

Skyare Developers Private Limited

CIN:U45309WB2016PTC217164

Registered Office: 19/1, Sashan Kalitala Road, Thakurpukur, Kolkata-700008, W.B.

STANDALONE BALANCE SHEET AS AT 31ST MARCH, 2025

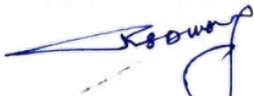
(Rs. In Hundred)

	Particulars	Note No.	As at 31st March, 2025	As at 31st March, 2024
I.	EQUITY AND LIABILITIES			
	1 Shareholder's Fund			
	(a) Share Capital	2	1,000.00	1,000.00
	(b) Reserve & Surplus	3	13,982.00	4,414.45
	2 Share Application Money Pending Allotment	4	-	-
	3 Non Current Liabilities			
	(a) Long Term Borrowings	5	3,256.25	3,256.25
	(b) Deferred Tax Liabilities (net)	6	5.09	-
	(c) Other Long Term Liabilities		1,500.00	1,500.00
	4 Current Liabilities			
	(a) Short Term Borrowings	7	-	-
	(b) Trade Payables:	8		
	(A) Total Outstanding dues of Micro Enterprise and Small Enterprise			
	(B) Total Outstanding dues of Creditors Other than Micro Enterprise and Small Enterprise		2,17,963.45	1,30,596.31
	(c) Other Current Liabilities	9	93,635.00	21,465.37
	(d) Short Term Provisions	10	3,356.20	596.14
	Total Liabilities		3,34,697.99	1,62,828.52
II.	ASSETS			
	(1) Non - Current Assets			
	(a) Property, Plant & Equipment and Intangible Assets			
	(i) Property, Plant & Equipments	11	563.87	-
	(ii) Intangible Assets	12	-	-
	(iii) Capital Work In Progress	13	-	-
	(b) Non Current Investments	14	-	-
	(c) Deferred Tax Assets (net)		-	-
	(d) Long Term Loans & Advances	15	56,051.48	56,054.18
	(2) Current Assets			
	(a) Current Investments		-	-
	(b) Inventories	16	1,63,117.14	83,750.00
	(c) Trade Receivables	17	-	-
	(d) Cash and Bank Balances	18	22,524.74	15,981.74
	(e) Short Term Loans & Advances	19	92,170.00	6,800.00
	(f) Other Current Assets	20	270.76	242.60
	Total Assets		3,34,697.99	1,62,828.52
	Significant accounting policies and estimates	1	-	-
	The accompanying notes 1 to 37 are an integral part of the financial statement.			

As per our report of even date attached.

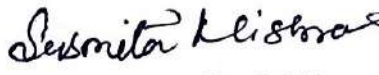

For Jha & Jha
Chartered Accountants
Firm's Registration Number - 0328888E

For and on behalf of the Board of Directors


(CA Ravi Shankar Dwivedy)
Membership No. 056027
Partner

Place: Kolkata
Dated: 12-09-2025



Susmita Mishra
Director
DIN:08900495

Pardos Kumar Adhikari
Director
DIN:07733477




Skyare Developers Private Limited

Registered Office: 19/1, Sashan Kalitola Road, Thakurpukur, Kolkata-700008, W.B.
STANDALONE PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2025

(Rs. in Hundred)

