

**VIVEK PATWARI**  
(Chartered Accountants)

C/o Sri Balaji Trading Co  
127C, Hazra Road  
Kolkata - 700 026

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**INDEPENDENT AUDITOR'S REPORT**

To  
The Partners of  
M/s ADITRI NIWAS LLP  
(LLPIN-ACG-6923)

**Report on the Audit of Financial Statements**

**Opinion**

We have audited the accompanying financial statements of M/s ADITRI NIWAS LLP ("the LLP") which comprises the Balance Sheet as at March 31, 2025, 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 afore said 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 LLP as at March 31, 2025, and nil profit for the year ended on that date.

**Basis for Opinion**

We 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 LLP 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 in India and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Key audit matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the LLP.

**Responsibilities of Designated Partners for the financial statements**

Designated Partners are responsible for the preparation of the financial statements in accordance with the aforesaid Accounting Standards and in accordance with the accounting principles generally accepted in India and for such internal control as designated partners 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, designated partners are responsible for assessing the LLP'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 LLP or to cease operations, or has no realistic alternative but to do so.

Those designated partners are responsible for overseeing the LLP'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.

**Other Matter**

The comparative financial information of the LLP for the year ended March 31, 2025 prepared in accordance with the Accounting Standards issued by the Institute of Chartered Accountant of India (ICAI) and in accordance with the accounting principles generally accepted in India.

Our opinion on the financial statements is not modified in respect of this matter.

**For Vivek Patwari**  
**Chartered Accountants**

*Vivek Patwari*

**(Vivek Patwari)**  
**Proprietor**  
**Membership No. 314218**  
**UDIN - 25314218BNUJQR4241**



**Place: Kolkata**  
**Date: 12<sup>th</sup> day of August 2025**



**ADITRI NIWAS LLP (ACG-6923)**  
**2C, Mahendra Road, Kolkata-700025**  
**Balance Sheet as at 31st March, 2025**

Particulars	Note No	As at 31st March 2025
<b>I. CAPITAL AND LIABILITIES</b>		
<b>(1) Partners' Funds</b>		
(a) Partners' Capital Account	1	1,00,000.00
(b) Partners' Current Account		92,37,774.12
(A)		<b>93,37,774.12</b>
<b>(2) Current Liabilities</b>		
(a) Other Current Liabilities	2	34,711.00
(B)		<b>34,711.00</b>
<b>TOTAL (A+B)</b>		<b>93,72,485.12</b>
<b>II.Assets</b>		
<b>(1) Non-current assets</b>		
(a) Other Non Current Assets	3	2,11,200.00
(A)		<b>2,11,200.00</b>
<b>(2) Current assets</b>		
(a) Inventories	4	81,25,317.38
(b) Cash and Cash Equivalents	5	8,18,486.74
(c) Other Current Assets	6	2,17,481.00
(B)		<b>91,61,285.12</b>
<b>Total (A+B)</b>		<b>93,72,485.12</b>
In terms of our report attached.		
For Vivek Patwari Chartered Accountants		
Vivek Patwari		
Vivek Patwari, ACA Proprietor Membership Number: 314218		
Place: Kolkata Date: 12-08-2025 UDIN: 25314218BNUJQR4241		
		FOR ADITRI NIWAS LLP <b>ADITRI NIWAS LLP</b> Chandan Chatterjee Designated Partner DPIN-01654802 <b>ADITRI NIWAS LLP</b> Aaheli Chatterjee Designated Partner Aaheli Chatterjee Designated Partner DPIN-07388971

**ADITRI NIWAS LLP (ACG-6923)**  
**2C, Mahendra Road, Kolkata-700025**

**Profit and Loss statement for the year period ended from 19.04.2024 to 31.03.2025**

Particulars	Note No	For the period ended 19.04.2024 to 31.03.2025
I. Revenue from operations		-
II. Other Income		-
<b>III. Total Revenue (I + II)</b>		-
<u>IV. Expenses:</u>		
Project Expenses	7	79,18,518.38
Employee Cost	8	82,636.00
Finance Charges	9	1,24,163.00
Adminstration, Selling & Distribution Expenses	10	23,972.88
Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	11	(81,25,317.38)
<b>Total Expenses</b>		23,972.88
V. Profit before tax	(III - IV)	(23,972.88)
VI. Tax expense:		
(1) Current tax		-
(2) Deferred tax		-
VII. Profit/(Loss) for the period	(V - VI)	(23,972.88)

In terms of our report attached.

