

Independent Auditors' Report

To the Partners of TRINITY REALTY & DEVELOPERS LLP (LLPIN : ACK-7589)

1. Report on the Financial Statements

We have audited the accompanying financial statements of **TRINITY REALTY & DEVELOPERS LLP** ("the LLP"), which comprise the Balance Sheet as at **31st March 2025** and the Statement of Profit and Loss for the period **09.12.2024 to 31.03.2025**, and a summary of significant accounting policies and other explanatory information.

2. Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position and financial performance. The responsibility also includes maintenance of adequate accounting reports in accordance with the provisions of the Act for safeguarding the assets of the LLP and for preventing and detecting frauds and other irregularities, selection and application of appropriate accounting policies, making judgement and estimates that are reasonable and prudent and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatements, whether due to fraud or error.

3. Auditors' 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 issued by Institute of Chartered Accountants of India (ICAI). 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 the disclosures in the financial statements. The procedures selected depend on the auditor's judgement, 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 controls relevant to the LLP's preparation and fair presentation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the 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 opinion



Contd...P/2

4. Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Limited Liability Partnership Act, 2008 and Limited Liability Partnership Rules, 2009 (as amended) in the manner 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 LLP as at **31st March, 2025**; and
- ii. In the case of the Statement of Profit and Loss, of the **Profit** for the period **09.12.2024 to 31.03.2025**.

5. Report on Other Legal and Regulatory Requirement

We report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit
- b) In our opinion, proper books of accounts as required by law have been kept by the LLP so far as it appears from our examinations of those books.
- c) The Balance Sheet, the Statement of Profit and Loss, statement dealt with by this Report are in agreement with the books of accounts.
- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards by the Institute of Chartered Accountants of India.

FOR **ANAND JHUNJHUNWALA & CO.**

Chartered Accountants

Firm's ICAI Regn. No. 324334E

A.c. 

(**CA ANAND KUMAR JHUNJHUNWALA**)

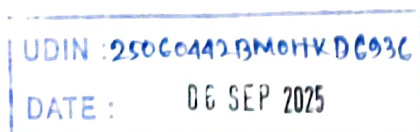
Proprietor

Membership No. 060442



Place: Kolkata

Dated: 5th day of September, 2025



M/S. TRINITY REALTY & DEVELOPERS LLP

(LLPIN: ACK-7589)

Room No.-7E, 7th Floor, Mani Square Mall, Phulbagan, Kolkata- 700054**Balance Sheet as at 31st March, 2025**

(Amounts in Rs. Hundred)

Particulars	Note No.	As at 31.03.2025
I. Partners' Funds and Liabilities		
(1). Partners' Fund		
(a) Partners' Capital Account		
(i) Partners' Contribution	1	1,000.00
(ii) Partners' Current Account	1	-
		1,000.00
(2). Non-current Liabilities		
(a) Long Term Borrowings	2	1,88,000.00
		1,88,000.00
(3). Current Liabilities		
(a) Other Current Liabilities	3	4,726.26
		4,726.26
TOTAL		1,93,726.26
II. Assets		
(1). Current Assets		
(a) Inventories	4	1,84,328.18
(b) Cash and Bank Balances	5	4,097.38
(c) Short-Term Loan & Advances	6	4,680.00
(d) Other Current Assets	7	620.70
		1,93,726.26
TOTAL		1,93,726.26
Notes to the Accounts including Significant Accounting Policies	11	

The accompanying notes are an integral part of these Financial Statements

In terms of our report of even date annexed hereto

For Anand Jhunjunwala & Co.

Chartered Accountants

Firm's ICAI Registration No. 324334E

**CA Anand Kumar Jhunjunwala**

Proprietor

Membership No. 060442

Place: Kolkata

Dated: 5th day of September, 2025

For and on behalf of

Trinity Realty & Developers LLP**TRINITY REALTY & DEVELOPERS LLP**
Designated Partner**Sukhdeo Kayal**

(Designated Partner)

DPIN: 02417916

TRINITY REALTY & DEVELOPERS LLP
Designated Partner**Rahul Agarwal**

(Designated Partner)

DPIN: 03493106



UDIN : 25060442BM0HKD6936

DATE : 06 SEP 2025

M/S. TRINITY REALTY & DEVELOPERS LLP

(LLPIN: ACK-7589)

Room No.-7E, 7th Floor, Mani Square Mall, Phulbagan, Kolkata- 700054

Statement of Profit and Loss for the period ended 31st March, 2025

(Amounts in Rs. Hundred)		
Particulars	Note No.	For the period 09.12.2024 to 31.03.2025
I. Revenue from Operations		-
II. Other Income		-
III. Total Income (I + II)		-
IV. Expenses		
(a) Cost of Goods Sold	8	(3,341.86)
(b) Finance Cost	9	2,861.26
(c) Other Expenses	10	480.60
Total Expenses		-
V. Profit /(Loss) before Partners' Remuneration and Tax (III - IV)		-
VI. Partners' Remuneration		-
VII. Profit /(Loss) before Tax (V - VI)		-
VIII. Tax Expense		-
IX. Profit/(Loss) for the period from continuing operations (VII - VIII)		-
Notes to the Accounts including Significant Accounting Policies	11	

