

P. A. NO. : A A E C N 1633 P
CIN : U74900WB2011PTC166103

ACCOUNTING YEAR : 2024-2025
ASSESSMENT YEAR : 2025-2026
I.T.O WARD 3(4)/KOLKATA

COMPUTATION OF TOTAL INCOME FOR THE ASSESSMENT YEAR 2025-2026

INCOME FROM HOUSE PROPERTY

RENTAL INCOME	1,20,000	
LESS: STANDARD DEDUCTION @ 30% U/S 24(a)	<u>36,000</u>	84,000

INCOME FROM BUSINESS

NET PROFIT AS PER PROFIT & LOSS ACCOUNT	95,46,760	
ADD BACK :GST LATE FEES	1,19,306	
ADD BACK :DEPRECIATION AS PER COMPANIES ACT 2013	<u>46,82,206</u>	
	1,43,48,272	
ADD: NON DEDUCTION OF TDS U/S 40(ia)	-	
Add: Sale of flat below market price u/s 43CA	-	
	<u>1,43,48,272</u>	
LESS: INCOME TO BE CONSIDERED UNDER THE HEAD OTHER SOURCES	11,30,439	
LESS :DEPRECIATION AS PER I.T.ACT, 1961	22,26,387	
LESS: INCOME TO BE CONSIDERED UNDER THE HEAD HOUSE PROPERTY	<u>1,20,000</u>	1,08,71,446

INCOME FROM OTHER SOURCES

INTEREST FROM CESC	5,119	
INTEREST INCOME FROM AGARWAL MARKETING & SERVICES (ENERGY) PRIVATE LIMITED	5,03,515	
MAINTANCE CHARGES	6,21,805	
INTEREST ON I.T. REFUND	-	11,30,439
	<u>TOTAL INCOME</u>	<u>1,20,85,885</u>

ROUNDED OFF U/S 288A

1,20,85,880

INCOME TAX @ 22%		26,58,894
ADD: SURCHARGE @ 10%		<u>2,65,889</u>
		29,24,783
ADD:HEALTH & EDUCATION CESS @ 4%		<u>1,16,991</u>
		30,41,774
	LESS: TCS	60,103
	LESS: TDS	<u>9,99,009</u>
		19,82,662
LESS: ADVANCE TAX		-
		<u>19,82,662</u>
ADD: INTEREST U/S 234B	1,58,613	
ADD: INTEREST U/S 234C	1,00,124	
ADD: LATE FEE U/S 234F	-	2,58,737
		<u>22,41,400</u>
LESS: SELF ASST. TAX PAID		<u>22,45,000</u>
INCOME TAX REFUNDABLE		<u>(3,600)</u>

✓ NITU DEVELOPERS PVT. LTD.
Smallos molla
DIRECTOR

NITU DEVELOPERS PVT. LTD.
Pranav To
DIRECTOR

NITU DEVELOPERS PRIVATE LIMITED

P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

CIN: U74900WB2011PTC166103

THE BOARD OF DIRECTORS' REPORT TO THE SHAREHOLDERS

Your Directors have the pleasure in presenting the Annual Report of the Company along with the Audited Accounts of the Company for the year ended 31st March, 2025.

1. FINANCIAL RESULTS:

The following are the highlights of the financial performance of your company for the period ended 31.03.2025.

PARTICULARS	(Rs. in Hundreds)	
	Year Ended 31.03.2025	Year Ended 31.03.2024
Turnover/Gross Income	24,68,239.58	5,76,805.85
Profit Before Interest and Depreciation	1,46,455.00	1,33,371.14
Less: Interest/Finance Charges	4,165.34	NIL
Less: Depreciation	46,822.06	18,431.28
Net Profit Before Tax	95,467.60	1,14,939.86
Less: Provision for Current/Deferred Tax	30,417.74	27,997.51
Less: Income Tax of earlier year/s	NIL	NIL
Net Profit After Tax	65,049.86	86,942.35
Balance of Profit brought forward	2,38,304.75	1,69,029.88
Balance available for appropriation	3,03,354.61	2,55,972.23
Proposed Dividend on Equity Shares	NIL	NIL
Tax on Proposed Dividend	NIL	NIL
Transfer to General Reserve	NIL	NIL
Any Other Adjustments	(33,491.51)	(17,667.48)
Surplus carried to Balance Sheet	2,69,863.09	2,38,304.75

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2. STATE OF AFFAIRS:

- a) The Company is engaged in the business of Real estate activities with own or leased property and Other support services to organizations.
- b) There has been no change in the business of the Company during the financial year ended March 31, 2025.

3. WEBLINK OF ANNUAL RETURN:

The Company does not have any website. Therefore, there is no need for publication of web link of Annual Return.

4. NUMBER OF BOARD MEETINGS CONDUCTED DURING THE YEAR UNDER REVIEW:

The Company had conducted Seven (7) board meetings during the financial year under review. The details of which are as follows:

Date of meeting (DD/MM/YYYY)	Total Number of directors as on the date of meeting	ATTENDANCE	
		Number of directors attended	% of attendance
24/06/2024	2	2	100
05/09/2024	2	2	100
28/09/2024	2	2	100
05/10/2024	2	2	100
20/01/2025	2	2	100
24/02/2025	2	2	100
25/03/2025	2	2	100

5. DETAILS IN RESPECT OF FRAUD

During the year under review, the Statutory Auditor in their report have not reported any instances of frauds committed in the Company by its Officers or Employees under section 143(12) of the Companies Act, 2013

6. BOARD'S COMMENT ON THE AUDITORS' REPORT:

The Auditors have not made any qualifications, reservations, adverse remarks, or disclaimers in their report on the financial statements for the financial year ended 31 March 2025. Therefore, no further explanation is required in this regard.

7. MATERIAL CHANGES AND COMMITMENTS:

There have been no material changes or commitments occurred between the end of the financial year to which the financial statements relate and the date of this report that affect the financial position of the company

8. CHANGE IN DIRECTORSHIP:

There has been no change in the constitution of the board during the financial year. The structure of the board remains the same.

9. DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS AND TRIBUNALS:

No significant and material order has been passed by the regulators, courts, or tribunals impacting the going concern status or the company's operations in the future.

10. CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES

All related party transactions that were entered into during the financial year ended March 31, 2025, were on an arm's length basis and were in the ordinary course of business. Therefore, the provisions of Section 188 of the Companies Act, 2013 were not attracted.

However, there are no materially significant related party transactions during the financial year made by the Company, thus, disclosure in Form AOC-2 is not required.

However, the disclosure of transactions with related parties for the financial year is given in Note no 1 (n) to the Balance Sheet i.e. as per Accounting Standard - 18.

11. COMPLIANCE WITH SECRETARIAL STANDARD:

The Company has Complied with the applicable Secretarial Standards (as amended from time to time) on meetings of the Board of Directors and Meeting of Shareholders (EGM/AGM) i.e. SS-1 and SS-2 issued by The Institute of Company Secretaries of India and approved by Central Government under section 118(10) of the Companies Act, 2013.

12. PARTICULARS OF LOANS AND INVESTMENT:

The Company has not made any investments, given guarantees, and provided securities during the financial year under review.

13. AUDITORS

The Auditors of the Company, **M/s G.L. Singhal & Co.**, Chartered Accountants (FRN-0313078E), are to hold office till the conclusion of the ensuing Annual General Meeting (AGM) to be held for the Financial Year 2024-2025. The Company intends to re-appoint **M/s. G.L. Singhal & Co.**, Chartered Accountants, being eligible for re-appointment, as their auditors for another term of 5 years, in the ensuing Annual General Meeting, subject to the approval of the members.

As required under the provisions of section 139(1) of the Companies Act, 2013, the company has received a written consent from M/s G.L. Singhal & Co., Chartered Accountants, to their re-appointment and a certificate, to the effect that their re-appointment, if made, would be in accordance with the Companies Act, 2013 and the Rules framed there under and that they satisfy the criteria provided in Section 141 of the Companies Act, 2013.

14. DIRECTORS' RESPONSIBILITY STATEMENT:

In terms of Sections 134(5) of the Companies Act, 2013 in relation to financial statements for the year 2024-2025 the Board of Directors confirm that:

- a) In the preparation of the annual accounts for the financial year ended March 31, 2025, the applicable accounting standards, read with the requirements set out under Schedule III to the Act, have been followed, and there are no material departures from the same.
- b) The Directors have selected such accounting policies, applied them consistently, and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company for the financial year ended March 31, 2025.

c) The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and preventing and detecting fraud and other irregularities.

d) The Directors have prepared the annual accounts on a 'going concern' basis.

e) The Company being unlisted, sub-clause of Section 134(3) of the Companies Act, 2013, pertaining to laying down internal financial controls, is not applicable to the Company.

f) The Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

15. DEPOSITS:

The company has not accepted any deposits under Section 73 of the Companies Act, 2013 during the financial year under review.

16. PREVENTION OF SEXUAL HARASSMENT AT WORKPLACE ["POSH"]:

The Company has adopted a policy for prevention of sexual harassment at the workplace, in line with the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 ("POSH Act"). An Internal Complaints Committee ("ICC") has been duly constituted as per the provisions of the POSH Act to redress complaints regarding sexual harassment at the workplace. During the financial year under review, the Company has complied with all the provisions of the POSH Act and the rules framed thereunder. No complaints were received and/or pending as at the end of the financial year. The Company is committed to providing a safe and conducive work environment for all its employees.

17. DECLARATION OF INDEPENDENT DIRECTORS:

The provisions of Section 149 pertaining to the appointment of Independent Directors do not apply to our Company.

18. COMPANY'S POLICY RELATING TO DIRECTORS APPOINTMENT, PAYMENT OF REMUNERATION AND DISCHARGE OF THEIR DUTIES:

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company and hence the Company has not devised any policy relating to appointment of Directors, payment of Managerial remuneration, Directors qualifications, positive attributes, independence of Directors and other related matters as provided under Section 178(3) of the Companies Act, 2013.

19. RESERVES:

No such amount has been proposed to be carried to any reserve.

20. DIVIDEND:

The directors are not recommending any dividend.

21. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO:

A. Conservation of Energy, Technology Absorption

Conservation of energy is of utmost significance to the Company. Operations of the Company are not energy intensive. However, every effort is made to ensure optimum use of energy by using energy- efficient computers, processes and other office equipment. Constant efforts are made through regular/ preventive maintenance and upkeep of existing electrical equipment to minimize breakdowns and loss of energy.

The Company is continuously making efforts for induction of innovative technologies and techniques required for the business activities.

•Steps taken by company for utilizing alternate sources of energy: NIL

•Capital investment on energy conservation equipment's: NIL

B. Foreign Exchange earnings and Outgo

There was no earnings or outgo in foreign exchange during the year under review.

22. STATEMENT CONCERNING DEVELOPMENT AND IMPLEMENTATION OF RISK MANAGEMENT POLICY OF THE COMPANY:

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence are very minimal.

23. DETAILS OF POLICY DEVELOPED AND IMPLEMENTED BY THE COMPANY ON ITS CORPORATE SOCIAL RESPONSIBILITY INITIATIVES:

The Company has not developed and implemented any Corporate Social Responsibility initiatives as the said provisions are not applicable.

24. TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND:

Since there was no unpaid/unclaimed Dividend declared and paid last year, the provisions of Section 125 of the Companies Act, 2013 do not apply.

25. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES:

The Company does not have any Subsidiary, Joint venture or Associate Company.

26. DISCLOSURE OF COMPOSITION OF AUDIT COMMITTEE AND PROVIDING VIGIL MECHANISM:

The provisions of Section 177 of the Companies Act, 2013 read with Rule 6 and 7 of the Companies (Meetings of the Board and its Powers) Rules, 2013 is not applicable to the Company.

27. PARTICULARS OF EMPLOYEES AS REQUIRED PURSUANT TO RULE 5(2) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014:

There is no such employee during the year under review.

28. COST AUDIT REPORT:

As per the Cost Audit Orders, Cost Audit is not applicable to the Company for the financial year under review.

29. SHARE CAPITAL:

The paid up Equity Share Capital of the company as on 31.03.2025 stood at Rs.19,90,000/- comprising of 199,000 Equity Shares of Rs.10/- each. During the year under review, the company has not issued any shares

30. PROCEEDINGS UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016:

There are no pending proceedings under Insolvency and Bankruptcy Code, 2016 against the company during the year.

31. One Time Settlement

The company has not made and is not making any one time settlement with any Bank or Financial Institution during the year.

ACKNOWLEDGEMENTS

The Board desires to place on record its sincere appreciation for the support and co-operation received from the Company's Bankers and Officials of the concerned Government Departments, employees and the members for the confidence reposed by them in the management.

Date: The 12th Day of September, 2025

Place: Kolkata

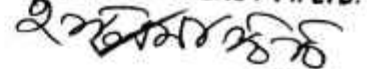
For and behalf of the Board of Directors

NITU DEVELOPERS PVT. LTD.

✓

DIRECTOR
(Director)
Jamaluddin Molla
DIN: 03584829

NITU DEVELOPERS PVT. LTD.



DIRECTOR
(Director)
Halima Bibi
DIN: 03584840

Independent Auditor's Report

To,
The Members of NITU DEVELOPERS PRIVATE LIMITED

I. Report on the audit of the financial statements

1. Opinion

- A. We have audited the accompanying financial statements NITU DEVELOPERS PRIVATE LIMITED ("The Company"), which comprise 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 (hereinafter referred to as "the Financial Statements").
- B. 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 Companies Act, 2013 ("The Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under section 133 of the Act read with the Companies (Accounting Standards) Rules, 2021, ("AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, its profit for the year ended on that date.

2. Basis for opinion

We conducted our audit of the Financial Statements in accordance with the standards on auditing specified under section 143(10) of the Companies Act, 2013. 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 Company 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 under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

3. 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 Company as it is an unlisted company.



NITU DEVELOPERS PVT. LTD.
Smriddha Malla
DIRECTOR

NITU DEVELOPERS PVT. LTD.
[Handwritten Signature]
DIRECTOR

4. Information other than the financial statements and auditors' report thereon

- A. The Company's board of directors is responsible for the preparation and presentation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

- B. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

5. Management's responsibility for the financial statements

- A. The Company's board of directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the AS and other accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

- B. In preparing the financial statements, management is responsible for assessing the Company'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 Company or to cease operations, or has no realistic alternative but to do so.

The board of directors are also responsible for overseeing the Company's financial reporting process.



NITU DEVELOPERS PVT. LTD.

Smalinder Mallo
DIRECTOR

NITU DEVELOPERS PVT. LTD.