	Particulars	Note No.	Year ended 31st March, 2025	Year ended 31st March, 2024
I.	Revenue from operations	21	4,06,477.53	2,07,350
II.	Other income	22	-	-
III.	Total Revenue(I+II)		4,06,477.53	2,07,350
IV.	Expenses:			
	Building Construction Cost	23	4,49,459.29	1,01,869
	Changes in inventories of Ready Flats & Construction work in progress	24	(79,367.14)	91,250
	Employee benefits expense	25	13,578.19	8,649
	Finance costs	26	-	-
	Depreciation and amortization expense		56.13	-
	Other expenses	27	9,822.22	3,289
	Total expenses (IV)		3,93,548.69	2,05,057.18
	Profit before Exceptional and Extraordinary items and Taxes (III-IV)		12,928.84	2,292.82
VI.	Exceptional Items		-	-
VII.	Profit before Extraordinary items & Taxes (III-IV)		12,928.84	2,292.82
VIII.	Extraordinary items		-	-
IX.	Profit before tax (VII- VIII)		12,928.84	2,292.82
X.	Tax expense :			
	Current tax		3,356.20	596.14
	Deferred tax		5.09	-
	Profit (Loss) for the period from continuing operations (VII-VIII)		9,567.55	1,696.68
XI.	Profit (Loss) for the period from discontinuing operations		-	-
XIII.	Tax Expenses of Discontinuing Operations		-	-
XIV.	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV.	Profit/ (Loss) (XI + XIV)		9,567.55	1,696.68
VIII.	Earnings per equity share (Nominal value per share Rs.10 /-)			
	- Basic (Rs.)		95.68	16.97
	- Diluted (Rs.)		95.68	16.97
	Number of shares used in computing earning per share			
	- Basic (Nos.)		10,000	10,000
	- Diluted (Nos.)		10,000	10,000
	Significant accounting policies and estimates	1		
	The accompanying notes 1 to 37 are an integral part of the financial statement.			

As per our report of even date attached.

For Jha & Jha
Chartered Accountants
Firm's Registration Number - 0328888E

(CA Ravi Shankar Dwary)
Membership No. 056037
Partner

For and on behalf of the Board of Directors



Susmita Mishra
Director
DIN:08900495

Pardos Kumar Adhikari
Director
DIN:07733477

Place: Kolkata
Dated: 12-09-2025



Notes to financial statements for the year ended 31 March, 2025.

Company Overview

Skyare Developers Private Limited (the company) is a private limited (CIN: U45309WB2016PTC217164) incorporated in India under the provisions of the Companies Act, 2013 with the Registrar of companies, engaged in Building construction and promotion business and its registered office is 19/1, Sashan Kalitola Road, Kolkata-700008, West Bengal.

Note - 1. Significant accounting policies

1.1 Basis of preparation of financial statements

The financial statements of the company have been prepared under the historical cost convention, in accordance with generally accepted accounting principles in India (Indian GAAP) on an accrual basis. The company has prepared these financial statements to comply in all material respects with the accounting standards notified under the Companies (Accounts) Rules, 2014, and the relevant provisions of the Companies Act, 2013, to the extent applicable and the guidance notes, standards issued by the Institute of Chartered Accountants of India. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard required a change in the accounting policy hitherto in use.

1.2 Use Of Estimates

The preparation of financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

1.3 Fixed Assets, Intangible assets and capital work in progress

Fixed assets are stated at cost, after reducing accumulated depreciation and impairment up to the date of the Balance Sheet. Direct costs are capitalized until the assets are ready for use and include financing costs relating to any borrowing attributable to acquisition of construction of those fixed assets which necessarily take a substantial period of time to get ready for their intended use. Capital work in progress includes the cost of fixed assets that are not yet ready for their intended use. Intangible assets, if any, are recorded at the consideration paid for acquisition of such assets and are carried at cost less accumulated amortization and impairment.

1.4 Depreciation

Depreciation on fixed assets is determined based on the estimated useful life of the assets using the written down value method as prescribed under the schedule II to the Companies Act, 2013. Individual assets costing less than Rs. 5000.00 or less are depreciated within a year of acquisition. Depreciation on assets purchased/sold during the period is proportionately charged. Leasehold land is amortized on a straight line basis over the period of lease. Intangible assets, if any, are amortized over their useful life on a straight line method.

1.5 Employee benefits

Short Term benefits are recognized as an expense at the undiscounted amount in the statement of Profit and Loss of the year in which related service is rendered. Retirement benefits in form of gratuity, leave encashment etc. will be accounted for on accrual basis. The company has not incurred any liabilities in this respect till the end of the year. Provisions of Employees' Provident Fund and Miscellaneous Provisions Act and Payment of gratuity act are not applicable to the company. However, there is no liability accrued in this respect as on the end of the financial year.

SKYARE DEVELOPERS PVT. LTD.

Susmita Klisra

DIRECTOR

SKYARE DEVELOPERS PVT. LTD.