The accompanying notes are an integral part of these Financial Statements

In terms of our report of even date annexed hereto

For Anand Jhunhunwala & Co.
Chartered Accountants
Firm's ICAI Registration No. 324334E

A. K. Jhunhunwala

CA Anand Kumar Jhunhunwala
Proprietor
Membership No. 060442

Place: Kolkata

Dated: 5th day of September, 2025

For and on behalf of
Trinity Realty & Developers LLP

TRINITY REALTY & DEVELOPERS LLP

Sukhdeo Kayal
Designated Partner

Sukhdeo Kayal
(Designated Partner)
DPIN: 02417916

TRINITY REALTY & DEVELOPERS LLP

Rahul Agarwal
Designated Partner

Rahul Agarwal
(Designated Partner)
DPIN: 03493106

UDIN : 25060442BM0HKD6036

DATE : 06 SEP 2025



M/S. TRINITY REALTY & DEVELOPERS LLP

(LLPIN: ACK-7589)

Room No.-7E, 7th Floor, Mani Square Mall, Phulbagan, Kolkata- 700054

Notes to the Financial Statements as at 31st March, 2025

(Amounts in Rs. Hundred)

Particulars	As at 31.03.2025
1 Partners' Fund	
(a) Partners' Contribution	
(i) Sukhdeo Kayal	330.00
(ii) Rahul Agarwal	330.00
(iii) Anish Poddar	340.00
	1,000.00
(b) Partners' Current Account	
(i) Sukhdeo Kayal	-
(ii) Rahul Agarwal	-
(iii) Anish Poddar	-
	-
TOTAL	1,000.00
2 Long Term Borrowings	
Unsecured	
(a) Term Loans	
- From Other Parties	1,88,000.00
	1,88,000.00
3 Other Current Liabilities	
(a) Interest accrued and due on Borrowings	2,735.51
(b) Other Payables	
- Outstanding Expenses	35.00
- TDS Payable	1,805.75
- Audit Fees Payable	150.00
	4,726.26
4 Inventories	
(a) Work-in-progress	
- Land	1,80,986.32
- Overhead Expenses	3,341.86
	1,84,328.18



TRINITY REALTY & DEVELOPERS LLP

Sukhdeo Kayal
Designated Partner

TRINITY REALTY & DEVELOPERS LLP

Rahul Agarwal
Designated Partner

M/S. TRINITY REALTY & DEVELOPERS LLP

(LLPIN: ACK-7589)

Room No.-7E, 7th Floor, Mani Square Mall, Phulbagan, Kolkata- 700054

Notes to the Financial Statements as at 31st March, 2025

(Amounts in Rs. Hundred)

Particulars	As at 31.03.2025
5 Cash and Bank Balances	
(i) Cash and Cash Equivalents	
(a) Balances with Banks	
- In Current Account	4,097.38
(b) Cash on Hand	-
	4,097.38
6 Short-Term Loan & Advances	
Unsecured, Considered Good	
(a) Advances recoverable in cash or in kinds or for value to be received)	4,680.00
	4,680.00
7 Other Current Assets	
(a) GST Credit Receivable	20.70
(b) Security Deposits	600.00
	620.70

TRINITY REALTY & DEVELOPERS LLP

Sanjib Kumar Halder

Designated Partner

TRINITY REALTY & DEVELOPERS LLP

Sanjib Kumar Halder

Designated Partner



M/S. TRINITY REALTY & DEVELOPERS LLP

(LLPIN: ACK-7589)

Room No.-7E, 7th Floor, Mani Square Mall, Phulbagan, Kolkata- 700054

Notes to the Financial Statements for the period ended 31st March, 2025

(Amounts in Rs. Hundred)

Particulars	For the period 09.12.2024 to 31.03.2025
8 Costs of Goods Sold	
Opening Stock	-
Purchase	
- Land	1,80,986.32
Less : Closing Stock	
<u>Work-in-progress</u>	
- Land	(1,80,986.32)
- Overhead Expenses	(3,341.86)
	-
	(3,341.86)
9 Finance Cost	
Interest on Unsecured Loan	2,861.26
	2,861.26
10 Other Expenses	
DSC Charges	17.50
Filing Fees	4.00
Printing & Stationery	35.00
Professional Fees	115.00
Professional Tax	3.00
Telephone Charges	59.00
Trade License	22.50
Travelling Expenses	74.60
Audit Fees	150.00
	480.60