Smalinder Mallo
DIRECTOR

6. Auditor's responsibilities for the audit of the financial statements

- A. 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.
- B. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
- (i) 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.
 - (ii) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
 - (iii) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
 - (iv) 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 Company'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 Company to cease to continue as a going concern.
 - (v) Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- C. Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in



NITU DEVELOPERS PVT. LTD.
[Handwritten Signature]
DIRECTOR

NITU DEVELOPERS PVT. LTD.
[Handwritten Signature]
DIRECTOR

- (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Statements.
- D. 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.
- E. 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.
- F. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

II. Report on other legal and regulatory requirements

1. As required by the Companies (Auditor's Report) Order, 2020 issued by the Central Govt. and on the basis of such checks of the books and records of the Company as we considered appropriate and the information and explanations given to us during the course of our audit, we further report that:

The Company being a Private Limited Company with a paid-up capital not exceeding Rupees Four Crore and not having turnover exceeding Rupees Forty crores at any point of time during the financial year falls under the purview of Small Company as per provisions contained in Section 2(85) of The Act and hence Companies (Auditor's Report) Order, 2020 are not applicable to the same for the year under review.

2. As required by **Section 143(3) of the Act**, 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 account as required by law have been kept by the Company so far as it appears from our examination 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 account;
- D. In our opinion, the aforesaid financial statements comply with the accounting standards specified under section 133 of the Act, read with rule 7 of the **Companies (Accounts) Rules, 2014**;



NITU DEVELOPERS PVT. LTD.
Smita Udes Maiti
DIRECTOR

NITU DEVELOPERS PVT. LTD.
Smita Udes Maiti
DIRECTOR

- E. On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the board of directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act;
- F. Since the Company's turnover as per last audited financial statements is less than Rs. 50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs. 25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017.
- G. With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act, in our opinion and according to the information and explanations given to us, the limit prescribed by section 197 for maximum permissible managerial remuneration is not applicable to a private limited company.
3. With respect to the other matters to be included in the Auditor's Report in accordance with **Rule 11 of the Companies (Audit and Auditors) Rules, 2014**, in our opinion and to the best of our information and according to the explanations given to us:
- A. The Company does not have any pending litigations which would impact its financial position;
- B. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
- C. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
- D. (i) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity, including foreign entities ("intermediaries") with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether directly or indirectly lend or invest in other person or entity identified in any manner whatsoever by or behalf of the company ("ultimate beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate beneficiaries.
- (ii) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the company from any person or entity including foreign entities("Funding Parties") with the understanding, whether recorded in writing or otherwise, that the company shall, whether directly or indirectly, lend or invest in other person or entity identified in any manner whatsoever by or behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the ultimate beneficiaries; and
- (iii) Based on such audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has



NITU DEVELOPERS PVT. LTD.
G. M. L. SINGHAL
DIRECTOR

NITU DEVELOPERS PVT. LTD.
[Signature]
DIRECTOR

caused us to believe that representations under sub clause (i) and (ii) contain any material misstatement.

- E. The Company has neither declared nor paid any dividend during the year.
- F. Based on our examination which included test checks, the company has used accounting software for maintaining its books of account which has a feature of recording audit trail (Edit Log) facility which have been operated throughout the year for all relevant transactions recorded in the software.) Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. Additionally, the audit trail has been preserved by the company as per the statutory requirement for record retention.

For G.L. Singhal & Co.
Chartered Accountants
Firm Reg. No. 0313078E



CA Roshan Lal Singhal
(Partner)
Membership No. 054408
UDIN: 25054408 BM1DUS5353

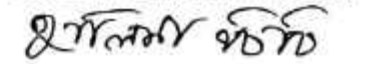
Place: Kolkata

Date: The 12th Day of September, 2025



NITU DEVELOPERS PVT. LTD.

DIRECTOR

NITU DEVELOPERS PVT. LTD.

DIRECTOR

NITU DEVELOPERS PVT. LTD.
(CIN:U74900WB2011PTC166103)
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

BALANCE SHEET AS ON 31.03.2025

PARTICULARS	Note	As At 31st March, 2025		As At 31st March, 2024	
		(Rs. in Hundreds)	(Rs. in Hundreds)	(Rs. in Hundreds)	(Rs. in Hundreds)
I. EQUITY AND LIABILITIES					
1 Shareholder's funds					
(a) Share Capital	2	19,900.00		19,900.00	
(b) Reserves and Surplus	3	2,69,863.09		2,38,304.75	
(c) Money received against share warrants		-		-	
			2,89,763.09		2,58,204.75
2 Share application money pending allotment					
3 Non-current liabilities					
(a) Long-term borrowings	4	38,681.51		-	
(b) Deferred Tax liabilities (Net)		-		-	
(c) Other Long term liabilities		-		-	
(d) Long-term Provisions		-	38,681.51	-	
4 Current Liabilities					
(a) Short-term borrowings	5	41,500.00		35,500.00	
(b) Trade payables					
(A) Total outstanding dues of Micro enterprise & Small enterprises		-		-	
(B) Total outstanding dues of creditors other than Micro enterprises & Small Enterprises	6	2,57,809.68		3,57,948.28	
(c) Other current liabilities	7	54,30,152.35		24,18,026.15	
(d) Short-term provisions	8	82,693.45		52,275.71	
			58,12,155.49		28,63,750.14
TOTAL			61,40,600.09		31,21,954.89
II ASSETS					
1 Non-current assets					
(a) Property, Plant & Equipment & Intangible Assets					
(i) Property, Plant and Equipment	9	1,51,769.18		1,04,534.82	
(ii) Intangible assets		-		-	
(iii) Capital work-in-progress		-		-	
(iv) Intangible assets under development		-		-	
(b) Non-current investments	10	-		-	
(c) Deferred tax assets (net)		-		-	
(d) Long-term loans and advances		-		-	
(e) Other non-current assets		-	1,51,769.18	-	1,04,534.82
2. Current assets					
(a) Current investments		-		-	
(b) Inventories	11	39,07,497.81		22,40,688.55	
(c) Trade receivables	12	970.05		52,206.79	
(d) Cash and Cash equivalents	13	2,92,478.02		92,390.26	
(e) Short-term loans and advances	14	15,20,999.72		5,63,682.08	
(f) Other current assets	15	2,66,885.31		68,452.41	
			59,88,830.91		30,17,420.08
TOTAL			61,40,600.09		31,21,954.89

Significant accounting policies and notes to accounts

In terms of our report attached.

For G.L.SINGHAL & CO.
CHARTERED ACCOUNTANTS
FRN: 313078E

Roshan Lal Singhal

CA ROSHAN LAL SINGHAL M.NO. 054408
(Partner)

UDIN: 23054408BMIDUS5353

Place : Kolkata

Date : The 12th Day of September, 2025



NITU DEVELOPERS PVT. LTD.
For and on behalf of the Board of Directors

Jamaluddin Molla

JAMALUDDIN MOLLA

Director

DIRECTOR

(DIN:03584829)

NITU DEVELOPERS PVT. LTD.

Halima Bibi

HALIMA BIBI

Director

DIRECTOR

(DIN:03584840)

PROFIT AND LOSS STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2025

PARTICULARS	Note No.	AS AT 31ST MARCH, 2025		AS AT 31ST MARCH, 2024	
		(Rs. in Hundreds)	(Rs. in Hundreds)	(Rs. in Hundreds)	(Rs. in Hundreds)
I Revenue from operations	16	22,64,143.84		5,68,666.41	
II Other Income	17	2,04,095.74		8,139.44	
III Total Income (I + II)			24,68,239.58		5,76,805.85
IV Expenses					
Cost of Materials Consumed		-		-	
Purchases of Stock in Trade	18	36,60,271.31		13,09,315.25	
Changes in inventories of finished goods, work in progress and Stock-in-trade	19	(16,66,809.26)		(12,28,374.50)	
Employee benefits expense	20	47,648.91		30,824.55	
Finance Costs	21	4,165.34		-	
Depreciation and amortization expense	9	46,822.06		18,431.28	
Other expense	22	2,80,673.63		3,31,669.42	
Total Expense			23,72,771.98		4,61,865.99
V Profit before exceptional and extraordinary items and tax (III-IV)			95,467.60		1,14,939.86
VI Exceptional Items			-		-
VII Profit before extraordinary items and tax (V-VI)			95,467.60		1,14,939.86
VIII Extraordinary items			-		-
IX Profit before tax (VII-VIII)			95,467.60		1,14,939.86
X Tax expense:					
(1) Current tax		30,417.74		27,99,750.83	
(2) Deferred tax		-		-	
			30,417.74		27,99,750.83
XI Profit/(Loss) for the period from continuing operations (IX - X)			65,049.86		(26,84,810.97)
XII Profit/(Loss) for the period from discontinuing operations			-		-
XIII Tax expense of discontinuing operations			-		-
XIV Profit/(Loss) from discontinuing operations (after tax) (XII-XIII)			-		-
XV Profit/(Loss) for the period (XI + XIV)			65,049.86		(26,84,810.97)
XVI Earnings per equity share:					
(1) Basic (EQUITY SHARES OF RS 10/- EACH)			0.33		(13.49)
(2) Diluted			0.33		(13.49)
See accompanying notes to the financial statements					

In terms of our report attached.

For G.L.SINGHAL & CO.
CHARTERED ACCOUNTANTS
FRN: 313078E

Sd/-

CA ROSHAN LAL SINGHAL
M.NO. 054408
(Partner)

UDIN: 27054408BMIDUS5253

Place: Kolkata

Date: The 12th Day of September, 2025

For and on behalf of the Board of Directors

NITU DEVELOPERS PVT. LTD.

Jamaluddin Molla
Sd/-

JAMALUDDIN MOLLA

Director

DIRECTOR

(DIN:03584829)

NITU DEVELOPERS PVT. LTD.

Halima Bibi
Sd/-

HALIMA BIBI

Director

DIRECTOR

(DIN:03584840)



NITU DEVELOPERS PRIVATE LIMITED

P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

CIN: U74900WB2011PTC166103

NOTES ON ACCOUNTS

Corporate information

NITU DEVELOPERS PRIVATE LIMITED is a private company domiciled in India and incorporated under the provisions of the Companies Act, 1956.

1. Summary of significant accounting policies

(a) Basis of preparation

The presentation of financial statements in conformity with the generally accepted accounting principles requires estimates and assumptions to be made that affect reportable 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 recognized in the year in which the results are known / materialized.

The company has ascertained its operating cycle as up to twelve months for the purpose of current and non-current assets and liabilities.

2. Changes in Accounting Policy

(a) Presentation and disclosure of financial statements

The financial statements of the Company have been prepared under the historical cost convention in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards notified under Section 211 (3C) of the Companies Act, 1956 (which continue to be applicable in respect of Section 133 of the Companies Act, 2013 in terms of General Circular 15/2013 dated 13 September, 2013 of the Ministry of Corporate Affairs) and the relevant provisions of the 1956 Act/2013 Act. The Company follows the mercantile system of accounting and recognizes significant items of income and expenditure on accrual basis.

(b) 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.

(c) Property, Plant & Equipment and depreciation

Property, Plant & Equipment are stated at cost, less accumulated depreciation and impairment cost, if any. Cost comprises the purchase price and any attributable cost of bringing the asset



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DIRECTOR

to its working condition for its intended use.

Depreciation on Property, Plant & Equipment are provided on the Carrying amount/Written down Value over their remaining useful lives as prescribed by Schedule – II of the Companies Act, 2013. Further, the scrap value has been estimated at 5% of the Original cost of acquiring the asset. In instances, where the asset in use has already served the life as prescribed under the said schedule, then the carrying amount of such asset has been transferred to Retained Earnings after retaining the residual value or written down value, whichever is lower.

(d) Investments

Investments which are readily realisable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as long-term investments.

Investments are recorded as cost on the date of purchase, which includes acquisition charges such as brokerage, stamp duty, taxes etc. Current investments are stated at lower of cost and net realisable value. Long term investments are stated at cost after deducting provisions made, if any other than temporary diminution in the value.

(e) Inventories

Raw materials, components, stores and spares and packing materials are valued at lower of cost and NRV. However this item are considered to be realizable at cost if the finished product in which they will be used are expected to be sold at or above cost.

Finished goods and stock-in-trade are valued at lower of Cost and NRV. Finished goods include cost of conversion and other costs incurred bringing the inventory to their present location and condition.

Construction work-in-progress of constructed properties other than Special Economic Zone (SEZ) projects includes the cost of land (including development rights and land under agreements to purchase), internal development costs, external development charges, construction costs, overheads, borrowing cost if inventorisation criteria are met, development/construction materials and is valued at lower of cost/ estimated cost and net realisable value.

Construction/development material is valued at lower of cost and net realizable value. Cost comprises of purchase price and other costs incurred in bringing the inventories to their present location and condition

(f) Revenue Recognition

Sale of land and plots is recognized in the financial year in which the agreement to sell is executed with the concerned buyer's and recognized net of Goods and Service tax, and it is probable that economic benefits will flow to the Company and the revenue can be reliably measured.

Revenue from sale of construction work/sale of land is recognized when the significant risk and rewards of ownership of the construction work have passed to the buyer.

Interest income is recognized on a time proportion basis taking into account the amount outstanding and applicable interest rate. Agricultural income is recognized on accrual basis.

Agricultural Income is recognized on Accrual Basis.



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DIRECTOR

NITU DEVELOPERS PVT. LTD.
[Handwritten Signature]
DIRECTOR

(g) Income taxes

Provision for tax for the year comprises current (net of MAT Credit entitlement) income-tax, deferred tax and fringe benefit tax. Current income-tax is determined in respect of taxable income with deferred tax being determined as the tax effect of timing differences representing the difference between taxable incomes and accounting income that originate in one period, and are capable of reversal in one or more subsequent period(s). Such deferred tax is quantified using rates and laws enacted or substantively enacted as at the end of the financial year.

Provision for current tax is made on the basis of estimated taxable income for the current accounting year in accordance with the Income Tax Act, 1961.

The deferred tax for timing differences between the book and tax profits for the year is accounted for, using the tax rates and laws that have been substantively enacted as of the balance sheet date. Deferred tax assets arising from timing differences are recognised to the extent there is reasonable certainty that these would be realized in future.

The carrying amount of deferred tax assets are reviewed at each Balance sheet date. The company writes down the carrying amount of a deferred tax asset to the extent that is no longer reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which deferred tax asset can be realized.