Rishi

DIRECTOR



1.10 Income Taxes

Tax expenses comprise current and deferred tax. Current Income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income Tax Act, 1961. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Deferred Income taxes reflect the impact of timing differences between taxable income and accounting income originating during the current year and reversal of timing differences for the earlier years. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted at the reporting date.

Deferred tax liabilities are recognized for all taxable timing differences. Deferred tax assets are recognized for deductible timing differences only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. In situations where the company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidences that they can be realized against future taxable profits. Deferred tax assets are reviewed at each reporting date.

Minimum Alternate Tax paid in a year is charged to the statement of profit and loss as current tax. The company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the company recognizes MAT credit as an asset in accordance with the guidance note on accounting for credit available in respect of minimum alternate tax under the income tax act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement." The company reviews the "MAT credit entitlement" at each reporting date.

1.11 Provisions and contingent liabilities

The company recognizes a provision when there is a present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a present obligation that cannot be estimated reliably or a possible or present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

1.12 Earning Per Share

Earning per share are calculated by dividing the net profit or loss after taxes for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. For the purpose of calculating, diluted earnings per share, the net profit/ (loss) for the year attributable to equity shareholders and weighted average number of shares outstanding during the year are adjusted for the effects of dilutive potential equity shares.

1.13 Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

1.14 Due to Micro, Small and Medium Enterprises

The company has no dues under the Micro, Small and Medium Enterprises Development Act, 2006 during the year ended on 31.03.2025.



SKYARE DEVELOPERS PVT. LTD.

Susmita Mishra
DIRECTOR

SKYARE DEVELOPERS PVT. LTD.

Rishi
DIRECTOR



Skyare Developers Private Limited
Notes Forming part of Standalone Financial Statements (Contd.)

Note No : 2

(Rs.in hundred)

Particulars	As at 31st March, 2025		As at 31st March, 2024	
	No. of shares	Amount	No. of shares	Amount
Authorised				
Equity shares of par value Rs 10/- each	1,00,000	10,000.00	1,00,000	10,000.00
	1,00,000	10,000.00	1,00,000	10,000.00
Issued, subscribed and fully paid up				
Equity shares of par value Rs10/- each at the beginning of the year	10,000	1,000.00	10,000	1,000.00
Changes during the year	-	-	-	-
At the end of the year	10,000	1,000.00	10,000.00	1,000.00

a. Reconciliation of shares outstanding at the beginning & at the end of the reporting period

Particulars	As at 31st March, 2025		As at 31st March, 2024	
	No. of shares	Amount	No. of shares	Amount
At the beginning of the period	10,000	1,000.00	10,000	1,000.00
Issued during the period	-	-	-	-
Outstanding at the end of the period	10,000	1,000.00	10,000.00	1,000.00

(c) The Company has only one class of equity shares having a par value of Rs10/- per share. Each holder of equity shares is entitled to one vote per share. The holders of Equity Shares are entitled to receive dividends as declared from time to time. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. 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.

(d) Shareholders holding more than 5 % of the equity shares in the Company :

Name of shareholder	As at 31st March, 2025		As at 31st March, 2024	
	No. of shares held	% of holding	No. of shares held	% of holding
Rijuta Mondal	5,000.00	50.00	5,000.00	50.00
Prados Kumar Adhikari	5,000.00	50.00	5,000.00	50.00
	10,000	100.00	10,000	100.00

Shares held by the promoters at the end of the year

(e)

Name of Promoters	As at 31st March, 2025		As at 31st March, 2024	
	No. of shares held	% of total shares	No. of shares held	% of total shares
Rijuta Mondal	5,000.00	50.00	5,000.00	50.00
Prados Kumar Adhikari	5,000.00	50.00	5,000.00	50.00
	10,000	100.00	10,000	100.00

(Rs.in hundred)

Note No : 3

Reserve & Surplus	As at 31st March, 2025		As at 31st March, 2024	
(a) General reserve /Capital Reserve				
Balance as per last account	-		-	
Add: Transfer from Retained earnings	-		-	
(b) Securities Premium Account				
(c) Retained earnings				
Balance as per Last Account	4,414.45		2,717.77	
Add : Surplus as per Statement of Profit and Loss	9,567.55		1,696.68	
Other Comprehensive Income(net of tax)	-		-	
Amount available for appropriation	13,982.00		4,414.45	
Less : Appropriations:				
Dividend on equity shares	-		-	
Tax on dividend	-		-	
Transfer to general reserve	-		-	
Balance at the end of the year		13,982.00		4,414.45

SKYARE DEVELOPERS PVT. LTD.