TRINITY REALTY & DEVELOPERS LLP

Sunil Kumar Das
Designated Partner

TRINITY REALTY & DEVELOPERS LLP

Pratik
Designated Partner



M/S. TRINITY REALTY & DEVELOPERS LLP

(LLPIN: ACK-7589)

Room No.-7E, 7th Floor, Mani Square Mall, Phulbagan, Kolkata- 700054

Notes to the Financial Statements for the period ended 31st March, 2025

Note - 11 : Notes to the Accounts including Significant Accounting Policies

1) Significant Accounting Policies :

A) Corporate Information, Basis of Accounting, Revenue Recognition & Contingencies

- (a) Trinity Realty & Developers LLP ('the LLP') was incorporated on 9th December, 2024 under the provisions of the Limited Liabilities Partnership Act, 2008. The LLP is a primarily engaged in the business of real-estate development.
- (b) The accounts have been maintained on the Mercantile System of Accounting wherein all Income and Expenditure (Revenue) items are recognised on accrual basis. However, interest on refund of tax, cess or duty to be recognised on cash basis in the previous year of receipt.
- (c) Provision is made in the accounts for all known liabilities. Contingencies are provided on Principles of Prudence.

B) Property, Plant & Equipments and Intangible Assets & Depreciation thereon

- (a) All Property, Plant & Equipments and Intangible Assets have been stated at their respective cost of acquisition less accumulated depreciation.
- (b) Depreciation is charged on Written Down Value of the Fixed Assets at the rates and in the manner prescribed in Appendix - I to the Income Tax Rules, 1962.

C) Inventories

Inventories (finished goods) are valued at lower of cost and net realisable value. Cost of Inventory consists of Cost of purchase, Cost of conversion and Other costs incurred in bringing the inventories to their present location and condition. Cost of purchase includes the purchase price, duties and taxes (other than those recoverable by the enterprise from the taxing authorities), Freight inward and other expenditures directly attributable to the acquisition and as reduced by Trade discounts, Rebates, Duty drawbacks and other similar items. The Cost Formula used to determine the value of inventories is FIFO (First-In-First-Out) method.

D) Borrowing Cost

Eligible Borrowing Costs other than those incurred on funds specifically borrowed for acquisition or construction of Fixed Assets (including intangible assets) are capitalised only where the fixed asset is a qualifying asset in terms of Income Computation and Disclosure Standard - IX (New) notified under Section 145(2) of the Income Tax Act, 1961 and it necessarily required a period of 12 months or more for its acquisition or construction.

Eligible Borrowing Costs incurred on funds specifically borrowed for acquisition or construction of qualifying fixed assets are capitalised in full as part of the cost of that asset.

In all cases, capitalisation of borrowing costs in respect of qualifying fixed assets ceases when such asset is first put to use.

However, no amount of borrowing costs have been capitalised during the year under audit.

- 2) Balances and transactions of parties appearing under the head Sundry Debtors and Creditors are subject to confirmations. In opinion of the partners, Current Assets, Loans & Advances have the value at which they are stated in the Balance Sheet if realised in the ordinary course of business. The provisions for depreciation and other known liabilities are adequate and not in excess of the amount reasonably necessary.



Designated Partner
Designated Partner

Designated Partner
Designated Partner

M/S. TRINITY REALTY & DEVELOPERS LLP

(LLPIN: ACK-7589)

Room No.-7E, 7th Floor, Mani Square Mall, Phulbagan, Kolkata- 700054

Notes to the Financial Statements for the period ended 31st March, 2025

Note - 11 : Notes to the Accounts including Significant Accounting Policies (Contd...)

- 3) To the extent identified, during the financial year, there have been no transactions of purchases from Micro or Small enterprises within the meaning of the Micro, Small and Medium Enterprises Development Act, 2006 and accordingly, the furnishing of additional information as provided by Section 22 of the said Act is not applicable.
- 4) These are the first financial statements of the LLP and the same has been drawn up for the period from the date of incorporation of the LLP i.e. 09.12.2024 till the end of the first financial year i.e. 31.03.2025. Further, this being the first financial statements of the LLP, previous year information are not applicable.

Signature to Note 1 to 11

For Anand Jhunhunwala & Co.
Chartered Accountants
Firm's ICAI Registration No. 324334E

A-10. 

CA Anand Kumar Jhunhunwala
Proprietor
Membership No. 060442

Place: Kolkata

Dated: 5th day of September, 2025

For and on behalf of
Trinity Realty & Developers LLP

TRINITY REALTY & DEVELOPERS LLP


Designated Partner

Sukhdeo Kayal
(Designated Partner)
DPIN: 02417916

TRINITY REALTY & DEVELOPERS LLP


Designated Partner

Rahul Agarwal
(Designated Partner)
DPIN: 03493106

UDIN : 25060442BM0HKD6936
DATE : 06 SEP 2025