MAT credit is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which the Minimum Alternative tax (MAT) credit becomes eligible to be recognized as an asset in accordance with the recommendations contained in Guidance Note issued by the Institute of Chartered Accountants of India, the said asset is created by way of a credit to the statement of profit and loss account and shown as MAT Credit Entitlement. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT Credit Entitlement to the extent there is no longer convincing evidence to the effect that Company will pay normal income tax during the specified period.

(h) Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period. Earning considered in ascertaining the company's earning per share (EPS) is the net profit for the period after deducting preference dividend and any attributable tax thereto for the period. The weighted number of equity shares outstanding during the period and for all periods presented each adjusted for the events such as bonus shares, other then the conversion of potential Equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

(i) Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand including fixed deposit with original maturity period of less than three months and short term highly liquid investments with an original maturity of three month or less.



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DIRECTOR

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(j) Contingent liabilities and provisions

Contingent liabilities if material are disclosed by way of notes and contingent assets are not recognized or disclosed in the financial statements.

Provisions are recognized when there is a present obligation as a result of past event's, and it is probable that an out-flow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made.

Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the Balance sheet Date.

(k) Additional Information

The value of imports calculated on C.I.F basis by the company during the financial year in respect of:

1. Raw Materials, Components and spare parts & Capital goods NIL
2. Expenditure in foreign currency during the financial year on account of royalty, know-how, professional and consultation fees, interest, and other matters; NIL
3. Total value of all imported raw materials, spare parts and components consumed during the financial year: NIL
4. The amount remitted during the year in foreign currencies on account of dividends. NIL

(l) Various ratios relating to Books of Accounts:

SL. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR	% CHANGE IN RATIO
I	Current Ratio <u>Current Assets</u> Current Liabilities	1.03	1.05	-2.21%
II	Debt-Equity Ratio <u>Total Debt</u> Shareholders' Equity	0.14	0.14	4.17%
III	Debt Service Coverage Ratio <u>Earnings available for Debt Service</u> Debt Service	3.53	3.76	-6.07%
IV	Return on Equity (ROE) <u>Net Profits after Taxes – Pref. Dividend</u> Average Shareholders' Equity	23.74%	38.89	-38.95%
V	Inventory Turnover Ratio <u>Cost of Goods Sold / Sales</u> Average Inventory	1.28	1.10	15.74%
VI	Trade Receivable turnover Ratio			



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	<u>Net Credit Sales</u>	85.16	12.15	601.01%
	Average Account Receivables			
VII	Trade Payables turnover Ratio			
	<u>Net Credit Purchases</u>	11.89	3.44	246.03%
	Average Account Payables			
VIII	Net Capital Turnover Ratio			
	<u>Net Sales</u>	13.71	4.68	192.85
	Average Working Capital			
IX	Net Profit Ratio			
	<u>Net Profit</u>	0.03	0.15	-81.21%
	Net Sales			
X	Return on Capital Employed (ROCE)			
	<u>Earnings before Interest and Taxes</u>	27.84%	44.61%	-37.58%
	Capital Employed			
XI	Return on Investment (ROI)			
	$\frac{\{MV(T1) - MV(T0) - \text{Sum } [C(t)]\}}{\{MV(T0) + \text{Sum } [W(t) * C(t)]\}}$	N.A	N.A	N.A

Reasons for change in Ratios for over and above 25% compared to preceding previous year:

Debt Service Coverage Ratio: Due to increase in Earnings available for Debt Service and a Debt Service over last year.

Return on Equity (ROE) Ratio: Due to an increase in Net Profits after Taxes – Pref. Dividend and an increase in Average Shareholders' Equity over last year.

Inventory Turnover Ratio: Due to an increase in Cost of Goods Sold / Sales and an increase in Average Inventory over last year.

Trade Receivable turnover Ratio: Due to a decrease in Net Credit Sales and an increase in Average Account Receivables over last year.

Trade Payables turnover Ratio: Due to a decrease in Net Credit purchases and an increase in Average Account Payable over last year.

Net Capital Turnover Ratio: Due to a decrease in Net Sales and an increase in Average Working Capital over last year.

Net Profit Ratio: Due to an increase in Net Profit and a decrease in Net Sales over last year.

Return on Capital Employed (ROCE): Due to an increase Earnings before Interest and Taxes and an increase in Capital Employed over last year.



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 DIRECTOR

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Details relating to ratios:

Earning for Debt Service: Net Profit before taxes + Non-cash operating expenses like depreciation and other amortizations + Interest + other adjustments like loss on sale of fixed assets etc.

Debt service: Interest & Lease Payments + Principal Repayments

Net Profit after tax means reported amount of "Profit / (loss) for the period" and it does not include items of other comprehensive income

Average inventory: $\{(Opening\ inventory + Closing\ inventory) / 2\}$

Net credit sales: gross credit sales - sales return

Average trade debtors: $(Opening + Closing\ balance / 2)$

Net credit purchases: Gross credit purchases - purchase return

Net Sales: total sales - sales returns

Working capital: current assets - current liabilities

Capital Employed: Tangible Net Worth + Total Debt + Deferred Tax Liability (or)
Total Assets – Current Liabilities

Tangible Net Worth: Total Assets – Total Liabilities – Total Intangible Assets –
Deferred Tax Assets/Preliminary Expenses

T_1 = End of time period

T_0 = Beginning of time period

t = Specific date falling between T_1 and T_0

$MV(T_1)$ = Market Value at T_1

$MV(T_0)$ = Market Value at T_0

$C(t)$ = Cash inflow, cash outflow on specific date

$W(t)$ = Weight of the net cash flow (i.e. either net inflow or net outflow) on day 't', calculated as $[T_1 - t] / T_1$

- (m) Related party disclosures as required by accounting Standard-18, "Related party Disclosures", issued by the icai are given below:

(a) List of Related Parties	: Relationship	DIN
(i) Jamaluddin Molla	: Director	03584829
(ii) Halima Bibi	: Director	03584840
(iii) Somaiya Pravin	: Relative of Director	
(iv) Suraiya Pravin	: Relative of Director	
(v) M/s Riya Construction (Prop: Somaiya Pravin)	: Sole Proprietorship Firm In Which Relative of the Company Are proprietor	



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DIRECTOR

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[Signature]
DIRECTOR

- (vi) M/s Ripa Auto Mobile (Prop: Jamaluddin Molla) : Sole Proprietorship Firm In Which Director of the Company Are proprietor
- (vii) M/s Rita Food & Veg Suppliers (Prop: Suraiya Pravin) : Sole Proprietorship Firm In Which Relative of the Company Are proprietor
- (viii) M/s Nitu Enterprise : Sole Proprietorship Firm In Which Director of the Company Are proprietor

(b) RELATED PARTY TRANSACTION: (Amount In Rs. in Hundreds)

<u>PARTICULARS</u>	<u>DURING THE YEAR</u>	<u>BALANCE OUTSTANDING</u>
	<u>AMOUNT</u>	<u>BALANCE</u>
Borrowings	6,000.00/-	41,500.00/-
Deposits	NIL	NIL
Advances	NIL	NIL
Investments	NIL	NIL
Guarantees	NIL	NIL
Security (Against Rent)	NIL	NIL
Director Salary	12,000.00/-	NIL
Interest Paid to (Director & Relative)	NIL	NIL
Rent Received from Relative / Related party (M/s Ripa Automobile)	1,200.00/-	NIL
Sale to Relative/ Related party	NIL	NIL
Purchases From Relative / Related party M/s Riya Construction	3,760.00/-	NIL
Others	NIL	NIL

(n) While every effort has been made to ensure compliance with all applicable provisions and statutory requirements in the preparation of our financial statements, if there is any under or over-provision for income tax or depreciation, or any omission of income or expenses, these will be accounted for in the next financial year.

(o) Previous Year's figures have been re-grouped and reclassified wherever necessary so as make them comparable with the current year's figures.



NITU DEVELOPERS PVT. LTD.
Jamaluddin Molla
 DIRECTOR

NITU DEVELOPERS PVT. LTD.
Suraiya Pravin
 DIRECTOR

NITU DEVELOPERS PVT. LTD.
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

Note 2 : Share Capital

(Rs. In Hundreds)

Particulars	As at 31 March, 2025		As at 31 March, 2024	
	Number of shares	Amount	Number of shares	Amount
(a) Authorised Share Capital 250000 Equity Shares of Rs. 10 each (Previous year 100000 Equity Shares of Rs.10/- each)	2,50,000	25,000.00	2,50,000	25,000.00
(b) Issued, Subscribed & Paid Up Capital 199,000 Equity Shares of Rs. 10 each fully paid up (Previous year 100,000 Equity Shares of Rs. 10/- each)	1,99,000	19,900.00	1,99,000	19,900.00
Total	1,99,000	19,900.00	1,99,000	19,900.00
(c) Par Value Per Share		10/-		10/-
(d) Reconciliation Of The Number Of Shares Opening Number Of Shares Outstanding Add: Shares Issued Less: Shares Bought Back Closing Number Of shares Outstanding	1,99,000 - - 1,99,000	19,900.00 - - 19,900.00	1,99,000 - - 1,99,000	19,900.00 - - 19,900.00
(e) Details of shares held by each shareholder holding more than				
Class of shares / Name of shareholder	As at 31 March, 2025		As at 31 March, 2024	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with equal voting rights AS PER ANNEXURE				

(f) Term/Right attached to Equity Shares

The company has only one class of equity shares having a par value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. The dividend if any, proposed by the Board of Director is subject to the approval of the shareholders in the annual general meeting. However, no dividend has been proposed for the year.

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. However, no preferential amounts exists currently. The distribution will be in proportion to the number of the equity shares held by the shareholders.

(g) The company does not have any Holding company.

(h) Amount of Un-Paid Calls by :-

i) Directors

NIL

NIL



NITU DEVELOPERS PVT. LTD.
[Signature]
DIRECTOR

NITU DEVELOPERS PVT. LTD.
[Signature]
DIRECTOR

G.L. SINGHAL & CO.
CHARTERED ACCOUNTANTS

NITU DEVELOPERS PVT. LTD.
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

(e) Details of shares held by each shareholder holding more than 5% shares:

Class of shares / Name of shareholder	at 31 March, 2025		As at 31 March, 2024	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with equal voting rights				
JAMALUDDIN MOLLA	1,34,000	67.34%	1,34,000	67.34%
HALIMA BIBI	65,000	32.66%	65,000	32.66%



NITU DEVELOPERS PVT. LTD.
Jamaluddin Molla
DIRECTOR

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NITU DEVELOPERS PVT. LTD.
Halima Bibi
DIRECTOR

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CIN : U74900WB2011PTC166103

NOTES ANNEXED TO AND FORMING PART OF BALANCE SHEET AS AT 31.03.2025

PARTICULARS	31st March, 2025 AMOUNT (RS.)	31st March, 2024 AMOUNT (RS.)
(Rs. In Hundreds)		
NOTE "3" OF RESERVES & SURPLUS		
(a) PROFIT AND LOSS ACCOUNT		
BALANCE AT THE BEGINNING OF THE YEAR	2,38,304.75	1,69,029.88
ADD : NET PROFIT FOR THE YEAR	95,467.60	1,14,939.86
LESS : PROVISION FOR INCOME TAX	30,417.74	27,997.51
ADD : INCOME TAX REFUNDABLE (OLD)	-	-
LESS: ADVANCE TAX (OLD)	7,000.00	-
LESS: TDS/TCS (OLD)	4,451.51	2,506.17
LESS: INCOME TAX PAID	22,040.00	15,161.31
	2,69,863.09	2,38,304.75
NOTE "4" OF LONG TERM BORROWINGS		
AS PER SCHEDULE ANNEXED	38,681.51	-
	38,681.51	-
NOTE "5" SHORT TERM BORROWINGS		
AS PER SCHEDULE ANNEXED	41,500.00	35,500.00
	41,500.00	35,500.00
NOTE "6" OF TRADE PAYABLES		
SUNDRY CREDITORS (AS PER ANNEXURE)	2,57,809.68	3,57,948.28
	2,57,809.68	3,57,948.28
NOTE "7" OF OTHER CURRENT LIABILITIES		
AUDIT FEES PAYABLE	2,228.36	2,308.36
NITU ENTERPRISE	-	19,168.18
COMMISSION & BROKERAGE PAYABLE	1,750.00	1,750.00
JAMALUDDIN MOLLA	4,17,563.68	4,20,063.68
SALARY PAYABLE	298.50	560.00
SKYSCRAPER	270.00	270.00
JAMALUDDIN MOLLA (PROP:RIPA AUTOMOBILE)	18,450.00	62,450.00
PN MEMORIAL NEURO CENTRE & RES. INSTITUTE LTD	-	5,775.63
SUMIYA PRAVIN (PROP: RIYA CONSTRUCTION)	300.00	3,800.00
LAND REGISTRATION EXP. PAYABLE	11,046.19	11,176.03
GST PAYABLE	45,523.55	-
TDS ON CONSULTING (194J)	1,078.20	50.00
TDS U/S 194C (CONTRACTOR)	562.53	227.93
TDS U/S 194H (COMMISSION)	1,989.01	522.17
TDS U/S 194I @ 2%	86.33	-
STAFF PROFESSIONAL TAX	224.20	-
ADVANCE FROM CUSTOMER		
AS PER SCHEDULE ANNEXED	49,28,781.80	18,89,904.17
	54,30,152.35	24,18,026.15
NOTE "8" SHORT TERM PROVISIONS		
PROVISION FOR TAX	52,275.71	24,278.20
ADD : THIS YEAR	30,417.74	27,997.51
	82,693.45	52,275.71
NOTE "9" PROPERTY, PLANT & EQUIPMENT		
AS PER SCHEDULE ANNEXED	1,51,769.18	1,04,534.82
	1,51,769.18	1,04,534.82



NITU DEVELOPERS PVT. LTD.
[Signature]
DIRECTOR

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DIRECTOR

NOTE "10" NON-CURRENT INVESTMENTS

-	-
-	-

NOTE "11" OF INVENTORIES

WORK IN PROGRESS
(LAND & BUILDING UNDER CONSTRUCTION)
STOCK IN LAND

38,47,752.57	21,80,943.31
59,745.24	59,745.24

39,07,497.81	22,40,688.55
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NOTE "12" TRADE RECEIVABLE

(AS PER ANNEXURE)

970.05	52,206.79
--------	-----------

970.05	52,206.79
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NOTE "13" OF CASH & CASH EQUIVALENTS

CASH IN HAND

30,436.06	5,150.48
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BANK BALANCES

UCO BANK

2,44,472.08	47,393.36
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BHATENDA EAST BRANCH
CURRENT A/C NO. 00140210001615
MICR CODE : 700028181
IFS CODE: UCBA0002550
(CURRENT A/C)

STATE BANK OF INDIA

17,438.75	39,715.28
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LAUHATI BRANCH
CURRENT A/C NO. 41565628710
IFS CODE: SBIN0006208

HDFC BANK

131.14	131.14
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CENTRAL PLAZA BRANCH
CURRENT A/C NO. 00140350010823
IFS CODE: HDFC0000014
(CURRENT A/C)

2,92,478.02	92,390.26
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NOTE "14" SHORT TERM LOANS AND ADVANCES

ADVANCE TAX (F.Y.2024-24) - 7,000.00
 AGARWAL MARKETING & SERVICE ENERGY PVT LTD 54,883.12 50,351.49
 HALIMA BIBI 27,000.00 20,000.00
 HALIMA BIBI 27,000.00 4,000.00
 TANUSHKA AUTO 5,000.00 5,000.00
 INPUT CGST 695.49 695.49
 INPUT SGST 695.49 695.49
 SALARY ADVANCE (SANCHITA PAUL) 200.00 -
 JAMALUDDIN MOLLA (PROP:NITU CONSTRUCTION) 10,500.00 -
 RIPA AUTOMOBILE - 13,000.00
 ROBIUL MOLLA - 3,000.00
 SAIFUL MOLLA 13,000.00 13,000.00
 MRINAL KANTI MUKHERJEE - 9,506.00
 PROJECT MANAGEMENT CONSTRUCTION 292.00 292.00
 SURIYA PRAVIN 1,000.00 -
 HASANUR MOLLA 1,600.00 -

ADVANCE TO CUSTOMER

AS PER SCHEDULE ANNEXED

13,79,133.62	4,37,141.61
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15,20,999.72	5,63,682.08
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NITU DEVELOPERS PVT. LTD.