Susmita Mishra
DIRECTOR

SKYARE DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR



Skyare Developers Private Limited
Notes Forming part of Standalone Financial Statements (Contd.)

(Rs.in hundred)

Note No : 4 Particulars	As at 31st March, 2025		As at 31st March, 2024	
Share Application Money Pending Allotments				
Opening Balance	-		-	
Add:	-		-	
Less:	-		-	
Closing Balance				

(Rs. In Hundred)

Note No : 5	As at 31st March, 2025		As at 31st March, 2024	
Long Term Borrowings				
Particulars				
Loan from Related Parties		-		
Loan from Others		3256.25		3256.25
Term Loans from		-		-
		-		-
		-		-
		-		-
		3,256.25		3,256.25

Note No : 6	As at 31st March, 2025		As at 31st March, 2024	
DEFERRED TAX LIABILITY/(DEFERRED TAX ASSET)				
Tax effect of items constituting deferred tax assets/(liability)				
Deferred Tax Liability b/f	-		-	
Add/Less: Deferred Tax Liability/(Asset) during the year	5.09			
		5.09		-

(Rs. In Hundred)

Note No :	As at 31st March, 2025		As at 31st March, 2024	
Other Long Term Liabilities				
Particulars Other Liabilities (Security Deposit)		1,500.00		1,500.00
		1,500.00		1,500.00

Note No : 7	As at 31st March, 2025		As at 31st March, 2024	
Short Term Borrowings				
Particulars				
Secured / Unsecured				
(a) Loans repayable on demand:				
~ From Banks	-		-	
~ From Other Parties	-		-	
(b) Loans & Advances from Related Parties				
(c) Deposits				
(d) Current Maturities of Long Term Borrowings				
(e) Other Loans & Advances (specify nature)				

Note No : 8	(Rs.in hundred)			
Trade Payables				
Particulars				
TRADE PAYABLES FOR GOODS				
(a) Outstanding dues of micro enterprises and small enterprises	-		-	
(b) Outstanding dues of creditors other than micro enterprises and small enterprises	-	2,17,963.45	-	1,30,596.31
TRADE PAYABLES FOR SERVICES				
(a) Outstanding dues of micro enterprises and small enterprises	-		-	
(b) Outstanding dues of creditors other than micro enterprises and small enterprises	-		-	
		2,17,963.45		1,30,596.31



SKYARE DEVELOPERS PVT. LTD.
Susmita Misra
DIRECTOR

SKYARE DEVELOPERS PVT. LTD.
Kelley
DIRECTOR

Skyare Developers Private Limited
Notes Forming part of Standalone Financial Statements (Contd.)

(Rs. In Hundred)

	As at 31st March, 2025	As at 31st March, 2024
TRADE PAYABLES AGEING SCHEDULES (Outstanding for following periods from due date of payments)		
Particulars		
Disputed / Undisputed		
Micro & Small Enterprise		
~ Not Yet Due	-	-
~ Less Than 1 Year	-	-
~ 1- 2 Year	-	-
~ 2- 3 Year	-	-
~ More Than 3 Year	-	-
Others		
~ Not Yet Due	-	-
~ Less Than 1 Year	1,81,176.37	49,415.88
~ 1- 2 Year	36,787.08	33,248.42
~ 2- 3 Year	-	47,532.01
~ More Than 3 Year	-	-
	2,17,963.45	1,30,196.31
	2,17,963.45	1,30,196.31

(Rs. In Hundred)

