

VINAYAK REALTECH PROPERTIES.LLP

(LIMITED LIABILITY PARTNERSHIP)

T-68 TEGHORIA MAIN ROAD KOLKATA – 700157

LLPIN: AAQ-5804

ANNUAL REPORT

Financial year : 2022-2023
Assessment year : 2023-2024
Date Of Audit Report : 23th Day of July 2023



AUDITED BY

MONU JAIN & COMPANY

**SAGAR ESTATE, GROUND FLOOR2, CLIVE GHAT STREET
KOLKATA – 700001**

EMAIL- camonuj@gmail.com, MOB-9874208998



INDEPENDENT AUDITORS' REPORT

TO THE PARTNERS OF VINAYAK REALTECH PROPERTIES LLP

We have audited the accompanying financial statements of **VINAYAK REALTECH PROPERTIES LLP**, which comprise the Balance Sheet as at 31 March 2023, the Statement of Profit and Loss for the year then ended on that date annexed thereto and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

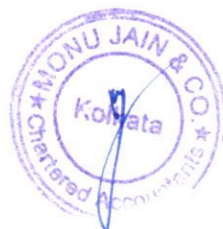
Management is responsible for the preparation of these financial statements. This responsibility includes the design, implementation and maintenance of internal controls relevant to the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing specified by the Institute of Chartered accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation and fair presentation of the financial statements 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 controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Opinion

In our opinion and to the best of our information and according to the explanations given to us, the financial statements are prepared, in all material aspects, in conformity with the accounting principles generally accepted in India:

- a) In the case of the balance sheet, of the state of affairs of the Company as at March 31, 2023;
- b) In the case of the Statement of profit and loss, of the no profit & no loss for the year ended on that date.

For Monu Jain & Company
Chartered Accountants
(Firm Registration No.:327900E)



Jain

CA Monu Jain
Partner

(Membership No.:302721)
UDIN: 23302721BGXRQS6490

Place: Kolkata
Date: 23.07.2023

VINAYAK REALTECH PROPERTIES LLP

LLPIN: AAQ-5804

Balance Sheet as at 31st March 2023

	Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
A	Capital And Liabilities		₹	₹
1	Partner's Funds			
	a) Partners Capital	1	93,53,199	41,99,871
2	Long Term Liabilities	2		
	a)Secured Loan		4,99,93,983	-
	b)Unsecured Loan		2,11,16,478	1,55,27,714
3	Current Liabilities			
	a) Trade Payables	3	45,97,850	4,98,836
	b) Other Liabilities	4	4,40,71,950	61,68,065
	c) Provision For tax		6,66,000	-
			12,97,99,460	2,63,94,486
B	Assets			
	Current Assets			
	a) Inventories	5	3,61,92,684	63,50,058
	b) Trade Receivable		1,96,26,056	-
	c) Loans & Advances	6	6,29,61,367	1,75,71,500
	d) Cash & Cash Equivalents	7	1,10,19,353	24,72,928
			12,97,99,460	2,63,94,486

Significant Accounting Policies & Notes on Accounts
The Schedules referred to above and notes thereon form

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In terms of our report of the even date
annexed hereto:

For Monu Jain & Co.
Chartered Accountants
FRN: 327900E

Jain

CA. Monu Jain
(Partner)

Membership No. 302721

Place : Kolkata

Date : The 23rd July of 2023

UDIN: 23302721BGXRQS6490



VINAYAK REALTECH PROPERTIES LLP

Vinita Gupta
Designated Partner

VINAYAK REALTECH PROPERTIES LLP

S. S. S. S.

Designated Partner

VINAYAK REALTECH PROPERTIES LLP

LLPIN: AAQ-5804

Profit & Loss Account for the Year Ended 31.03.2023

	Particulars	Note No.	As at March 31, 2022	As at March 31, 2022
A	<u>Continuing Operation</u>			
	Revenue from Operations		8,19,44,288	-
	Other Income		-	-
	TOTAL		8,19,44,288	-
B	<u>Expenses</u>			
	Construction Expenses	8	9,49,73,893	35,80,287
	Changes In Inventories of Work-in-progress and Finished Goods	9	(2,84,17,667)	(48,64,101)
	Employee Benefits Expense	10	8,39,660	1,14,000
	Interest and Finance Cost	11	42,67,584	5,86,349
	Other Expenses	12	80,61,490	5,65,064
	TOTAL		7,97,24,960	-18,402
	Profit Before Taxes		22,19,329	18,402
	Provision for Taxes		6,66,000	-
	Profit After Taxes		15,53,329	18,402
	Profit Transferred to Partner's Capital Account		15,53,329	18,402