G. M. Uddar molla
DIRECTOR

NITU DEVELOPERS PVT. LTD.

S. Prasad
DIRECTOR

NOTE "15" OF OTHER CURRENT ASSETS

PRELIMINARY EXPENSE	542.96	542.96
CGST	24,190.11	12,758.31
IGST	3,358.77	3,358.77
INPUT CGST @ 14%	13,743.27	-
INPUT CGST @ 2.5%	3,110.76	-
INPUT CGST @ 6%	2,521.77	-
INPUT CGST @9%	74,258.28	15,907.77
INPUT IGST @18%	6,039.04	-
INPUT SGST @ 14%	13,743.27	-
INPUT SGST @ 2.5%	3,110.76	-
INPUT SGST @ 6%	2,521.77	-
INPUT SGST @9%	74,814.25	16,463.74
RCM IGST INPUT	93.37	-
SGST	23,921.86	12,758.31
ASISH CHHABRA	649.99	-
KAUSTUV ROY & SANDHYA CHAKRABORTY / BUNGLOW -A	800.06	-
NIKHIL KHANDELWAL	510.00	-
INTEREST RECEIVABLE FROM CESC	40.39	-
TDS ON INTEREST ON LOAN	514.32	634.47
TCS	601.04	67.60
TDS RECEIVABLE (194IA)	4,118.00	-
TDS PAYABLE (194N)	6,470.25	3,749.45
ACCRUED INTEREST ON FD	11.01	11.01
RENT RECEIVABLE	1,200.00	1,200.00
MANOJ KUMAR BUDHIA	6,000.00	1,000.00
	<u>2,66,885.31</u>	<u>68,452.41</u>



NITU DEVELOPERS PVT. LTD.
Smriti Debnath
DIRECTOR

NITU DEVELOPERS PVT. LTD.
Smriti Debnath
DIRECTOR

NOTES ANNEXED TO AND FORMING PART OF P&L A/C AS AT 31.03.2025

PARTICULARS	31st March,2025 AMOUNT (RS.)	31st March, 2024 AMOUNT (RS.)
(Rs. In Hundreds)		
NOTE "16" OF REVENUE FROM OPERATIONS		
SALE OF FLAT	13,95,347.32	97,094.00
SALE OF BUNGLOW	6,30,906.52	1,02,444.81
SALE OF PARKING	1,05,000.00	3,500.00
SALE OF SHOP	44,000.00	15,000.00
SALE OF LAND	88,890.00	3,50,627.60
	<u>22,64,143.84</u>	<u>5,68,666.41</u>
NOTE "17" OTHER INCOME		
INTEREST RECEIVED FROM CESC	51.19	-
INTEREST ON LOAN AGARWAL MARKETING & SERVICE PVT. LTD.	5,035.15	6,347.44
CANCELLATION CHARGES	5,577.18	-
DISCOUNT RECEIVED	2.50	281.93
SURVEYAR CHARGES RECEIVED	-	290.00
EDC CHARGES	1,00,705.10	-
EXTRA WORK	1,674.21	-
SUNDRY BALANCE WRITTEN OFF	78,524.82	-
RENTAL INCOME	1,200.00	1,200.00
ROUNDED OFF	695.18	0.05
LEGAL FEES CHARGES	4,412.36	-
MAINTANCE CHARGES (LIAB)	6,218.05	-
MISC INCOME	-	20.02
	<u>2,04,095.74</u>	<u>8,139.44</u>
NOTE "18" PURCHASE OF STOCK IN TRADE		
WIP (LAND & BUILDING UNDER CONSTRUCTION)	14,30,547.98	6,95,448.87
CONVERSION OF FIXED ASSETS TO STOCK IN TRADE	17,381.93	-
FLAT PURCHASES	3,15,916.70	-
LAND PURCHASE	18,92,043.75	5,75,299.55
LAND REGISTRATION EXPENSES	4,380.94	38,566.83
	<u>36,60,271.31</u>	<u>13,09,315.25</u>
NOTE "19" CHANGES IN STOCK-IN-TRADE		
OPENING STOCK	22,40,688.55	10,12,314.04
WORK IN PROGRESS (BUILDING) (INVENTORIES)	39,07,497.81	22,40,688.55
	<u>(16,66,809.26)</u>	<u>(12,28,374.50)</u>
NOTE "20" EMPLOYEE BENEFIT EXPENSES		
SALARY	42,048.91	30,824.55
SECURITY GUARD	5,600.00	-
	<u>47,648.91</u>	<u>30,824.55</u>
NOTE "21" FINANCE COSTS		
INTEREST ON JCB LOAN	2,547.61	-
INTEREST ON THAR	1,074.28	-
LOAN PROCESSING CHARGES	543.45	-
	<u>4,165.34</u>	<u>-</u>



NITU DEVELOPERS PVT. LTD.
Suman Uden moji
DIRECTOR

NITU DEVELOPERS PVT. LTD.
Suman Uden moji
DIRECTOR

NOTE "22" OTHER EXPENSES**DIRECT EXPENSES**

CONSTRUCTION CHARGES	-	138.50
DG EXPENSES	-	6.00
JCB WORK	2,764.20	6,611.80
JCB CHARGES	1,585.50	-
JCB MAINTANCE CHARGES	640.39	-
PLUMBING WORK	-	4,545.03
INSURANCE CHARGES	52.52	-
LOADING & UN LOADING	27.00	-
LABOUR CHARGE	9,571.46	1,54,657.05
CARRIAGE INWARD	1,369.44	127.50
SITE DEVELOPMENT MATERIAL	6,724.02	-
ELECTRICITY EXP	7,421.29	1,979.05
OIL & FUEL	26,362.54	650.88

INDIRECT EXPENSES

ACCOUNTING & LEGAL CHARGES	-	1,321.60
ADVERISEMENT EXPENSES	61,558.59	32,254.05
ADVOCATE FEE	-	1,753.11
ARCRITECHTURE FEES	9,286.94	3,100.00
AUDIT FEES	500.00	500.00
BANK CHARGES	153.51	6.55
CARPENTARY WORK	-	148.00
COMPUTER REPAIR & MAINTANCES	101.50	-
CEMENT TESTING	-	35.40
COMMISSION & BROKERAGE	55,279.65	73,463.85
CONVERSION DCR PAYMENT	3,020.13	3,720.28
DELIVERY CHARGES	459.37	12.00
HOUSE KEEPING CHARGES	1,930.89	-
DIRECTOR REMUNERATION	12,000.00	7,000.00
PUJA , GIFT & SUBSCRIPTION	2,380.82	495.00
ENTERTAINMENT EXPENSES	86.50	1,281.59
FOODING EXPENSES	932.00	1.00
GST LATE FEES	1,193.06	-
SITE OFFICE EXP.	-	333.00
GARDINING EXPENSES	-	4,402.90
GENERAL EXPENSES	-	380.50
GENERATOR HIRE	-	190.00
INCENTIVE & BONUS	1,650.00	-
GST	-	4,284.84
HIRE CHARGES	522.90	4,105.74
INTERIAR WORK	-	1,400.00
INTERNET & MOBILE EXPENSES	157.74	453.97
INTERNET EXP	-	41.50
INSURANCE OF MOTAR CAR	750.77	-
MOTOR CAR ROAD TAX	922.29	-
OCCUPANCY CERTIFICATE	500.00	-
LIFTING CHARGES	-	50.00
MARKETING EXPENSES	-	200.00
MISC EXPENSES	15.00	831.41
OFFICE EXPENSES	511.98	-
OFFICE MAINTANCE EXPENSES	1,411.24	-
PARKING CHARGRES	2.50	-
PAINTING WORK	-	9,538.50
PLAN SECTION FEES	45,664.41	7,905.46
PRINTING & STATIONERY	1,986.22	730.40
PROFESSIONAL FEES	12,279.30	-
WEIGHTMENT CHARGES	48.30	-
REPAIR & MAINTENANCE	6,012.43	2,350.37
RERA REGISTRATION FEES	918.40	523.60
ROC FILING EXPENSES	50.00	-
TRANSPORT CHARGES	1,867.44	-
STAFF WELFARE EXPENSES	-	137.00
TRAVELING & CONVEYANCE	1.40	2.00
	<u>2,80,673.63</u>	<u>3,31,669.42</u>



NITU DEVELOPERS PVT. LTD.

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DIRECTOR

NITU DEVELOPERS PVT. LTD.

[Signature]

DIRECTOR

NITU DEVELOPERS PVT. LTD.
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135
CIN : U74900WB2011PTC166103

(Rs. In Hundreds)

PARTICULARS	31st March, 2025 AMOUNT (RS.)	31st March, 2024 AMOUNT (RS.)
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NOTE "4" OF LONG TERM BORROWINGS

BANK OF INDIA (THAR LOAN)	15,127.50	-
CHOLAMANDALAM FINANCE LTD. (JCB-3DX)	23,554.01	-
	38,681.51	-

NOTE "5" SHORT TERM BORROWINGS

JAMALUDDIN MOLLA	26,000.00	26,000.00
SURIYA PRAVIN (PROP: RITA FOOD & VEG SUPPLIERS)	11,000.00	5,000.00
HALIMA BIBI (PROP: HALI AUTOMOBILE)	4,500.00	4,500.00
	41,500.00	35,500.00



NITU DEVELOPERS PVT. LTD.
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DIRECTOR

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[Handwritten Signature]
DIRECTOR

NITU DEVELOPERS PVT. LTD.
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135
CIN : U74900WB2011PTC166103

(Rs. in Hundreds)

PARTICULARS	31st March,2025 AMOUNT (RS.)	31st March, 2024 AMOUNT (RS.)
NOTE "6" OF TRADE PAYABLES		
A K MARBLE & TILES.COM	256.53	2,976.33
A. R. CONSTRUCTION	-	146.73
A.K.M HAIDER ALI ENTERPRISE	2,390.74	3,440.74
ABED CHOUDHURY	5,003.46	5,003.46
ADRIJA SCIENTIFIC INSTRUMENT COMPANY	-	165.00
ADRISHA ENTERPRISE	45.12	30.79
ADVANCE SECURITY BUREAU	-	1,491.55
ADVISE ADVERTISING & MEDIA PRIVATE LIMITED	3,393.41	6,125.09
AJUDDIN MONDAL	15,000.00	15,000.00
AJIJUL MOLLA	2,759.48	4,008.18
AKIB FURNITURE	-	131.46
ALIF INTERIOR	290.00	-
ANDADUL MOLLA	7,527.92	7,527.92
ANJALI ENTERPRISE	-	105.00
ARNAB ROY	-	200.00
AROMA BARTER PRIVATE LIMITED	-	2,443.99
ART SOLUTION	6,700.00	-
ASADUL ISLAM	473.97	42.20
ASIMA BUILDERS (BLOCK - D)	3,473.88	-
ASIMA NIRMAN	6,612.98	1,463.83
ASPRO KOLKATA HOUSING PVT LTD	-	517.64
AVIKAR INDIA PVT. LTD.	-	0.01
B B CONSTRUCTION	926.85	-
BALAJI TRADERS (U/O RAGI MERCANTILE PVT LTD)	31.72	-
BAMBOO SUPPLIERS	-	234.00
BAPPA (BRICKS)	1,318.00	1,318.00
BISWA REALESTATE	-	54.45
BISWAS ENTERPRISES	235.67	-
CHINMAY MONDAL	-	262.60
CHOPRA UDYOG PVT. LTD.	-	2,816.23
CLOTHING WORLD	-	12,696.00
D3 (DIPANKAR DUTTA)	-	1,707.93
DALIYA BUILDERS	-	1,529.61
DEB ENTERPRISE	2,258.73	-
DIGITECH SERVICES	-	155.00
DILDAR HOSSAIN MONDAL	4,467.72	-
ECE INDUSTRIES LTD.	4,000.00	40.00
ESSEL BATH FITTINGS PVT. LTD.	4,928.34	-
F.B.M BRICK FIELD	-	1,480.00
FARUK HASSAN	-	2,094.43
GANAPATI TRADING CO	646.94	828.67



NITU DEVELOPERS PVT. LTD.