	As at 31st March, 2025	As at 31st March, 2024
Note No : 9		
Other Current Liabilities		
Particulars		
(a) Current Maturities Of Long Term Debts	-	-
(b) Current Maturities Of Finance Lease Obligations	-	-
(c) Interest Accrued but not due on borrowings	-	-
(d) Interest Accrued and due on borrowings	-	-
(e) Advance received against sales	-	-
(f) Unpaid Dividends	-	-
Application money received for allotment of securities and due for refund	-	-
(g) and interest accrued thereon	-	-
(h) Unpaid matured deposits and interest accrued thereon	-	-
(i) Unpaid Matured debentures and interest accrued thereon	-	-
(j) Others Payables (Expenses)		
i) Flat Booking & Advance from customers	91,110.01	15,784.87
ii) Expenses Payable	-	4,636.81
iii) Audit Fee Payable	295.00	236.00
iv) Directors' Remuneration Payable	2,229.99	807.69
	93,635.00	21,465.37
	93,635.00	21,465.37

(Rs. In Hundred)

	As at 31st March, 2025	As at 31st March, 2024
Note No : 10		
Short Term Provisions		
Particulars		
Provision for Income Tax	3,356.20	596.14

SKYARE DEVELOPERS PVT. LTD.
Susmita Kishore
DIRECTOR

SKYARE DEVELOPERS PVT. LTD.
[Signature]
DIRECTOR



Note No : 13

(Rs. In Hundred)

Capital Work In Progress				
Particulars	As at 31st March, 2025		As at 31st March, 2024	
	Projects Work In Progress			
- less than 6 months	-		-	
- 1 year to 2 years	-		-	
- 2 year to 3 years	-		-	
- More than 3 years	-		-	
Projects Temporarily Suspended				
- less than 6 months	-		-	
- 1 year to 2 years	-		-	
- 2 year to 3 years	-		-	
- More than 3 years	-		-	

Note No : 14

(Rs. In Hundred)

Non-current investments					
Particulars	Face	Number of	As at 31st	Number of	As at 31st
	value	Shares/units	March,2024	shares / units	March,2023
Designated at fair value through profit or loss:					
(i) Quoted					
(a) In equity shares of Companies					
Fully paid up :					
(b) In units of mutual fund					
(ii) Unquoted					
iii)					

Note No : 15

(Rs. In Hundred)

Long Term Loans & Advances				
Particulars	As at 31st March, 2025		As at 31st March, 2024	
	(i) Capital Advances		56,051.48	
(ii) Security Deposits				
(iii) Loans & Advances To Related Parties	-	-	-	-
(iv) Other Loans & Advances (specify nature)				
Advance to Suppliers & Others	-		-	
Prepaid Expenses	-		-	
Export incentive receivable	-		-	
Other Loans				
		56,051.48		56,054.18

Note No : 16

(Rs. In Hundred)

Inventories				
Particulars	As at 31st March, 2025		As at 31st March, 2024	
	1 Ready Flats : Quantity 1 at S N Roy Road Site	21,440.00		
2 Ready Flats : Quantity 3 at Banerjee Para Site	57,728.00			
3 Carparking : Quantity 2 at Banerjee Para Site	6,000.00			
4 Construction WIP	-		83,750.00	
5 WIP: At Netaji Sadak Site & BMD Road Site (Construction work in progress)	77,949.14	1,63,117.14		83,750.00
		1,63,117.14		83,750.00

(At lower of cost and net realizable value, unless stated otherwise)

SKYARE DEVELOPERS PVT. LTD.

Susmita Misra
DIRECTOR

SKYARE DEVELOPERS PVT. LTD.

B. K. Roy
DIRECTOR



Note No : 17

(Rs. In Hundred)

Trade Receivables				
Particulars	As at 31st March, 2025		As at 31st March, 2024	
Trade Receivables Outstanding from the due date of Payment				
Undisputed Trade Receivables -considered good				
Undisputed Trade Receivables -considered doubtful				-
Disputed Trade Receivables -considered good		-		-
Disputed Trade Receivables -considered doubtful		-		-
		-		-

Trade Receivables Ageing Schedule (Outstanding for following periods from the due date of Payment)				
Particulars	As at 31st March, 2025		As at 31st March, 2024	
Disputed/Undisputed, Considered good/ doubtful				
~ Not Yet Due		-		-
~ Less Than 6 Months				
~ 6 Months - 1 Year				
~ 1- 2 Year				
~ 2- 3 Year				
~More Than 3 Year				
		-		