Significant Accounting Policies & Notes on Accounts The Schedules referred to above and notes thereon form an integral part of the accounts

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In terms of our report of the even date annexed hereto:

For Monu Jain & Co.
Chartered Accountants
FRN: 327900E

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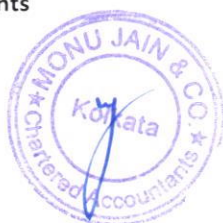
CA. Monu Jain
(Partner)

Membership No. 302721

Place : Kolkata

Date: The 23rd July of 2023

UDIN: 23302721BGXRQS6490



VINAYAK REALTECH PROPERTIES LLP

Vinita Gupta
Designated Partner

VINAYAK REALTECH PROPERTIES LLP

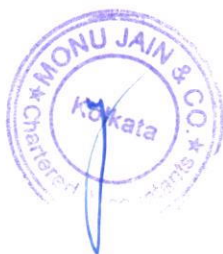
Shikha - Gupta

Designated Partner

VINAYAK REALTECH PROPERTIES LLP

NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

1 <u>PARTNER'S CONTRIBUTION</u>		March 31, 2023	March 31, 2022
a)	Shishir Gupta Capital A/C	25,06,186	25,06,186
	Add: Profit/(Loss) During The Year	7,76,664	
	Add: Capital Contribution	36,00,000	
	Less: Drawing		-
	TOTAL	68,82,850	25,06,186
b)	Vinita Gupta Capital A/C	16,93,686	16,93,686
	Add: Profit/(Loss) During The Year	7,76,664	-
	Add: Capital Contribution	-	
	Less: Drawing	-	
	TOTAL	24,70,350	16,93,686
		93,53,199	41,99,871
2 <u>Long Term Liabilities</u>		March 31, 2023	March 31, 2022
a)	Secured Loans		
	- From Banks	4,99,93,983	-
	- From Others	-	-
b)	Unsecured Loans		
	- From Related Parties	55,08,874	-
	- From Others	1,56,07,604	1,55,27,714
	Total	7,11,10,461	1,55,27,714
3 <u>TRADE PAYABLES</u>		March 31, 2023	March 31, 2022
	Acceptances	45,97,850	4,98,836
	Total	45,97,850	4,98,836
4 <u>OTHER CURRENT LIABILITIES</u>		March 31, 2023	March 31, 2022
	Audit fees payable	33,000	18,000
	Advance From Customers	1,55,65,848	8,90,892
	Other advances	-	19,21,782
	Other current liabilities	2,57,44,175	26,60,000
	Refund against Cancellation	16,45,395	3,55,000
	Excess cheque issued	-	1,10,500
	GST Payable	8,64,738	1,29,326
	Tds Payable	2,18,794	82,565
	Total	4,40,71,950	61,68,065
5 <u>INVENTORIES</u>		March 31, 2023	March 31, 2022
	Raw Materials (at cost)	14,24,959	-
	Construction Work-in-progress	3,47,67,725	63,50,058
	Finished Goods	-	-
	TOTAL	3,61,92,684	63,50,058



VINAYAK REALTECH PROPERTIES LLP

Vinita Gupta
Designated Partner

VINAYAK REALTECH PROPERTIES LLP

5254-2023

Designated Partner

VINAYAK REALTECH PROPERTIES LLP
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