Smita Udey maha
DIRECTOR

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Smita Udey maha
DIRECTOR

GAZI BUILDERS	-	1,512.15
GAZI HARDWARE	3,825.83	1,444.26
GLASS EMPORIUM	3,759.99	1,655.55
GOBINDO MONDAL	-	375.00
GOLEHAR BIBI	-	3,726.00
GREEN GLOBE INDIA	857.72	-
H.B.POWER	-	2.50
HAIDER	-	7,030.21
HASANUR ENTERPRISE	16,297.39	41,718.56
HM ENTERPRISE	-	271.54
HOSSAIN ELECTRIC	810.23	579.73
INDIA BRICKS MANUFACTURING CO.	1,028.83	-
INFRAWAL PROJECTS PVT LTD	4,935.81	-
JAIPUR MARBLE EMPORIUM PVT LTD	-	151.08
JASIM MOLLA	1,832.00	2,882.00
JAY JAGANNATH UDYOG	-	2,850.00
JAYANTI CONSTRUCTION	257.03	-
JOY BHOLARAM MARBEL	2,575.60	2,575.35
JR SALES AND SERVICES PVT LTD	49,617.70	-
JUNAID ENTERPRISE	-	2,165.74
KALO	-	1,827.60
KARMAKAR ENTERPRISE	1,906.95	-
KHARIBARI BRICK MFG KB	1,993.30	-
KOLKATA HOUSING	-	7,145.59
KRISHNENDU DAS	1,267.28	-
KUDDUS MONDAL	-	7,175.49
LABIB STORE	22.72	-
LALIT AGARWAL (HUF)	1,050.27	408.79
LAUHATI SERVICE STATION	1,136.39	-
LKG HOMES	-	150.00
M B ENTERPRISE	362.78	-
M/s LOCON SOLUTIONS PRIVATE LIMITED	-	475.13
MAA MANASA NURSERY	4,800.00	4,800.00
MAGIC BRICKS REALTY SERVICE LTD	-	2,340.00
MARUFA WATER PROOFING TREATMENT	495.47	-
MD ABDUL HALIM MONDAL	-	5,000.00
MD RAFIQUE	-	1,300.00
MD REJAUL ISLAM	-	3,365.00
MD. NAJRUL ISLAM	680.00	680.00
MEGHNA CONSTRUCTION	839.55	-
MIDDYA BENGAL HOOD MAKER	-	239.00
MISTER ELECTRIC	-	841.75
MITRA AQUA	203.60	-
MMS BUILDERS	-	821.01
MOHIDUL SANITARI	-	192.04
MONIRA BRICKS MF G K B	-	1,991.33
MORDEN WATER LINE & WATER FILTER SERVICE	-	267.60
MRITUNJOY GANGULY	-	57.45
NAJIR ALI MOLLA	7,827.00	7,827.00
NARAYANI FASHIONS	-	10,929.00
NASKAR FIBER CENTER	810.50	785.50
NASKAR PAINTS	-	2.40



NITU DEVELOPERS PVT. LTD.
[Signature]
 DIRECTOR

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[Signature]
 DIRECTOR

NAUSAD MALLIK	-	0.31
NEW RANG MAHAL	-	56.32
NURO	9,237.90	9,237.90
NUVOCO VISTA CORPORATION LTD.	3,597.00	3,597.00
PAL REAL NIRMAN PVT LTD	-	4,028.38
PCTECH SERVICES	-	47.05
PINTU BANERJEE	-	842.60
POPULAR STEEL AND FLOORING	-	289.42
PRAGYA FASHIONS	-	8,100.10
QUALITY MARBEL AND TILES	-	167.60
R. N. PLUMBING & SANITATION WORK	1,996.43	-
RABIUL MALLIK	-	2,200.23
RADHA KRISHNA ENTERPRISE	4,149.24	1,653.00
RAJ TIMBER	205.40	1,574.80
RAJARHAT GALAXY (P) LTD.	-	8,566.37
RAJJAK ALI MALLICK	-	13.00
RASHMI CEMENT LTD	3.83	-
RASOMAY SAMANTA	-	46.50
RC GLASS & ALUMINIUM	5,411.21	-
RELAINCE RETAILS LTD.	-	441.08
RINI GROUP	-	18,388.84
RINKI ENTERPRISE	1,601.32	1,601.32
RIYA CONSTRUCTION (SUPPLIER)	259.73	-
RIYAJ NURSERY	-	3,600.00
ROSE PLYWOOD	-	0.07
ROYAL SANITARIO	3,671.54	-
S P CONSTRUCTION	692.37	-
S S ENTERPRISE	1,746.17	3,264.32
S.A.ENTERPRISE	-	111.00
S.B. ENTERPRISE	16.00	-
SADIA ENTERPRISE	1,191.50	-
SAHAJAT GAZI	2,029.06	2,029.06
SAHEB ALI GAZI	382.00	382.00
SAHIDUL ENGINEERING WORK	4,888.81	2,322.80
SAMANTA FURNITURE PVT. LTD.	269.00	269.00
SAMIM BISWAS	-	16,801.74
SAMSUL HAQUE SAPUI	-	244.50
SANTAM BANERJEE	-	400.00
SATELLITE LINK CABLE	74.70	-
SATYA DEO AGARWAL (HUF)	28.62	904.62
SEKH SAFIKUL ISLAM	1,091.54	1,091.54
SHAARP SECURITAS SOLUTION PRIVATE LIMITED	771.70	771.70
SHAH IRON STORES	514.84	-
SHREE BALAJI TRADERS	3,470.71	4,193.52
SHREE GANAPATI TRADERS	4,373.10	4,373.10
SHRISTI DESIGN	-	24.30
SINGHA SANITARY	93.36	-
SK GIYASUDDIN	283.80	1,000.00
SK HASSAN ALI	9.89	-
SM ENTERPRISE	453.46	-
SOHEL ENTERPRISE	-	0.01
SPEED ADS (PROP. A.B.M.MASHIUZ ZAMAN)	3,954.17	-



NITU DEVELOPERS PVT. LTD.

[Handwritten Signature]

DIRECTOR

NITU DEVELOPERS PVT. LTD.

[Handwritten Signature]

DIRECTOR

SRI GOUR CONSTRUCTION	-	416.75
SRUJA ENTERPRISE	-	640.80
SS FLOORING	1,995.88	-
SUBRATA HALDER	-	3,071.00
SUJOY SAHA	-	344.70
SUMON (STEEL)	-	152.57
SUNDARI BRICK MANUFACTURER	640.64	-
SUNRISE TIMBER COMPANY	3,217.85	-
Superintendence Company of India Pvt. Ltd.	-	35.40
SURPASS ENTERPRISE	-	2,005.69
SWASTIK CREATION	-	10,901.80
SWASTIK FASHION	-	10,503.65
SWASTIKA	-	9,372.15
TALLY (INDIA) PVT. LTD.	-	42.48
TARIKUL FURNITURE	-	270.00
TUSHAR ELECTRONICS	-	350.50
UNIQUE CREATION	11,381.50	11,381.50
UNIQUE FURNITURE	1,000.00	1,000.00
UNITED MODERN SAW MILL	-	56.00
YOUSUF KHAN	1,170.00	1,170.00
	<u>2,57,809.68</u>	<u>3,57,948.28</u>



NITU DEVELOPERS PVT. LTD.
Smruti Debnath
 DIRECTOR

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P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135
CIN : U74900WB2011PTC166103

NOTE "7" OF ADVANCE FROM CUSTOMER

PARTICULARS	(Rs. In Hundreds)	
	31st March,2025	31st March, 2024
	AMOUNT (RS.)	AMOUNT (RS.)
ABHINANDAN SARKAR/BUNGALOW-26	78,837.60	15,743.21
ABHISHEK DAS/BUNGLOW-133	4,761.90	-
ADHIRAJ MAJUMDER	-	510.00
ADITYA SAHA	-	36,527.03
AJIJUL ALI	-	18,479.20
ALAM KHAN & FIROZA KHAN/BUNGALOW-(Land)	64,778.75	-
ALAM KHAN & FIROZA KHAN/BUNGALOW-21 & 22	87,693.03	4,000.00
ALOK KUMAR/BUNGALOW-63	70,059.52	4,000.00
AMAR BHAKAT	-	36,151.51
ANINDYA ROY CHOUDHURY	-	510.00
ANIRBAN JANA/BLOCK-3/FLAT-3C	510.00	510.00
ANKITA DEY/BLOCK-C/FLAT-1G	26,897.15	-
ANUPAM JASH/BLOCK-C/FLAT-1B	504.95	-
APARAJITA BASU	-	2,947.92
ARCHANA SHRIVASTAV	1,000.00	-
ARCHISMAN GANGULY	-	27,347.29
ARPAN CHATTARAJ	-	32,000.98
ARPITA MUKHERJEE	-	100.01
ARYUMAN GHOSH/BUNGALOW-69	14,353.76	-
ASIF ALI MONDAL	-	7,000.00
ATANU KUMAR DEY	-	24,775.73
BHASKAR DEBNATH/BUNGALOW-43A	12,048.30	-
BHASKAR MAJUMDER/BUNGALOW-102	18,896.91	-
BIPLAB GHOSH	-	3,266.83
BISWADIP MAZUMDER/BUNGALOW-46	86,023.81	12,750.00
BISWAJIT SAHA / SANKARI SAHA	-	25,696.53
BUDHDEO PRASAD/BLOCK-C/FLAT-3H	485.71	-
CHUMKI BHATTACHARYA	-	510.00
COUNTER PARTY RECEIVED	-	50.01
DEBASHREE PATRA	-	11,900.07
DR. RAYAN DAS GUPTA/BUNGALOW-64	8,100.00	-
GARGI ROY CHOWDHURY/BLOCK-D/FLAT-4C	3,272.51	-
GLF PROJECTS LIMITED	50,000.00	50,000.00
GOURAB POREL/BUNGALOW-23	4,222.24	4,222.24
GOURAV DAS/BLOCK-C/FLAT-4D	4,290.10	-
GOUTAM SINGHA ROY & APARNA ROY/BUNGALOW-01	500.00	-
HARSH AGARWAL	-	5,000.00
HARSH AKARSHAN/BLOCK-C/FLAT-4G	4,082.31	-
INDRANI KUMAR	6,990.00	6,990.00
INDULEKHA HAZRA	1,000.00	1,000.00
IQBAL GULAMNABI VORA/BLOCK-A/FLAT-4F	21,945.65	-



NITU DEVELOPERS PVT. LTD.
Suman Choudhury
DIRECTOR

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Suman Choudhury
DIRECTOR

IYAJUL HOSSAIN MOLLA	-	2,500.00
JAYANTA KUMAR CHAKRABORTI	-	6,749.99
JUPITER	9,70,000.00	-
JUPITER DEVELOPERS	11,95,000.00	5,60,000.00
KAILAS NATH MAJUMDAR/BLOCK-C/FLAT-2B	504.95	-
KALLOL SARKAR/BUNGALOW-44	81,746.29	-
KAMAL ROY	-	26,817.50
KANIZE MOULLA	-	15,000.00
KAROBI HALDAR & BIDISHA HALDAR/BUNGALOW-103	18,941.55	-
KAUSIK MUKHERJEE	-	2,000.00
KAUSTUV BANERJEE/BUNGALOW-A/12	15,643.26	-
KIRAN VERMA & SANKET KUMAR VERMA/BLOCK-B/FLAT-3F	32,356.20	22,394.33
KOYEL BHATTACHARJEE/BUNGALOW-108	476.21	-
LABONI MAJI/BLOCK-B/FLAT-3A	41,349.32	37,269.47
LILI SAHOO	-	6,947.92
MAITREYEE JAGANNATH	-	1,000.00
MAKHANLAL SAHA/BUNGALOW-C/7	11,348.97	-
MAMONI CHAKRABORTY /BLOCK-C/FLAT-4F	2,906.25	-
MAMUN AL RASHID/BLOCK-C/FLAT-3A	6,806.65	-
MASHKOOR AHMAD	-	38,374.42
MAYUKH ROYCHOWDHURY/BUNGALOW-40	67,555.26	-
MD DILWAR HUSSAIN	-	510.00
MD JAHANGIR ALI	-	9,000.00
MD. MIJANUR RAHAMAN/BLOCK-D/FLAT-2B	6,457.50	-
MEHENUR YASMIN	-	26,592.73
MILAN SENGUPTA/BLOCK-C/FLAT-1D	7,113.22	-
MILI BANERJEE/BLOCK-A/FLAT-3A	38,408.22	4,076.69
MILI TARAFDAR & MR. SAYANTAN TARAFDAR/BUNGALOW-	11,418.29	-
MILON KUMAR TRIPATHI	-	2,946.88
MONALISA GHOSH/BLOCK-D/FLAT-3B	3,769.26	-
MOUMITA ROY CHOUDHURY & ANINDYA ROY CHOUDHURY	510.00	510.00
MOUSUMI BANIK & TAPAS BANIK/BLOCK-3/FLAT-3E	510.00	-
MR. ATANU BAG & TAPASYA BAG/BUNGALOW-59	66,376.20	-
MRS. DEBASHREE PATRA & MUKUL DAS/BUNGALOW-19 &	1,266.67	-
MUKUL DAS	-	74,200.18
MUKUND MISHRA	-	22,510.00
MUSTAFA KHASAMWALA	-	1,000.00
NARESH KUMAR BALMIKI/BLOCK-D/FLAT-2D	31,528.66	-
NASIM BANU/BLOCK-C/FLAT-2D	11,224.30	-
NEHA CHOMAL/BLOCK-A/FLAT-4G	110.01	110.01
NEHA YADAV & ARKAR HAZRA/BLOCK-B/FALT-4H (CC)	16,000.00	-
NICKY COMMERCIAL P LTD	50,000.00	50,000.00
NILAV NIRAV/BUNGALOW-67	952.39	-
NILAY MAJI/BLOCK-C/FLAT-2G	28,156.22	5,973.00
NILAY MAJI/BLOCK-C/FLAT-3G	25,399.51	-