Note No : 18

(Rs. In Hundred)

Cash and cash equivalents				
Particulars	As at 31st March, 2025		As at 31st March, 2024	
Balances with banks		21,582.46		1,100.28
<i>In current accounts</i>		-		-
Cash on hand		942.28		14,881.46
		22,524.74		15,981.74

Note No : 19

(Rs. In Hundred)

Short Term Loans & Advances				
Particulars	As at 31st March, 2025		As at 31st March, 2024	
Trade Advance		92,170.00		6,800.00
<i>Unsecured & Considered Good</i>		-		-
		-		-
		92,170.00		6,800.00

Note No : 20

(Rs. In Hundred)

Other current assets				
Particulars	As at 31st March, 2025		As at 31st March, 2024	
Duties & Tax		-		-
<i>Tax Deducted At Source/SAT/TCS</i>		270.76		242.60
		270.76		242.60

SKYARE DEVELOPERS PVT. LTD.

Susmita Mishra
DIRECTOR

SKYARE DEVELOPERS PVT. LTD.

DIRECTOR



Skyare Developers Private Limited
Notes Forming part of Standalone Financial Statements (Contd.)

(Rs. In Hundred)

Note No : 11

PROPERTY, PLANT AND EQUIPMENT												
Sl. No.	Particulars	Rate Of Depreciation	GROSS BLOCK				DEPRECIATION				NET BLOCK	
			As at 1 st April, 2024	Additions During the year	Adjustment / Deduction during the	As at 31st March, 2025	Upto 1st April, 2024	During the year	Adjusted with Retained Earnings during the year	Adjustment /Deduction During the year	Upto 31st March, 2025	As at 31st March, 2025
1	AC Machine		-	620.00	-	620.00	-	56.13		-	56.13	563.87
	Total		-	620.00	-	620.00	-	56.13	-	-	56.13	563.87
	<i>Previous Year</i>		0	0		0	0	0		0	0	0

Note No : 12

(Rs.)

INTANGIBLE ASSETS											
Sl. No.	Particulars	GROSS BLOCK				AMORTISATION				NET BLOCK	
		As at 1 st April, 2023	Additions During the Year	Adjustment/ Deduction during the Year	As at 31st March, 2024	As at 1 st April, 2023	During the year	Adjusted with Retained Earnings during	Adjustment / Deduction During the year	Upto 31st March, 2024	As at 31st March, 2024
	NIL										-
	<i>Previous Year</i>	-	-	-	-	-	-	-	-	-	-



SKYARE DEVELOPERS PVT. LTD.

Susmita Mishra
DIRECTOR

SKYARE DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR



Skypare Developers Private Limited

Note No : 21

(Rs. In Hundred)

Revenue From Operations		
Particulars	As at 31st March, 2025	As at 31st March, 2024
Sale Of Flats	4,06,344.43	2,07,350.00
Sale Of Scrap	-	-
Other Operating Revenues: Extra Work Charges received	133.10	-
	4,06,477.53	2,07,350.00

Note No : 22

Other Income		
Particulars	As at 31st March, 2025	As at 31st March, 2024
Interest Income	-	-
Fixed Deposits With Banks	-	-
Income tax Refunds	-	-
Interest On Advances	-	-
Dividend Income	-	-
Net Gain on Sale of Investments	-	-
Other Non- Operating Income	-	-
Rent	-	-
Profit On Sale of Property, Plant & Equipment	-	-
Other Income	-	-
	-	-

Note No : 23

(Rs. In Hundred)

Building Construction Cost		
Particulars	As at 31st March, 2025	As at 31st March, 2024
Building Materials, Labour Charges, Site Expenses and other incidental charges	4,49,459.29	1,01,868.57
Total	4,49,459.29	1,01,868.57

Note No : 24

(Rs. In Hundred)

Changes in Inventory of Flats, construction Work in Progress		
Particulars	As at 31st March, 2025	As at 31st March, 2024
(Increase)/ Decrease in Stocks	-	-
Stock at the end of the Year:		
Ready Flats & construction WIP	1,63,117.14	83,750.00
TOTAL(A)		
Less: Stock at the Beginning of the year		
Ready Flats & construction WIP	83,750.00	1,75,000.00
TOTAL(B)		
TOTAL (B-A)	(79,367.14)	91,250.00



SKYARE DEVELOPERS PVT. LTD.

