsold units & units along with all cash flows etc. arising from the project "Udyatt"

Exclusive charge by way of hypothecation on all the receivables (Landowner's share) from sold, unsold units & units with revenue sharing along with all cash flows etc. arising from the project "Siddha Sky."

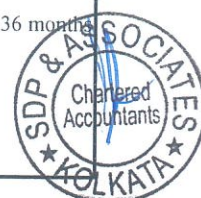
Tenure of the Term Loan

60 Months including 36 months moratorium period from the disbursement of loan.

Repayment of Loan

The loan is repayable in 24 monthly installment along with interest @ 13.5% after the expiry of moratorium period of 36 months from the disbursement of loan.

4.3 The LLP do not have any continuing default in repayment of loans and interest on the balance sheet date.



(Amount in Rs.)		
Note-5		
Other Long Term Liabilities	As on 31.3.2025	As on 31.3.2024
Advance from partners	31,41,53,200	15,90,89,269
	31,41,53,200	15,90,89,269

(Amount in Rs.)		
Note-6		
Short Term Borrowings	As on 31.3.2025	As on 31.3.2024
Secured		
Current Maturities of Long Term Borrowings (Refer Note- 4)	9,65,457	-
	9,65,457	-

(Amount in Rs.)		
Note-7		
Trade Payable	As on 31.3.2025	As on 31.3.2024
Total outstanding dues of micro and small enterprises	60,000	-
Total outstanding dues of creditors other than micro and small enterprises	5,08,520	1,30,165
	5,68,520	1,30,165

7.1 Disclosure relating to suppliers registered under MSMED Act based on the information available with the entity Company:

Particulars	As on 31.3.2025	As on 31.3.2024
(a) Amount remaining unpaid to any supplier at the end of each accounting year:		
Principal	60,000	-
Interest	-	-
(b) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act.	-	-
(d) The amount of interest accrued and remaining unpaid at the end of each accounting	-	-
(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act.	-	-
	60,000	-

(Amount in Rs.)		
Note-8		
Other Current Liabilities	As on 31.3.2025	As on 31.3.2024
TDS Payable	8,90,718	8,81,277
Other Payable		
Audit Fees Payable	22,500	25,000
Professional Tax Payable	1,150	910
Salary payable	3,55,426	3,76,864
Outstanding Liability for Expenses	-	52,531
Retention Money	73,477	63,375
	13,43,271	13,99,957

(Amount in Rs.)		
Note-10		
Long Term Loans and Advances	As on 31.3.2025	As on 31.3.2024
Other Loans and Advances		
Advance to LLP	1,58,92,714	1,46,41,714
	1,58,92,714	1,46,41,714

(Amount in Rs.)		
Note-11		
Other Non Current Assets	As on 31.3.2025	As on 31.3.2024
Others		
Security Deposit	7,00,138	48,846
Bank deposits with more than 12 months maturity	1,08,93,001	1,02,31,312
	1,15,93,139	1,02,80,158



Note - 9
Property Plants & Equipments

Particulars	Gross Block				Depreciation				Net Block	
	Total Cost as on 31/03/2024	Addition	Deletion	Total Cost as on 31/03/2025	Depreciation up to 31/03/2024	Depreciation for the year	Adjustment for deletion	Depreciation up to 31/03/25	WDV as on 31/03/25	WDV as on 31/03/24
Tangible Assets										
01 Computer & printer	72,106.78	-	-	72,106.78	-	28,843.00	-	28,843.00	43,263.78	72,106.78
02 Mobile Phone	48,986.59	-	-	48,986.59	-	7,348.00	-	7,348.00	41,638.59	48,986.59
03 Furniture & Fixture	4,220.16	-	-	4,220.16	-	422.20	-	422.20	3,798.75	4,220.16
04 Motor Car	-	82,20,687.00	-	82,20,687.00	-	12,33,103.00	-	12,33,103.00	69,87,584.00	-
05 Plant & Machinery	16,386.86	-	-	16,386.86	-	2,458.00	-	2,458.00	13,928.86	16,386.86
TOTAL	1,41,700.39	82,20,687.00	-	83,62,387.39	-	12,72,174.20	-	12,72,174.20	70,90,213.98	1,41,700.39
Previous Year's Figure	2,01,777.39	-	-	2,01,777.39	-	60,077.00	-	60,077.00	1,41,700.39	
Intangible Assets										
Gross Block										
Particulars	Gross Block				Depreciation				Net Block	
	Total Cost as on 31/03/2024	Addition	Deletion	Total Cost as on 31/03/2025	Depreciation up to 31/03/2024	Depreciation for the Year	Adjustment for deletion	Depreciation up to 31/03/25	WDV as on 31/03/25	WDV as on 31/03/24
Intangible Assets										
01 Computer & Software	6,998.00	-	-	6,998.00	-	2,799.20	-	2,799.20	4,198.80	6,998.00
02 Website Development	1,36,210.00	-	-	1,36,210.00	-	54,484.00	-	54,484.00	81,726.00	1,36,210.00
TOTAL	1,43,208.00	-	-	1,43,208.00	-	57,283.20	-	57,283.20	85,924.80	1,43,208.00
Previous Year's Figure	2,38,680.00	-	-	2,38,680.00	-	95,472.00	-	95,472.00	1,43,208.00	