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Smruti Dasgupta
 DIRECTOR

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NILOFAR FARUQUI/BUNGALOW-3	39,600.03	-
NRDS MANAGEMENT PRIVATE LTD/BUNGALOW-42A	71,388.89	-
NRDS MANAGEMENT PVT. LTD./BUNGALOW-24	79,007.94	24,000.00
PARAMITA KONAR/BLOCK-D/FLAT-A3	27,429.07	-
PARTHA PRATIM BISWAS/BLOCK-D/FLAT-1D	95.24	-
PRANAB SARKAR	-	500.00
PRASENJIT BISWAS/BUNGALOW-106 & 107	80,229.99	-
PRATITI LAHIRI	-	22,720.05
PRIYANKA BHATTACHARJEE & DEBASHIS CHAKRABORTY/	97,310.13	-
PUNAM DAS/BLOCK-C/FLAT-4C	3,014.85	-
PURABI BANERJEE	-	20.00
PURENDU LAL BOSE	-	28,172.64
PUROSOTTAM MOHAPATRA/BLOCK-A/FLAT-1A	42,451.15	-
RABIUL MOLLA	3,000.00	3,000.00
RAHUL GHOSH / DALIYA GHOSH SARKAR	-	9,189.73
RAHUL KUMAR SHAW/BLOCK-B/FLAT-3B	27,324.16	25,012.04
RAJAT HORE/BLOCK-C/FLAT-3B	31,799.69	-
RAJAUL RAHAMAN	13,500.00	13,500.00
RAJDEEP BANERJEE/BLOCK-D/FLAT-4D	32,227.56	-
RAJIB SAMANTA & SWATI MALLIK/BUNGALOW-80	15,304.77	-
RAJIB SENGUPTA/BUNGALOW-28	705.40	42,120.00
RAYAN DASGUPTA	-	4,100.00
REKHA SIKDAR/BLOCK-C/FLAT-1F	9,912.51	-
RIMSA NAZ	-	27,551.02
RUPAM BISHAYEE/BLOCK-C/FLAT-3E	41,314.87	-
SADDAM MALLICK	-	10,131.00
SAFIQUE HASAN	-	3,000.00
SAFIQUE HOSSAIN	-	190.00
SAHADAT GAZI/SHOP NO-05	10,000.00	-
SAIFULLAH SIDDIQUE/BLOCK-C/FLAT-2C	5,663.36	-
SANTOSH KUMAR MOHAPATRA/BUNGALOW-C3/1	15,000.01	14,000.01
SATESH KUMAR AGARWAL	-	11,375.00
SELIMA KHATUN	10,190.00	7,000.00
SHADAB ALAM/ BUNGLOW-44A	37,619.05	-
SHALINI ROY / BISWADIP BISWAS	-	7,050.00
SHREYAN	-	50.00
SK ABUL KALAM AZAD	-	18,835.00
SK ARIFUL ALAM	-	48,000.00
SK FEROZE	-	12.34
SK KAMRUZZAMAN & NASREEN AKHTAR/BLOCK-C/FLAT-2E	33,462.38	-
SK KAMU HOSSA/BLOCK-E/FLAT-3H	485.72	-
SK MOHAMMAD ARIF	-	36,690.18
SK SAFIUDDIN/BLOCK-A/FLAT-4D	510.00	510.00
SK. SAHIN AHMED/BLOCK-B/FLAT-2H	38,932.30	-
SOMA CHAKRABORTY/BUNGALOW-42	72,095.24	2,000.00
SOMNATH GHATUARY & MRS. TAPASREE PAL/BUNGALOW	15,158.69	-
SOURAV SAHA/BUNGALOW-29	66,566.50	-
SRABONTI BASU/BUNGALOW-17	21,000.00	-



NITU DEVELOPERS PVT. LTD.
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 DIRECTOR

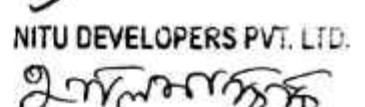
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 DIRECTOR

SUBHANKAR RAJBANSHI & ATREYEE GHOSH/BLOCK-C/FL	504.95	-
SUBHRA CHANDA/BUNGALOW-62	11,666.67	-
SUBRATA KAR/BLOCK-A/FLAT-3C	29,085.71	27,347.31
SUDIP GHOSH/PLOT-B - 3 TO 11	70,000.00	55,000.00
SUDIP SANYAL & PAMPA CHAUDHURY/BUNGALOW-60	17,442.44	-
SUHITA DAS	-	510.00
SUJIT KUMAR SHAW/BLOCK-A/FLAT-3B	27,324.15	25,012.04
SUKRIT CHATTERJEE/BUNGLOW-A/9	10,333.33	-
SULTANA CHAND/BUNGALOW-41	43,333.34	-
SUMAN KUMAR GHOSH	-	4,500.00
SUMIT CHAKRABORTY/BLOCK-C/FLAT-3F	31,426.45	-
SUMIT SARAOGI	-	8,500.00
SUPTI ADHIKARI/BLOCK-D/FLAT-2A	485.71	-
SURAJIT KUMAR DAS & MANJU DAS/BUNGALOW-45	79,101.19	13,387.50
SUTIRTHA GUHA THAKURTA/BLOCK-C/FLAT-3D	35,361.04	-
SUVAM KUMAR SAR/BLOCK-B/FLAT-4B	30,337.32	24,581.00
SUVENDU BOSE/BUNGALOW-18	78,826.19	-
SUVODIP SAHA	-	10,663.58
TANIA SABNAM/BLOCK-D/FLAT-2C	3,342.86	-
TANMAY ANAND CHATTERJEE	-	23,575.02
TANUSHREE SINHA/BLOCK-A/FLAT-4D	36,654.59	13,890.42
TAPAN DAS / RUNU DAS	-	8,446.88
TAPAN MAITI	-	28,351.71
TAPAS BANIK	-	510.00
TASMINA AKRAMUL MONDAL/BLOCK-C/FLAT-3E	33,272.67	-
UMME KULSUM/BUNGALOW-43	92,331.18	-
VISWAROOP SETT/BLOCK-B/FLAT-1D	40,562.93	38,428.03
	49,28,781.80	18,89,904.17



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 DIRECTOR

NITU DEVELOPERS PVT. LTD.

 DIRECTOR

G.L. SINGHAL & CO.
CHARTERED ACCOUNTANTS

NITU DEVELOPERS PVT. LTD.

P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

CIN : U74900WB2011PTC166103

<u>PARTICULARS</u>	<u>31st March, 2025</u>	<u>31st March, 2024</u>
	<u>AMOUNT (RS.)</u>	<u>AMOUNT (RS.)</u>
	(Rs. In Hundreds)	
NOTE "12" TRADE RECEIVABLE		
SURUCHI VANIJAYA (P) LTD.	-	43,896.79
PARADISE DIAGNOSTIC CENTRE	-	1,000.00
SUMIT TRADING COMPANY	-	6,800.00
ELECTRICITY DISBURSEMENT	970.05	-
NIKHIL KHANDLWAL	-	510.00
	<u>970.05</u>	<u>52,206.79</u>



NITU DEVELOPERS PVT. LTD.
[Handwritten Signature]
DIRECTOR

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[Handwritten Signature]
DIRECTOR

**G.L. SINGHAL & CO.
CHARTERED ACCOUNTANTS**

NITU DEVELOPERS PVT. LTD.
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135
CIN : U74900WB2011PTC166103

<u>PARTICULARS</u>	<u>31st March,2025</u> <u>AMOUNT (RS.)</u>	<u>31st March, 2024</u> <u>AMOUNT (RS.)</u>
NOTE "14" ADVANCE TO CUSTOMER		
	(Rs. In Hundreds)	
A. R. CONSTRUCTION	853.27	-
AAKTAR MOLLA	2,000.00	2,000.00
ABDUL KALAM MOLLA	7,306.94	-
ABDUL MALEK MOLLA	5,500.00	-
ABDULLA MOLLA	5,877.91	5,877.91
ABED ALI MOLLA	3,000.00	3,000.00
ADVANCE SECURITY BUREAU	25.53	-
ADWORLD ADVERTISING	-	20.80
AJADUR MOLLA	3,129.94	-
AJHAR ALI MOLLA	2,050.00	-
AJIBAR ENTERPRISE	1,287.80	1,287.80
AJMAILSK	11,318.19	-
AKIB FURNITURE	396.23	-
AKRAMUL ALI MOLLA	12,000.00	-
ALI ENTERPRISE	676.50	676.50
ALIF INTERIOR	-	264.74
ALIMUDDIN SANPUI	2,500.00	2,500.00
AMBUJA CEMENT LIMITED	547.85	-
AMINUR BAIDYA	5,000.00	-
AMIR ALI MOLLA	4,300.00	4,300.00
AMRITA ELECTRONICS	700.00	700.00
ANJALI JHURI	-	2,500.00
ARNAB KUMAR DAS(ADVOCATE)	1,672.50	-
ASHIKUR RAHMAN	1,000.00	1,000.00
ASRUF ALI MOLLA	8,203.00	8,203.00
ATIYAR RAHAMAN MOLLYA	8,203.00	8,203.00
ATMA TRADING	2,015.21	-
AUTO SPARES INDIA	-	220.00
AZAHARUDDIN MOLLA	-	60.00
AZGAR ALI SHA	-	1,000.00
AZIZ MOLLA	6,500.00	-
B B ENTERPRISE	258.66	-
B N POWER	3.13	-
BALAJI TILES & MARBLES EMPORIUM	3.00	-
BHAKTA PAUL	177.50	-
BIJAN BHOWMICK	-	2,870.82
BRINDAYAN GIRI	-	1,000.00
BT REALTORS	-	500.00
BUNGLOW SANCTION FEES	-	181.12
CHOPRA UDYOG PVT. LTD.	8,645.53	-



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Srinivas Molla
DIRECTOR

NITU DEVELOPERS PVT. LTD.
Srinivas Molla
DIRECTOR

DALIYA BUILDERS (INVERSTER)	33,336.04	-
DAUD ALI GAZI (SUPPLIYER)	8,910.56	-
DEBALINA DEB	2,761.20	-
DIN ALI MOLLA	-	2,000.00
DIPAK GHOSH	-	5,000.00
DULI MOLLA	-	4.00
EASTERN SERVICE STATION	-	3.00
EVERLIN DEVELOPERS PVT. LTD.	50,000.00	-
F.B.M BRICK FIELD	1,860.00	-
FARUK RAHAMAN	1,000.00	1,000.00
FARUQUE ALAM BISWAS	1,000.00	1,000.00
FUTURE CONSULTANCY	10,045.71	-
G L SINGHAL AND CO	-	-
GAZI TRADERS	-	2,976.60
GIYASUDDIN MOLLA	1,300.00	1,300.00
GOLBANU BIBI	-	3,726.00
HASANUR MOLLA (LAND)	-	5,000.00
HAYDAR ALI	2,000.00	2,000.00
HOME SOLUTION	726.00	726.00
HYDERA INTEGRATED MSW LTD	183.95	-
IBRAHIM SHA	1,870.00	1,870.00
ILIAS MONDAL	1,982.52	-
INDRAJIT NASKAR	660.00	660.00
INDRANI BHATTACHARJEE	3,500.00	3,500.00
JAGDAMBA TRADERS	4,270.00	4,270.00
JAMIR ALI MOLLA	2,000.00	2,000.00
JUNAID ENTERPRISE	21,257.26	-
KHABIRUL MOLLA	6,598.90	-
KHAIRUL ALAM	4,541.55	-
KHURSHID ALAM	7,870.00	-
KOUSHIK ACHARYA	-	3,000.00
KUM ARIFA TANJIM MOLLA	300.00	300.00
L R ENTERPRISE	6,354.78	-
LANGOLPOTA ENTERPRISE	6,557.68	-
LAUHATI SERVICE STATION	-	1,146.74
M N DEVELOPERS	1,00,000.00	-
M S ENTERPRISE	-	700.00
M/S SOIL RESEARCH	45.00	-
MAFIJUL ALI	2,285.98	2,285.98
MAGIC BRICKS REALTY SERVICE LTD	1,528.31	-
MAHADEB JHURI	5,000.00	5,000.00
MANIRUL ISLAM	193.00	-
MANSUR ALI MOLLA	-	1,129.66
MANU MOLLA	640.00	640.00
MD ABDUL CHIDDIQUE	-	1,500.00
MD AMINUL ISLAM	4,810.00	4,810.00
MD MUSA	1,000.00	-
MD NURUL ISLAM	4,810.00	4,810.00
MD QUAIM MAALIK	1,693.94	-
MD RAIHAN RAZA	600.00	-
MD SARIFUDDIN	390.50	-
MD SARIFUL ISLAM	-	12,715.00



NITU DEVELOPERS PVT. LTD.

S. M. Uddin

DIRECTOR

NITU DEVELOPERS PVT. LTD.

S. M. Uddin

DIRECTOR

MEGACITY GREEN VALLEY	2,83,390.00	50,000.00
MIRA DEVI SHAW	24,033.33	-
MITALI SHA	1,551.78	-
MOFIJUL MOLLA (CONTRACTOR)	1,223.92	-
MOHID ALI MOLLA	2,100.00	-
MOHIDUL SANITARI	517.96	-
MOLLA PAINTS WORKS	6.95	-
MOMENA BIBI	9,768.00	9,768.00
MOSAREPH MOLLA	-	2,137.00
MOSILUDDIN SARKAR	-	147.00
MOZAMMEL SANPUI	1,000.00	1,000.00
MR ENTERPRISE	300.00	-
Mr. Mojammel Haque	30.19	-
MS SAANVI INFRABUILD PVT, LTD.	92,750.00	-
MUJIT ALI SHA	744.97	-
MUKESH KUMAR DAS	2,000.00	-
NABANITA BHATTACHARJEE	-	69.55
NASIR ALI	2,000.00	2,000.00
NAVIN KUMAR	5,940.00	5,940.00
NAZIR ALI MOLLA	8,432.00	8,432.00
NEGUS SERVICES PVT LTD	56,804.77	29,129.00
NEW TOWN BUILDERS	11,622.79	-
NEW TOWN PROJECT PVT. LTD.	1,36,000.00	-
NITU ENTERPRISE (SUPPLIER)	700.00	-
PABAN CHANDRA MONDAL	-	25,200.00
PARADISE DIAGNOSTIC CENTRE	1,000.00	-
PAWAN KUMAR SING	-	1,000.00
PINTU BANERJEE	457.64	-
POULOMI DE	-	1,500.00
PRAKALPA SPACE KRAFT PVT. LTD.	321.23	-
PRODIP BISWAS	424.00	-
PSC KOLKATA HOUSING	1,630.92	612.48
PURAN AUTOMOTIVE	2,940.00	-
RABIUL MALLIK	74.00	-
RAFIKUL ISLAM	4,310.00	4,310.00
RAFIYA BIBI	-	1,000.00
RAHAMAN ENTERPRISE	1,000.00	1,000.00
RAHAMAN MOLLA	-	14.00
RAJAJ SUBHRA BHATTACHARJEE	1,500.00	1,500.00
RAJIA BIBI	-	1,000.00
RAJIBUL ISLAM	500.00	500.00
RAKIUL HOQUE	-	300.00
RASHMI CEMENT LTD	-	720.39
RASIDUL ISLAM	1,000.00	470.00
RAVAN CREATION	1,348.20	-
REJAUL SHA	1,000.00	1,000.00
RESAR ELEVATOR	450.00	450.00
RIFA ENTERPRISE	223.02	-
RISHIKA TRADING CO.	-	0.05
RIYAJ NURSERY	3,425.55	-
ROYAL SANITARIO	-	6,343.31
S.A.ENTERPRISE	45,030.00	-



NITU DEVELOPERS PVT. LTD.