For Vivek Patwari  
Chartered Accountants

*Vivek Patwari*

Vivek Patwari, ACA  
Proprietor  
Membership Number: 314218

Place: Kolkata  
Date: 12-08-2025  
UDIN: 25314218BNUJQR4241



FOR ADITRI NIWAS LLP  
*Chandan Chatterjee*  
**ADITRI NIWAS LLP**  
 Designated Partner  
 Chandan Chatterjee  
 Designated Partner  
 DPIN-01654802  
**ADITRI NIWAS LLP**  
*Aaheli Chatterjee*  
 Designated Partner  
 Aaheli Chatterjee  
 Designated Partner  
 DPIN-07388971



**ADITRI NIWAS LLP (ACG-6923)**

1	<u>Partners' Fund</u>		As at 31st March 2025
a	<u>Partners' Capital Account</u>		
	<u>Chandan Chatterjee</u>		
	Opening Balance	-	
	Add: Bought in during the year	50,000.00	
	Less: Repaid During the year	-	50,000.00
	<u>Aditri Properties Pvt Ltd</u>		
	Opening Balance	-	
	Add: Bought in during the year	25,000.00	
	Less: Repaid During the year	-	25,000.00
	<u>Ashray Realty Management Pvt Ltd</u>		
	Opening Balance	-	
	Add: Bought in during the year	25,000.00	
	Less: Repaid During the year	-	25,000.00
	<b>TOTAL</b>		<b>1,00,000.00</b>

b	<u>Partners' Current Account</u>		
	<u>Chandan Chatterjee</u>		
	Opening Balance	-	
	Add: Bought in during the year	-	
	Less: Repaid During the year	-	
	Add: Interest accrued during the year	-	
	Surplus/(Deficit) for the year	(11,986.44)	-11,986.44
	<u>Aditri Properties Pvt Ltd</u>		
	Opening Balance	-	
	Add: Bought in during the year	-	
	Less: Repaid During the year	-	
	Add: Interest accrued during the year	-	
	Surplus/(Deficit) for the year	(5,993.22)	-5,993.22
	<u>Ashray Realty Management Pvt Ltd</u>		
	Opening Balance	-	
	Add: Bought in during the year	91,50,000.00	
	Less: Repaid During the year	-	
	Add: Interest accrued during the year	1,11,747.00	
	Surplus/(Deficit) for the year	(5,993.22)	92,55,753.78
	<b>TOTAL</b>		<b>92,37,774.12</b>

2	<u>Other Current Liabilities</u>		As at 31st March 2025
	Others Payable		34,711.00
	<b>TOTAL</b>		<b>34,711.00</b>



**ADITRI NIWAS LLP**  
*Chandan Chatterjee*  
 Designated Partner

**ADITRI NIWAS LLP**  
*Asheli Chatterjee*  
 Designated Partner

3	<b><u>Other Non -Current Assets</u></b>		As at 31st March 2025
	CESC Security Deposit		43,200.00
	Rent Security Deposit		1,68,000.00
	<b>TOTAL</b>		<b>2,11,200.00</b>

4	<b><u>Inventories</u></b>		As at 31st March 2025
	Closing WIP		
	- Project at 41, Biplabi, New Alipore, Kolkata		81,25,317.38
	<b>TOTAL</b>		<b>81,25,317.38</b>

5	<b><u>Cash and Bank Balances</u></b>		As at 31st March 2025
	Cash and cash equivalents		
	<i>Balance with banks</i>		
	In current account		
	Indian Overseas Bank		8,07,075.74
	Cash in hand		11,411.00
	<b>TOTAL</b>		<b>8,18,486.74</b>

6	<b><u>Other Current Assets</u></b>		As at 31st March 2025
	Advance to Supplier		1,00,000.00
	Pre - Opertaive Expenses		1,17,481.00
	<b>TOTAL</b>		<b>2,17,481.00</b>

7	<b><u>Project Expenses</u></b>		As at 31st March 2025
	Project at 41, Biplabi, New Alipore, Kolkata		79,18,518.38
	<b>TOTAL</b>		<b>79,18,518.38</b>

8	<b><u>Employee Cost</u></b>		As at 31st March 2025
	Salary		82,636.00
	<b>TOTAL</b>		<b>82,636.00</b>

9	<b><u>Finance Charges</u></b>		As at 31st March 2025
	Interest on Loan		1,24,163.00
	<b>TOTAL</b>		<b>1,24,163.00</b>



**ADITRI NIWAS LLP**  
*Shantanu Chatterjee*  
 Designated Partner

**ADITRI NIWAS LLP**  
*Aakshi Chatterjee*  
 Designated Partner



10	<u>Administrative, Selling &amp; Distribution Other Expenses</u>		As at 31st March 2025
	Audit Fees		5,000.00
	Bank Charges		1,103.26
	General Expenses		719.62
	Incorporation Expenses		15,000.00
	Rates & Taxes		2,150.00
	<b>TOTAL</b>		<b>23,972.88</b>

11	<u>Changes in inventories of finished goods, work-in-progress and Stock-in-Trade</u>		As at 31st March 2025
	<u>Project at 41, Biplabi, New Alipore, Kolkata</u>		
	Opening Stock - WIP		-
	Less: Closing Stock - WIP		81,25,317.38
	<b>Total (A)</b>		<b>(81,25,317.38)</b>