6	<u>LOANS & ADVANCES</u>	March 31, 2023	March 31, 2022
	Loan to Related Party	1,91,59,800	-
	Advance for Land	1,33,57,323	75,71,500
	Security Deposits	2,19,40,206	1,00,00,000
	Other Advances	85,04,038	-
	TOTAL	6,29,61,367	1,75,71,500
7	<u>CASH & CASH EQUIVALENTS</u>	March 31, 2023	March 31, 2022
	Cash In Hand	12,533	89,898
	Cash At Bank	1,10,06,820	23,83,030
	TOTAL	1,10,19,353	24,72,928
8	<u>CONSTRUCTION EXPENSES</u>	March 31, 2023	March 31, 2022
	Construction Expenses	3,32,69,197	2,91,000
	Brokerage & Commission	31,62,232	4,00,000
	Project Developments Expenses	-	28,89,287
	Land and Development Expenses	2,57,44,175	-
	Building Materials Consumed	3,27,98,289	-
		9,49,73,893	35,80,287
9	<u>CHANGE IN INVENTORIES OF WORK-IN-PROGRESS AND FINISHED GOODS</u>	March 31, 2023	March 31, 2022
	<u>Inventories at the end of the year</u>		
	Finished goods	-	-
	Work-in-progress	3,47,67,725	63,50,058
		3,47,67,725	63,50,058
	<u>Inventories at the beginning of the year</u>		
	Finished goods	-	-
	Work-in-progress	63,50,058	14,85,957
		63,50,058	14,85,957
		(2,84,17,667)	(48,64,101)
10	<u>EMPLOYEE BENEFIT EXPENSES</u>		
	Salary and Wages	8,39,660	1,14,000
		8,39,660	1,14,000
11	<u>INTEREST AND FINANCE COST</u>		
	Interest on Secured Loan	19,87,868	-
	Interest on Unsecured Loan	9,00,000	5,86,349
	Interest on GST, TDS, P. Tax & Other dues	10,456	-
	Penalty & Late fees on GST, TDS and P. tax	10,750	-
	Bank Charges & Others	13,58,510	18,402
		42,67,584	5,86,349



VINAYAK REALTECH PROPERTIES LLP

Vinita Gupta

Designated Partner

VINAYAK REALTECH PROPERTIES LLP

S.K.S.K. - 6-8

Designated Partner

VINAYAK REALTECH PROPERTIES LLP
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

12 OTHER EXPENSES	March 31, 2023	March 31, 2022
Advertisement Expenses	11,76,324	2,65,500
Printing & Stationery	63,355	56,640
Professional Fees	2,81,000	-
Power & Fuel	26,586	-
Hire Charges	8,11,015	-
Transpotation Charges	3,050	-
Travelling and Conveyance	37,800	-
Site Expenses	34,260	-
Business Promotion Expenses	95,238	-
Communication Expenses	42,000	-
Repaire and Maintanance	5,000	-
Security Services	2,07,115	1,58,757
Rent Expense	-	72,000
Rates & Taxes	47,08,579	-
Interest on TDS	-	67
Insurance Fees	5,48,718	-
Audit Fees	15,000	6,000
Filling Fees	2,250	100
Professional Tax (Company)	2,500	2,500
Miscellaneous Expenses	1,700	3,500
TOTAL	80,61,490	5,65,064



VINAYAK REALTECH PROPERTIES LLP

Vinika Gupta

Designated Partner

VINAYAK REALTECH PROPERTIES LLP

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Designated Partner

VINAYAK REALTECH PROPERTIES LLP
NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

13 SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNTS TO & FORMING PART OF THE BALANCE SHEET AS ON 31.03.2023 AND PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED ON THAT.

A. SIGNIFICANT ACCOUNTING POLICIES

i. Accounting Convention

a. The firm follows the mercantile system of accounting and recognises Income & Expenditure on accrual basis except otherwise stated.

b. Accounting policies not specifically referred to otherwise are consistent and in accordance with the generally accepted accounting principles.

ii. Going Concern

The Accounts have been prepared on historical cost basis and on the accounting principles of a going concern.

B. NOTES ON ACCOUNTS

i. Cash Balance is as certified by a partner.

ii. Inventories are valued as under:

a) Raw materials - At cost

b) Construction work-in-progress - At cost (it includes cost of land, premium for development right, construction cost, allocated interest and expenses incidental to the projects undertaken by the company.

c) Finished goods - At lower of cost or Net Realisable value.

iii. Loans and advances are stated after making for doubtful debts.

iv. Previous year figures have been regrouped/reclassified wherever necessary to correspond with the current year's classification / disclosure

In terms of our report of the even date annexed hereto:

For Monu Jain & Co.

Chartered Accountants

FRN: 327900E



CA. Monu Jain

(Partner)

Membership No. 302721

Place : Kolkata

Date : The 23rd July of 2023