(Amount in Rs.)		
Note-12 Inventories	As on 31.3.2025	As on 31.3.2024
Work-in - Progress		
Project - Udyatt- Land		
Opening balance	23,85,37,786	
Addition during the year	24,27,28,053	48,12,65,839
		23,85,37,786
Project - Udyatt- Expenses Capitalised		
Opening Work in progress	13,72,48,590	
Addition during the year	12,86,51,756	26,59,00,347
		13,72,48,590
	74,71,66,186	37,57,86,376

(Amount in Rs.)		
Note-13 Cash and Bank Balances	As on 31.3.2025	As on 31.3.2024
Cash & Cash Equivalents		
Balance with Scheduled Banks		
In Current A/c	79,324	3,27,095
Cash On Hand	5,62,290	2,19,709
	6,41,614	5,46,804

(Amount in Rs.)		
Note-14 Short Term Loans and Advances	As on 31.3.2025	As on 31.3.2024
Other loans and advances		
Advance Income Tax & TDS (Net of Provisions)	2,86,384	94,225
GST input credit receivable	-	10,20,964
Advance to Staff	3,75,000	2,945
Advance to Supplier	17,58,258	-
Advance to LLP	-	21,86,29,575
Advance to Others	75,55,503	73,92,958
	99,75,145	22,71,40,667

(Amount in Rs.)		
Note-15 Others Current Assets	As on 31.3.2025	As on 31.3.2024
Prepaid Expenses	-	17,188
Total	-	17,188

(Amount in Rs.)		
Note-16 Other Income	As on 31.3.2025	As on 31.3.2024
Interest Income		
On Income Tax Refund	3,295	60,849
On Fixed Deposit	7,35,211	1,18,125
On Loan	13,90,000	8,24,126
On Security Deposit	3,897	-
Sundry Balance Written Off	17,970	-
Total	21,50,373	10,03,100

(Amount in Rs.)		
Note-17 Employee Benefit expense	As on 31.3.2025	As on 31.3.2024
Staff Welfare Expenses	21,606	90,231
Total	21,606	90,231

(Amount in Rs.)		
Note-18 Finance Cost	As on 31.3.2025	As on 31.3.2024
Other borrowing costs	5,000	-
Total	5,000	-



(Amount in Rs.)		
Note-19		
Other Expenses	As on 31.3.2025	As on 31.3.2024
<u>Administration & General Expenses</u>		
Audit Fees	25,000	25,000
Bank Charges	649	648
Computer Maintenance	17,188	51,321
Electricity Charges	65,615	21,920
General Expenses	21,689	26,122
Printing & Stationery & Postage	46,919	42,119
Professional Fees	-	20,000
Rates & Taxes	14,400	16,400
Travelling & Conveyance	1,13,390	73,521
Office Rent	-	18,60,000
Security Guard	2,59,638	2,24,610
Telephone Expenses	51,412	69,771
Stamp Duty and Registration	-	3,70,251
Reimbursement for Conveyance	-	83,226
Miscellaneous Expense	12,346	41,232
Total	6,28,245	29,26,141



20 Disclosures as required by AS 18 - " Related Party Disclosures"

A) List of related parties where control exists : NA

B) Name of the related parties with whom the transactions were carried out during the year:

Name of the Related Party	Relationship
Shreyash Goyal	Key Managerial Person (KMP)
Sneh Goyal	Key Managerial Person (KMP)
Vijay Kumar Goyal	Key Managerial Person (KMP)
Spring City Realtech Ventures Private Limited	Key Managerial Person (KMP)
Spring City Nirman LLP	Enterprises over which KMP and/or their relatives have significant influence
Spring City Buildcon LLP	Enterprises over which KMP and/or their relatives have significant influence
Spring City Realtors LLP	Enterprises over which KMP and/or their relatives have significant influence
Spring City Ecobuilders LLP	Enterprises over which KMP and/or their relatives have significant influence
Sonarpur Builders LLP	Enterprises over which KMP and/or their relatives have significant influence
Sonarpur Buildtech LLP	Enterprises over which KMP and/or their relatives have significant influence
Sonarpur Complex LLP	Enterprises over which KMP and/or their relatives have significant influence
Sonarpur Developers LLP	Enterprises over which KMP and/or their relatives have significant influence
Sonarpur Ecobuilders LLP	Enterprises over which KMP and/or their relatives have significant influence

C.) Transaction during the year with related parties:

Nature of Transaction	Key Managerial Person	Enterprises over which KMP and/or their relatives have significant influence	Total
Advance from Partner	27,24,16,130 (8,61,01,000)	5,00,000 -	27,29,16,130 (8,61,01,000)
Advance from Partner Paid Back	11,73,52,199 (2,99,81,000)	5,00,000 -	11,78,52,199 (2,99,81,000)
Rent paid	17,05,000 (18,60,000)	3,00,000 -	20,05,000 (18,60,000)
Advance to LLP	-	2,56,90,734 (30,29,50,000)	2,56,90,734 (30,29,50,000)
Advance to LLP Received Back	-	24,43,20,308 (8,43,20,426)	24,43,20,308 (8,43,20,426)
Interest Income	-	13,90,000 (8,24,126)	13,90,000 (8,24,126)

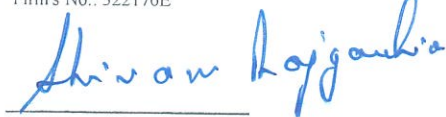
(Figures in brackets denotes P.Y. figures)

D) Year end balances with related parties:

Relationship	Nature of Transaction	Balance as on 31.03.2025	Nature
Shreyash Goyal	Advance from Partner	8,12,70,531 (3,52,50,589)	Credit Credit
Sneh Goyal	Advance from Partner	8,76,05,708 (4,30,98,000)	Credit Credit
Vijay Kumar Goyal	Advance from Partner	14,52,76,961 (8,07,40,680)	Credit Credit
Spring City Infradev LLP	Trade Payable	3,24,000 -	Credit Credit
Spring City Buildcon LLP	Advance to LLP	- (7,49,49,255)	Debit Debit
Spring City Ecobuilders	Advance to LLP	- (3,59,39,988)	Debit Debit
Spring City Nirman LLP	Advance to LLP	- (7,17,48,530)	Debit Debit
Spring City Realtors LLP	Advance to LLP	- (3,59,91,801)	Debit Debit
Sonarpur Builders LLP	Advance to LLP	28,58,402 (26,33,402)	Debit Debit
Sonarpur Buildtech LLP	Advance to LLP	34,30,082 (31,60,082)	Debit Debit
Sonarpur Complex LLP	Advance to LLP	28,58,402 (26,33,402)	Debit Debit
Sonarpur Developers LLP	Advance to LLP	34,30,082 (31,60,082)	Debit Debit
Sonarpur Ecobuilders LLP	Advance to LLP	33,15,746 (30,54,746)	Debit Debit

(Figures in brackets denotes P.Y. figures)

Signed in Terms of our
attached report of even date
For SDP & Associates
Chartered Accountants
Firm's No.: 322176E



(CA Shivam Rajgarhia)
Partner
Membership No.313496
UDIN: 25313496BMLWR8641
Dated: 01-09-2025
Place: Kolkata



Vijay Kumar Goyal
(Designated Partner)
DPIN: 00324981





Shreyash Goyal
(Designated Partner)
DPIN: 07389959