Smarul Islam Molla
DIRECTOR

NITU DEVELOPERS PVT. LTD.

Arifur Rahman
DIRECTOR

S.P INDUSTRIES	-	4.40
SABBIRALI SARKAR	400.00	1,700.00
SABERA BIBI	1,482.39	1,482.39
SABIR HOSSAIN	-	200.00
SAFIK SHA	1,500.00	-
SAHABUDDIN MOLLA(LAND)	25,000.00	-
SAHIDA BIBI	-	1,000.00
SAHIDUL ISLAM SHA	10,000.00	10,000.00
SAIDUL ISLAM	10,228.00	10,228.00
SAIFUL GAZI	3,500.00	-
SAIFUL SHA	-	1,000.00
SAIKUL ISLAM	1,275.00	1,275.00
SAKIR ALI MOLLA	454.93	-
SAMIM BISWAS	2,032.63	-
SAMIMA MOLLA	240.00	-
SAMRAT CONSTRUCTION	24,090.49	24,090.52
SAMSUL HAQUE SAPUI	3,416.71	-
SANJEEV SHRIVASTAV	1,000.00	-
SANOWAR ALI MOLLA	5,400.00	-
SANTANU DEY	80.00	-
SANTU GAZI	318.00	-
SAR EARTH MOVERS	500.00	500.00
SARIFUL SAPUI	1,500.00	-
SARIFUL SHA	1,666.74	-
SAZZAT ALI MONDAL	1,000.00	1,000.00
SEIKH KUDDUS ALI	1,083.00	-
SHA AHIDUL SHA	13,500.00	-
SHAKAMBHARI ISPAT AND POWER LTD.	422.15	-
SINGHA SANITARY	-	6,504.89
SK RABIUL HOQUE	3,000.00	-
SOHANI ENTERPRISE	-	32.00
SOHANI ENTERPRISE (SOIL)	-	9,588.00
SOMNATH KORMAKAR	-	77.00
SONAPAN NACHA	8,565.00	8,565.00
SPANDAN ARCHITECTS	1,114.91	42.00
SPS STEELS ROLLING MILLS LTD	937.75	16,841.12
SRABANA GHOSH	500.00	500.00
SRIJA ENTERPRISE	2,359.20	-
SS FLOORING	-	2,500.00
STAR ENTERPRISE	11,059.00	-
STRUCTCON ENTERPRISE	999.84	-
SUBHA GHOSH	15,056.36	381.00
SUBHADEEP GHOSH	-	25.00
SUBHASH CHAKROBORTY	200.00	-
SUBRATA DAS	-	50.00
SUHANI ENTERPRISE	49,620.24	-
SURAJ RATAN JHAWAR	2,443.60	2,443.60
TAHER ALI MOLLA	17,750.00	25,000.00
TANUJA DEY	-	50.00
TARA MAA BUILDERS	6,360.00	-
UNIQUE CONSTRUCTION	6,216.18	7,921.14
UPALA JHURI	-	2,804.55



NITU DEVELOPERS PVT. LTD.

G.L. Singhal

DIRECTOR

NITU DEVELOPERS PVT. LTD.

S. R. Jhawar

DIRECTOR

WATCO INDIA
WITHAL SERVICES PVT LTD
YASIN ALI
ZINIA ENTERPRISE

980.00	-
13,182.85	24,354.55
452.50	-
11,660.35	-
13,79,133.62	4,37,141.61



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DIRECTOR

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DIRECTOR

NOTE "9" OF PROPERTY, PLANT & EQUIPMENT AS ON 31/03/2025

Particulars	GROSS BLOCK			DEPRECIATION		Adjusted with Retained Earnings		NET BLOCK	
	As On 31.03.2024	Addition during the year	As On 31.03.2025	As On 31.03.2024	For the year	As On 31.03.2025	As On 31.03.2024	As On 31.03.2025	
	(Rs. In Hundreds)	(Rs. In Hundreds)	(Rs. In Hundreds)	(Rs. In Hundreds)	(Rs. In Hundreds)	(Rs. In Hundreds)	(Rs. In Hundreds)	(Rs. In Hundreds)	
LAND & BUILDING	1,16,085.51	-	1,16,085.51	38,494.25	7,535.36	46,029.61	77,591.26	70,055.90	
ELEVATOR	4,000.00	-	4,000.00	1,925.22	-	1,925.22	2,074.78	-	
OFFICE EQUIPMENT									
XEROX MACHINE	1,094.63	-	1,094.63	490.10	196.04	686.14	604.53	408.49	
CABLE MACHINE WITH ROUTER	66.00	-	66.00	62.70	-	62.70	3.30	3.30	
GENERATOR	12,457.63	-	12,457.63	5,768.85	1,787.82	7,556.67	6,688.77	4,900.95	
FURNITURE	1,806.44	1,361.28	3,167.72	906.59	748.90	1,655.49	899.85	1,512.22	
AIR CONDITIONER	2,189.96	-	2,189.96	824.79	454.76	1,279.55	1,365.17	910.41	
ELECTRIC TRANSFORMER	20,748.89	-	20,748.89	5,441.74	-	5,441.74	15,307.15	-	
BIOMETRIC MACHINE DEVICE	-	50.50	50.50	-	34.29	34.29	-	16.21	
CUBE TESTING MACHINE	-	572.00	572.00	-	288.85	288.85	-	283.15	
J C B	-	92,605.08	92,605.08	-	29,952.35	29,952.35	-	62,652.74	
MOTOR CAR	-	16,598.00	16,598.00	-	5,739.22	5,739.22	-	10,858.78	
COMPUTER & PRINTER	-	251.50	251.50	-	84.46	84.46	-	167.04	
	1,58,449.06	1,11,438.36	2,69,887.42	53,914.24	46,822.06	1,00,736.31	17,381.93	1,51,769.18	

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DETAILS OF WORK IN PROGRESS AS ON 31.03.2025

1) OPENING WORK-IN-PROGRESS (CHAR KANYA PROJECT) B/F		3,12,515
2) THE NUCLEUS (KALIKAPUR PROJECT, JOINT VENTURE) B/F		
COST OF CONSTRUCTION B/F		1,49,24,000
LESS: COST OF SHOP SALE (250 SQ. FT. X 2,500 PER SQ. X 3 NO.)=		18,75,000
		1,30,49,000
4) SUN SHINE PROJECTS		
OPENING BALANCE	14,89,42,033	
ADD: 'PURCHASE OF LAND DURING THE YEAR	18,92,04,375	
LAND REGISTRATION EXP.	4,38,094	18,96,42,469
ADD: PURCHASES OF FLAT DURING THE YEAR		3,15,91,670
ADD: OTHER EXPENSES		
BUILDING MATERILAS	14,30,54,798	
SECURITY GUARD EXPENSES	5,60,000	
JCB WORK, MAINTANCE AND CHARGES	4,99,009	
INSURANCE CHARGES	5,252	
LOADING & UN LOADING	2,700	
LABOUR CHARGE	9,57,146	
CARRIAGE INWARD	1,36,944	
SITE DEVELOPMENT MATERIAL	6,72,402	
ELECTRICITY EXP @70%	5,19,490	
OIL & FUEL @70%	18,45,378	
ARCRITECHTURE FEES	9,28,694	
OCCUPANCY CERTIFICATE	50,000	
PLAN SECTION FEES	45,66,441	
RERA REGISTRATION FEES	91,840	
	15,38,90,094	
	52,40,66,266	
LESS: COST OF SALE		
BUNGLOW (2374 SQ. FT. X 4,500 PER SQ. X 7 NO.)=	7,47,81,000	
CAR PARKING (110 SQ. FT. X 1,700 PER SQ. X 34 NO.)=	63,58,000	
FLAT(TOTAL 50867 SQ.FT. X 2,500 PER SQ.) (NO. OF FLAT 49)=	12,71,67,500	20,83,06,500
		31,57,59,766
	CLOSING WIP	32,91,21,281
5) CONVERT FIXED ASSETS TO STOCK		
ELEVATOR		2,07,478
ELECTRIC TRANSFORMER		15,30,715
		17,38,193
6) OTHER LAND B/F		5,39,15,783
		38,47,75,257



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CIN : U74900WB2011PTC166103

ALLOWABLE DEPRECIATION AS PER I.T. ACT FOR THE YEAR ENDED 31.03.2025

Description	Rate of Depreciation	GROSS BLOCK					WDV As at 31.03.2025 (Rs.)
		As at 01.04.2024 (Rs.)	Addition Before 30.09.2024	Addition After 30.09.2024	Deduction	Depreciation the year	
LAND & BUILDING	10%	76,49,400	-	-	-	7,64,940	68,84,460
FURNITURE	10%	1,57,381	99,278	36,850	-	27,508	2,66,001
		78,06,781	99,278	36,850	-	7,92,448	71,50,461
PLANT & MACHINERY	15%	34,69,920	45,39,034	64,43,525	17,38,193	14,23,878	1,30,28,600
PLANT & MACHINERY	40%	-	25,150	-	-	10,060	15,090
		34,69,920	45,64,184	64,43,525	17,38,193	14,33,938	1,30,43,690
TOTAL		1,12,76,701	46,63,462	64,80,375	17,38,193	22,26,387	2,01,94,150



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LIST OF ADVANCE FROM CUSTOMER AS ON 31.03.2025

Sl. No	Name	Phone NO	Address	Pin No	ZIP NO	opening Balance	Advance received During the year	Advance refund during The Year	Advance adjust against Sales	closing Balance	Mode of receipt & refund of Advance
1	ABHINAVAN SARKAR/BUJNGALOW-26	8820896688	GOPAL NAGAR COLONY, NEAR KANU TEA STALL, KALLA CENTRAL HOSPITAL, PO- KALLA C. H., PS- ASANSOL, NORTH, DIST- PASCHIM BARDHAMAN, PIN- 713340	CJPS0011E	713340	-	66,08,750	-	12,75,010	79,83,760	Bank
2	ABHISHEK DAS/BUJNGLOW-133	7003210755	S/O GOPAL DAS PS-BANTALA, 9/6/19, PEARY MOHAN SUR LANE, BEADON STREET KOLKATA, WB-700006	AFCOP21878L	700008	-	4,76,180	-	-	4,76,180	Bank
3	ADHIRAJ MAJUMDER	8697517306	A/31, PURBA RAJAPUR, PO- SANTOSH-PUR, PS- SERVEY PARK, S.O. KOLKATA 700075	DIZPMA3246E	700075	51,000	29,29,391	-	29,80,391	-	Bank
4	ADITYA SAHA	9903155541	C/8 DANLUNI HOUSING ESTATE PO-DANLUNI PS-DANLUNI DIST-HOOGHLY WEST BENGAL PIN-712311	GEPPS7893L	712311	36,52,703	4,05,854	-	40,58,557	-	Bank
5	ABUL ALI	9874974071/987469 0786	RAJARHAT, KOLKATA, PIN-700135 A-12, RAJARHAT MAIN ROAD, NEAR CEROZIO COLLEGE, RAJARHAT GOPALPUR (M), K24PQS WEST BENGAL-700136	BJPAS5729C	700135	18,47,920	15,31,551	-	33,79,472	-1	Bank
6	ALAM KHAN & FIROZA KHAN/BUJNGALOW-1	9874974071/987469 0786	A-12, RAJARHAT MAIN ROAD, NEAR CEROZIO COLLEGE, RAJARHAT GOPALPUR (M), K24PQS WEST BENGAL-700136	K483SD/BUKPSG	700136	-	68,37,876	3,60,001	-	64,77,875	Bank
7	ALAM KHAN & FIROZA KHAN/BUJNGALOW-2	9874974071/987469 0786	A-12, RAJARHAT MAIN ROAD, NEAR CEROZIO COLLEGE, RAJARHAT GOPALPUR (M), K24PQS WEST BENGAL-700136	K483SD/BUKPSG	700136	4,00,000	83,69,303	-	-	87,69,303	Bank
8	AJOK KUMAR/BUJNGALOW-83	8582934707	SINGH MANSION, NEAR PAVITRI HOSPITAL, POB PS-GIRIDIH DIST- GIRIDIH JHARKHAND- 815301	DUNPK4729P	815301	4,00,000	66,05,952	-	-	70,05,952	Bank
9	AMAR BHASKAR	8500018487/890674 4285	PARBATI PUR, TAMILUK, PO & PS- TAMILUK DIST- PURBA MEDINIPUR WEST BENGAL - 721636	BEKP83724A	721636	36,15,151	1,81,210	-	37,96,361	-	Bank
10	ANINDYA ROY CHOUDHURY	9432022147	11/7, SARADAMANI ROAD, NABAGRAM, WEST BENGAL, HOOGHLY-712246	189731M/AJUPCI	712246	51,000	-	-	-	51,000	Bank
11	ANIRBAN JANA/BLOCK-C/FLAT-3-C	9002300012	KANTHI, ATHILAGARI, PO & PS- CONTAL, DIST- PURBA MEDINIPUR, WEST BENGAL-721401	AQHPD0550F	721401	51,000	-	-	-	51,000	Bank
12	ANITA DEY/BLOCK-C/FLAT-1G	8240724302/824060 3128	FLAT-2A, S/35, RAJENDRA PRASAD COLONY, PO- TOLLYGUNGE, PS-GOLDFREEN, DIST-KOLKATA, WEST BENGAL-700033	ASJPD9974F	700033	-	26,89,715	-	-	26,89,715	Bank
13	ANUPAM JASH/BLOCK-C/FLAT-1B	7001483353	SATYADIBAG 3NO LANE, BURDWAN, SRIPALLI, BARDHAMAN, WEST BENGAL-713103	18035SH/ ANZPIS	713103	50,495	-	-	-	50,495	Bank
14	APARAJITA BASU	9830476138	13A, SUHASHINI GANGULY SARANI, AMAR PHARMACY, PO & PS- KALIGHAT, DIST- KOLKATA, WEST BENGAL- 700025	AJUPB68371H	700025	2,94,792	26,83,133	-	29,77,925	-	Bank
15	ARCHANA SHRIVASTAV	9165007371/943361 8188	16 PANPARA, 1ST LANE BARBACPORE (M) TALUKPUR K24PQS KOL-700123	152477C/AVGPG	700123	-	1,00,000	-	-	1,00,000	Bank
16	ARCHESMAN GANGULY	9547538013	VILL-MITHANI, CITY- ASANSOL, PO-MITHANI, PS- KULTI, DIST- PASCHIM BARDHAMAN, WEST BENGAL- 700025	ATPFC6116C	713371	27,34,729	3,03,857	-	30,38,586	-	Bank
	ABPAM CHATTARAJ			ATPFC6116C	713371	32,00,098	4,97,225	-	36,97,323	-	Bank