Sesmita Mishra
DIRECTOR

SKYARE DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR



Note No : 25

(Rs. In Hundred)

Employee Benefit expenses		
Particulars	As at 31st March, 2025	As at 31st March, 2024
Salaries & Wages	8,778.19	5,049.20
Contribution to Provident & Other Funds	-	-
Staff Welfare Expenses	-	-
Directors' Remuneration	4,800.00	3,600.00
	13,578.19	8,649.20

Note No : 26

(Rs. In Hundred)

Finance Costs		
Particulars	As at 31st March, 2025	As at 31st March, 2024
Interest Expenses	-	-
Other Borrowing Costs	-	-
	-	-

Note No : 27

(Rs. In Hundred)

Other Expenses		
Particulars	As at 31st March, 2025	As at 31st March, 2024
Payment to Auditors	-	236.00
As auditor:		
~ Audit Fee	177.00	-
~ Tax Audit Fee	118.00	-
Brokerage	2,060.00	-
Electric Charges	673.14	-
General Expenses	168.18	489.33
Accounting Charges	720.00	480.00
Bank Charges	296.16	153.08
AC/Computer Maintenance	150.00	-
Printing & Stationary	40.00	-
Telephone Charges	184.03	-
Internet Charges	58.54	-
Forfeiture of Land Advance	999.00	-
Office Expenses	367.68	-
Rates & Taxes	661.34	-
Donation	615.00	400.00
Travelling & Conveyance	1,036.15	-
Rent Paid	-	1,473.00
Legal Fee	-	50.00
Professional / Filing Fees	1,498.00	8.00
	9,822.22	3,289.41



SKYARE DEVELOPERS PVT. LTD.

Susmita Kishora
DIRECTOR

SKYARE DEVELOPERS PVT. LTD.

R. K. Saha
DIRECTOR



NOTE: 28: Earning Per Share (EPS)

Particulars	Year Ended	
	March 31, 2025	March 31, 2024
Net Profit after tax as per Statement of Profit and Loss attributable to Equity Shareholders	9,56,755.00	1,69,668.00
Weighted Average number of equity shares used as denominator for calculating EPS	10,000.00	10,000.00
Basic and Diluted Earnings per share	95.68	16.97
Face Value per equity share	10	10

NOTE: 29: Disclosures

The following disclosures shall be made where Loans or Advances in the nature of loans granted to Promoters, Directors, KMPs and the related parties, either severally or jointly with any other person:

Type Of Borrowers	Amount Of Loan or Advance in the nature of loan Outstanding	Percentage to the Loans & Advances in the nature of Loans
Promoters	-	-
Directors	-	-
KMPs	-	-
Related Parties	-	-

NOTE: 30: Contingent Liability & Capital Commitments

- Company do not have any Contingent Liability for the year under review.
- Company do not have any Capital Commitments for the year under review.

NOTE: 31: Segment Reporting

The geographical segment of the company is the primary reporting segment ie operating in India and the company has only one segment.

NOTE: 32 : Corporate Social Responsibility

Where Company falls under the provision of section 135 Of the companies Act, 2013 i.e. CSR Provision, then Auditor needs to give disclosure about its nature, amount spent or expenditure incurred etc in the Notes of Accounts : Not Applicable

SKYARE DEVELOPERS PVT. LTD.

Susmita Mishra
DIRECTOR

SKYARE DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR



NOTE: 33 : Immovable Property Not Held In Company's Name

The company shall provide the details of all the immovable property (other than properties where the company is the lessee and the lease agreement are duly executed in favour of the lessee) whose title deeds are not held in the name of the company in format given below and where such immovable property is jointly held with others, details are required to be given to the extent of the company's share

Relevant Line Item in the Balance Sheet	Description of Items Of Property	Gross Carrying Value	Title Deeds held in the name of	Whether Title deed holder is a promoter/ director, OR relative of Promoter/ Director OR employee of promoter/director	Property Held since which date	Reason for not being held in the name of the company
NIL	NA	NA	NA	NA	NA	NA