	In terms of our report attached.		FOR ADITRI NIWAS LLP
	For Vivek Patwari		<b>ADITRI NIWAS LLP</b>
	Chartered Accountants		<i>Chandan Chatterjee</i>
	<i>Vivek Patwari</i>		<b>Designated Partner</b>
	Vivek Patwari, ACA		Chandan Chatterjee
	Proprietor		Designated Partner
	Membership Number: 314218		DPIN-01654802
			<b>ADITRI NIWAS LLP</b>
			<i>Aaheli Chatterjee</i>
			<b>Designated Partner</b>
			Aaheli Chatterjee
			Designated Partner
			DPIN-07388971
	Place: Kolkata		
	Date: 12-08-2025		
	UDIN: 25314218BNUJQR4241		

**ADITRI NIWAS LLP (ACG-6923)**

**B OTHERS NOTES ON ACCOUNTS**

- i Aditri Niwas LLP is incorporated under the Limited Liability Partnership Act, 2008.
- ii The LLP is engaged in development of land and construction activity. During the period, one project has been started situated at "41, Biplabi, New Alipore, Kolkata". All the direct and indirect expenditure incurred during the year including other charges has been transferred to Closing WIP.
- iii As per the information available with the LLP, the principal amount payable to Micro, Small and Medium Enterprises falling under the provision of Micro, Small and Medium Enterprises Development Act, 2006 Rs. Nil.
- iv There is no amount outstanding payable to Investors' Education and Protection Fund as on 31.03.2025.
- v **ICDS 4 Revenue Recognition :-**  
Since, the project has not been launched. Hence, the provision of ICDS 4 - Revenue Recognition is not appl.
- vi The LLP is newly formed. Hence, Previous years figures are not there.

In terms of our report attached.

For Vivek Patwari  
Chartered Accountants

*Vivek Patwari*

Vivek Patwari, ACA  
Proprietor  
Membership Number: 314218



Place: Kolkata  
Date: 12-08-2025  
UDIN: 25314218BNUJQR4241

FOR ADITRI NIWAS LLP  
*Chandan Chatterjee*  
**ADITRI NIWAS LLP**  
Designated Partner  
Chandan Chatterjee  
DPIN-01654802  
**ADITRI NIWAS LLP**  
*Aaheli Chatterjee*

**ADITRI NIWAS LLP**  
Designated Partner  
Aaheli Chatterjee  
Designated Partner  
DPIN-07388971



**ADITRI NIWAS LLP (ACG-6923)**

**DETAILS OF BALANCE SHEET ITEMS AS AT 31ST MARCH, 2025**

**A OTHER PAYABLE**

Audit Fees Payable	5,000.00
P Tax Payable	260.00
Salary Payable	6,163.00
TDS Payable	18,288.00
Misc Payable	5,000.00

**34,711.00**

**B ADVANCE TO SUPPLIER**

Samyakk Attornerys	1,00,000.00
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**1,00,000.00**

**C PRE - OPERATIVE EXPENSES**

**12A Swinhoe Street, Kolkata**

Survey Charges	9,440.00
	<b>9,440.00</b>

**76, Sarat Bose Road, Kolkata**

Registration & Stamp Duty Fee	75,041.00
Misc Expenses	33,000.00
	<b>1,08,041.00</b>

**TOTAL**

**1,17,481.00**

**F CLOSING STOCK WIP (Project at 46/2, Jadavpur Central Road, Kol)**

Opening Stock WIP	-
Add: Project Expenses	79,18,518.38
Add: Employee Cost	82,636.00
Add: Finance Cost	1,24,163.00

**81,25,317.38**

**ADITRI NIWAS LLP**

*Shankar Chatterjee*  
**Designated Partner**



**ADITRI NIWAS LLP**

*Abel Chatterjee*  
**Designated Partner**

## ADITRI NIWAS LLP

### **SIGNIFICANT ACCOUNTING POLICIES AND OTHERS NOTES ON ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2025**

#### **A) Significant Accounting Policies**

##### **(i) Basis of Preparation of Financial Statements**

The financial statements of the LLP have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP). The LLP has prepared these financial statements to comply in all material respects with the accounting standards issued by the Institute of Chartered Accountants of India. These financial statements have been prepared on an accrual basis and under the historical cost conventions.

##### **(ii) Revenue Recognition**

Revenue is primarily derived from the sale of land and / or construction activity and other related activities.

Revenue from sale of goods is to be recognized on transfer of significant risks and rewards of ownership to the buyer and it is reasonable to expect ultimate collection from the buyer. During the period, one project construction activity has been started but no units have been sold so the revenue recognition does not arise.

##### **(iii) Inventory**

Inventory (Closing Stock – Work in Progress) in respect of construction activities is valued at Cost. Cost includes Purchase price, Duties & Taxes & Registration Fees, Interest and Borrowing cost, if any and other expenditure directly or indirectly attributable to the acquisition and construction of the project.

##### **(iv) Provision for Current and Deferred Tax**

No Provision for current tax has been made as there is no profit earned during the year. Deferred tax has not been created as there is no "timing difference" between taxable and accounting income.

**ADITRI NIWAS LLP**

*Shantanu Sharmah*  
Designated Partner



**ADITRI NIWAS LLP.**

*Aaheli Chatterjee*  
Designated Partner