Note: 34: Details Of Benami Property

Where any proceedings have been initiated or pending against the Company for holding any Benami Property under the Benami Transactions (Prohibitions) Act, 1988 and the rules made thereunder , the company shall disclose the details ,amount,of such property. : No, not applicable

Note : 35: Registration Of Charges or Satisfaction with Registrar of Companies


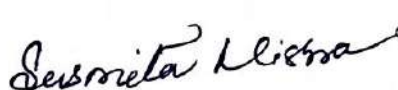

Where any charges or satisfaction yet to be registered with ROC beyond the statutory period, details and reasons shall be disclosed by the Auditor in the Notes to Accounts: Not Applicable

Note : 36: Undisclosed Income

The Company shall disclose of that transaction which were not recorded in the books of accounts or that has been surrendered or disclosed as income during the year in the tax assessments.: As reported there is no such undisclosed transactions during the year 2024-25

Note : 37: Details of Crypto / Virtual Currency

The company has not traded or invested in Crypto currency or Virtual Currency during the financial year .

As per Reports of even Date	
For Jha & Jha Chartered Accountants Firm's Registration Number - 0328888E	For and on behalf of the Board of Directors
 (CA Ravi Shankar Dwary) Membership No. 056027 Partner	 Susmita Mishra Director DIN:08900495
	 Pardos Kumar Adhikari Director DIN:07733477
Place: Kolkata	
Dated: 12-09-2025	



RATIO ANALYSIS

Particulars	2024-25	2023-24
1 CURRENT RATIO (In Times) (Total Current Assets / Current Liabilities)	0.88	0.70
Curent Liabilities = Total Current Liabilities- Current Maturities of Non current Borrowings & Lease Obligations		
2 NET DEBT EQUITY RATIO(In Times) (Net Deb/ Average Equity)	-	-
Net Debt = Non Current Borrowings+Current Borrloings+Non current and Current Lease Liabilities- current Investments- Cash & Cash Equivalent- Other Balances with Banks Equity = Equity Share Capital+ Other Equity		
3 DEBT SERVICE COVERAGE RATIO (In Times) EBIT/ Net Finance Charges	-	-
EBIT = Profit before taxes(+/-) Exceptional Items + Net Finance Charges Net Finance Charges = Finance Costs (excluding interest on current borrowings) - Interest Income - Dividend Income from Current Investments -		
4 CURRENT LIABILITY RATIO (In Times) (Total Current Liabilities/ Total Liabilities)	0.99	0.97
5 TOTAL DEBTS TO TOTAL ASSET RATIO (Non current Borrowings+ Current Borrowings+Non Current & Current Lease Liabilities)/ Total Assets	-	-
6 DEBTORS TURNOVER RATIO (In Times) (Average Trade Receivable / Turnover in Days)	-	-
Turnover = Revenue From Operations		
7 INVENTORY TURNOVER RATIO (In Times) (Average Inventory/ Sale of Product in days)	0.40	0.40
8 NET PROFIT MARGIN(%) (Net Profit after tax/ Turnover)	2.35	0.82
Turnover = Revenue From Operations		
9 NET WORTH (Equity Share Capital + Other Equity+ Hybrid Perpetual Securities)	14,98,200.00	5,41,445.00
10 RETURN ON EQUITY (%) (Profit after Preference Dividend / Average Equity Shareholders)	956.76	169.67
11 TRADE PAYABLES TURNOVER RATIO (In Times) (Cost of Goods & Services / Average Trade Payables)	1.86	1.59
12 NET CAPITAL TURNOVER RATIO (In Times) (Turnover / Average Working Capital)	11.02	4.52
13 RETURN ON CAPITAL EMPLOYED (%) (Earning before Interest & Tax / Capital Employed)	65.48	22.54
14 RETURN ON INVESTMENT (%) (Profit after Tax / Totral Average Investment)	48.46	16.68



SKYARE DEVELOPERS PVT. LTD.

Susmita Misra
DIRECTOR



SKYARE DEVELOPERS PVT. LTD.

R. B. Chatterjee
DIRECTOR