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18	ARPIITA MUKHERJEE	843209159/842096 7965	3/13, LIG TOWER 3 ACTION AREA 2, AKANKHA MORE, P.O. & P.S. - NEWTOWN, DIST- NORTH 24 PGS, STATE- WEST BENGAL, PIN-700156	ATOPM7196C	700156	10,001	5,41,000	5,51,001	-	Bank
19	ARYUMAN GHOSH/BUNGALOW-69	9836328787	BA-126 FLAT NO-BA1, SARVAMANGLA COOPERATIVE HO, NEW TOWN, VTC, NEW TOWN, PO. NEW TOWN, DISTRICT: NORTH 24 PARGANAS, WEST BENGAL- 700156	G1948K/ BGRPG	700156	-	14,35,376	-	14,35,376	Bank
20	ASIF ALI MONDAL					7,00,000	-	7,00,000	-	Bank
21	ATANU KUMAR DEY	7908665832	3NO NARASHIPUR PO- PS-NANDIGRAM DIST- NEALT MIDNAPUR, WEST BENGAL, PIN-721656	ATOP02489F	721656	24,77,573	39,04,125	63,81,798	-	Bank
22	BHASKAR DEBNATH/BUNGALOW-43A	9326555162	MAA SARADA APARTMENT, 21/19BTRROAD, PO, KHARDAH, PS. KHARDAH, PIN. 700117, N24PGS, WEST BENGAL	D3545N/ANQPD	700117	-	12,04,830	-	12,04,830	Bank
23	BHASKAR MAJUMDER/BUNGALOW-102	999931969/867433 8744	P-81/1/A, PRAGATIPALLY, LAKE TOWN, KOLKATA, PS & PO- LAKE TOWN, N24PGS, WEST BENGAL 700089	M6659I/AJAPC	700089	-	18,89,691	-	18,89,691	Bank
24	BIPLAB GHOSH					3,26,683	-	3,26,683	-	Bank
25	BISWADIP MAZUMDER/BUNGALOW-46	9046914678	GOPAL NAGAR, PO- KALLA (C-H) PS- ASANSOL, NORTH WEST BENGAL- 713340	BIDPM1285L	713340	12,75,000	76,77,381	-	86,02,381	Bank
26	BISWAJIT MAZUMDAR/BLOCK-A/FLAT-1H	8017685808	292/18 A B ROAD RATHALA, SHITALA BYE LANE BARACKPUR-1, N24PGS WEST BENGAL-743129	BEEPMA4375P	743129	-	6,69,000	2,68,650	-	Bank
27	BISWAJIT SAHA / SANKARI SAHA	9436121081	RAMKRISHNA MISSION ROAD EXTN, TOWN BARIDWALI, PO- AGARTALA, PS- WEST AGARTALA, DIST- WEST TRIPURA, PIN-799001	A1WFP59299F	799001	25,69,653	2,85,517	-	28,55,170	Bank
28	BUDHOBO PRASAD/BLOCK-C/FLAT-3H	9239627016	FLAT-1A, BC-7/8, KALKA APT., PO-DESHBANDHU NAGAR, PS-BAGURHATI, DIST- NORTH 24 PGS, STATE- WEST BENGAL, PIN-700059	AURPP1893E	700059	-	48,571	-	48,571	Bank
29	CHUMKI BHATTACHARYA	9830476298	MEGADRI COOPERATIVE HOUSING SOCIETY, FLAT NO- 804, NEW TOWN MAIN ROAD, OPPOSITE TANK NO-8 PO & PS- NEW TOWN, DIST- N24PARGANAS WEST BENGAL - 700156	ANIPB403C	700156	51,000	36,75,345	-	37,26,345	Bank
30	COUNTER PARTY RECEIVED					5,001	-	5,001	-	Bank
31	DERASHREE PATRA	834815009/740652 3133	C/O C PADMA, 48/8-133, 8TH C CROSS, 3RD MAIN, VENKATAPURA, KORAMANGALA, BANGALORE SOUTH, KARNATAKA- 560034	P7331L/B87PM7	560034	86,10,025	-	86,10,025	-	Bank
32	DIPAK GHOSH					9,60,000	22,40,000	-	32,00,000	Bank
33	DR. RAYAN DAS GUPTA/BUNGALOW-64	9339532774	ANUPAM HOUSING ESTATE, BLOCK-C, FLAT-2D, PO-PS- DUM DUM, DIST- N24PGS, WEST BENGAL- 700028	AUMPD7508A	700028	4,10,000	4,00,000	-	8,10,000	Bank
34	DR. SANDIP KUMAR NEDGI/BLOCK-A/2F	917780114496	P-147, MUDIALY ROAD, GARDEN REACH, PO-GARDEN REACH, PS-METIABRUZ, DIST-KOLKATA, WEST BENGAL, PIN-700024	N0587D/DEHPHE	700024	-	2,83,501	-	2,83,501	Bank
35	GAIREI ROY CHOWDHURY/BLOCK-D/FLAT-4C	8697038826	33A, Benaroli Chatterjee Street, Kolkata - 700002, P.O. - Coasipore, P.S. - Coasipore, District - Kolkata,	AUMPC982A	700002	-	3,27,251	-	3,27,251	Bank
36	GLF PROJECTS LIMITED					50,00,000	-	-	50,00,000	Bank
37	GOURAB POREL/BUNGALOW-23	9830011380/700317 5261	BL-4 FLAT NO-10E ETERNIS, 59, JESSORE ROAD (SOUTH), DOLTA, MADHYAMGRAM N24PGS WB- 700032	P7504Q/BGBPOE	700032	4,22,224	-	-	4,22,224	Bank
38	GOURAV DAS/BLOCK-C/FLAT-4D	8100561697	7/1A NIVEDITA APARTMENT, SANTRA PARA LANE, SINTHI, PO-SINTHI, PS- DIST- KOLKATA, WB PIN- 700050	AZDPOS379N	700050	-	4,29,010	-	4,29,010	Bank
	GOUTAM SINGHA ROY & APARNA ROY/BUNK	9002884282	VILL-PO- BATHIPUR, PS- GHATAL, DIST- PASCHIM MIDNAPUR, STATE WEST BENGAL, PIN-721212	R3219I/CMIPB3	721212	-	50,50,000	-	50,00,000	Bank



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40	HARSH AGARWAL						5,00,000	-	5,00,000	-	Bank
41	HARSH AKASHAN/BLOCK-C/FLAT-4G	637627351	267/577, B.HB. PRATAP NAGAR, SECTOR-26, SANGANER, JAIPUR, PRATAPNAGAR SECTOR 11, RAJASTHAN, PIN-302033	COVPA7129F	302033		4,08,231	-	4,08,231	-	Bank
42	INDRANI KUMAR						6,99,000	-	6,99,000	-	Bank
43	INDULERSHA VAZRA						1,00,000	-	1,00,000	-	Bank
44	IOBAL GULAMNABI VORA/BLOCK-A/FLAT-4F	9426089033	13/5/156/3 REHAMAT NAGAR, NEAR PAKOZA MASJID, PO & PS-ANANAD STATE-GUJARAT PIN-388001	ADHPV938ER	388001		21,94,565	-	21,94,565	-	Bank
45	JAYANTA KUMAR CHAKRABORTI	9007775501	C/O BATA KRISHNA CHAKRABORTY, SWAMIJI APARTMENT, PHASE 2, BLOCK-8 FLAT 502, 222/16 GIRISH GHOSH ROAD, BELUR, BALLY (M), HOWRAH, WEST BENGAL-711202	ADZPC346Q	711202		6,74,999	-	6,74,999	27,00,000	Bank
46	JUPITER						8,20,00,000	-	8,20,00,000	9,70,00,000	Bank
47	JUPITER DEVELOPERS						7,85,00,000	-	7,85,00,000	11,95,00,000	Bank
48	KAILAS NATH MAJUMDAR/BLOCK-C/FLAT-2B	7001743900	PASHUPATI APARTMENT 2ND, AMBIKA MUKHERJEE ROAD, PO& PS-BELGHARIA, DIST- KOLKATA, STATE WEST BENGAL, PIN-700056	ADIPM4603P	700056		50,495	-	50,495	-	Bank
49	KALLOL SARKAR/BUNGALOW-44	6338895860	3RD FLOOR, UTTARAYAN APT, 82A K. K. MAZUMDER ROAD, P.O. - SANTOSHIPUR, P.S.-JADAVPUR, DIST.- KOLKATA, WEST BENGAL, PIN-700075	BLTPS8090M	700075		81,74,629	-	81,74,629	-	Bank
50	KAMAL ROY	5940455896	DOSHI RESIDENCY, FLAT NO-1C DHANDAPANI STREET, PO-T. NAGAR, P-5- DIST-CHENNAI, TAMILNADU-600017	G3453Q/CQBPAK	600017		26,81,750	-	26,81,750	33,15,639	Bank
51	KANIZE MOULLA						15,00,000	-	15,00,000	-	Bank
52	KARONI HALDAR & BIDISHA HALDAR/BUNGA	9811318078/923064 6153	IDEAL ABASAN FLAT NO.-5C BLOCK-1, RAJARHAT PO & PS- NARAYANPUR, DIST- NARIPS, STATE-WEST BENGAL, PIN-700136	H0492L/AZDP88	700136		18,76,240	-	18,76,240	-	Bank
53	KAUSIK MUKHERJEE						2,00,000	-	2,00,000	-	Bank
54	KAUSTUV BANERJEE/BUNGALOW-W/12	9330881750	137/1, K.P. ROY LANE, VIC. HALTU, PO. HALTU, SUB DISTRICT: CIRCUS AVENUE, DISTRICT: KOLKATA, STATE : WEST BENGAL, PIN CODE: 700078		700078		15,64,326	-	15,64,326	-	Bank
55	KIRAN VERMA & SANKET KUMAR VERMA/BL	7980728912/906204 4440	167/JI DR. G. S. ROAD PO-TILAJA PS-KASBA DIST- 52APGS WB PIN-700039	V9511B/CMZPV1	700039		22,39,433	-	22,39,433	-	Bank
56	KOTEL BHATTACHARJEE/BUNGALOW-10B		107, KAI NAIRUL ISLAM SARANI, NORTH DUMDUM(M), NORTH 24 PARAGANAS, NIMTA, WEST BENGAL, PIN-700048	BMGPR1340H	700049		47,621	-	47,621	-	Bank
57	LABONI MAU/BLOCK-8/FLAT-3A	9484478182	SUDHA VILLA BABINDRANAGAR PO-CHELDANGA PS-HIRAPUR DIST- PASCHIM BARDHAMAN WB PIN-713304	A9915K/DBHFM	713304		37,25,947	-	37,25,947	-	Bank
58	LILU SAHOO	7003668588	JEMADEPUR, PO&PS- CHANDPUJ, DIST- NATYAGARH, ODISHA- 752024/	JIRPS6686G	752024		16,94,792	-	16,94,792	27,20,317	Bank
59	MATRETEE JAGANNATH		BADAMBAGARI, BADAMBAGARI, BADAMBAGARI (NIZIGARI), CUTTACK, BARAMBAGARI, ODISHA 754031	CBHP4320A	754031		70,000	-	70,000	1,70,000	Bank
60	MAKHANLAL SAHA/BUNGALOW-C/7	9433068602	BF-37, SALT LAKE CITY SECTOR-1, BIHANNAR P.O.- SALT LAKE, P.S.- BIHANNAGAR EAST, PIN-700064, DISTRICT- NORTH 24 PGS., STATE- W.B.	ATGPS0206D	700064		12,42,987	-	1,08,090	-	Bank
61	MAMONI CHAKRABORTY /BLOCK-C/FLAT-4F	5547526444/973306 2988	12A/1 VILL-KHATIR BAZAR LANE, PO-RISHRA, PS-RISHRA, DIST-HOOGHLY, STATE-WEST BENGAL, PIN-712246,	DIPPA0502M	712248,		2,90,625	-	2,90,625	-	Bank
62	MAMUN AL BASHID/BLOCK-C/FLAT-3A	9800617549	Swagatam Apartment, Bibi Gram, English Bazar, P.O. - Malda, P.S. - English Bazar, Pin Code - 732101, District - Malda	ALGPRS107P	732101		6,80,665	-	6,80,665	-	Bank



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63	MANISHA KHEMKA/BLOCK-A/FLAT-4A	9331594342	31, G.T. ROAD NORTH, PO & PS- GOLABARI, DIST- HOWRAH, WEST BENGAL, PIN-711101	KAT773E/AMLPK2	711101	-	4,14,105	-	4,14,105	Bank
64	MASHKOOB AHMAD		FLAT NO. 4,2ND FLOOR, GITANJALI APARTMENT,P.O.- BELGHARIA, P.S.- BELGHARIA,DIST-NORTH 24 PARIGANAS, WEST BENGAL, KOLKATA 700056	PR5342J/BDPPK	700056	38,37,442	-	-	38,37,442	Bank
65	MATUKH ROYCHOUDHURY/BUNGALOW-40	9432318598/891030 1311	ALINAGAR, PO- DAMSHIN ALINAGAR, PS- MALDA, DIST- N24PGS, STATE- WEST BENGAL, PIN- 700135	PH0408B/CGJF3	700135	-	37,28,676	-	37,28,676	Bank
66	MD DILWAR HUSSAIN	9563879955	86, EXHIBITION BAGAN ROAD, BEHRHAMPORE, GORBAZAR, BEHAMPORE(WB), MURSHIDABAD, WEST BENGAL, 742101	RL639R/AGUPN;	742101	9,00,000	11,00,000	-	20,00,000	Bank
67	MD JAHANGIR ALI	8900549761	RAINAGAR MODEL, KALUACHAK, VALUACHAK-1, MALDA, WESTBENGAL, 732201	Y708BM/AVPK7	732201	-	8,45,750	-	6,45,750	Bank
68	MD. MIJANUR RAHAMAN/BLOCK-D/FLAT-2B	8900549761	MANDAGIRI SHOPPING & HOUSING COMPLEX,1/A KAJIPARA MAIN ROAD, PO & PS BARASAT, DIST- N24PGS, STATE-WEST BENGAL, PIN-700124	59390W/ DQTPS;	700124	-	7,11,322	-	7,11,322	Bank
69	MEHJER TASMIN	9434457041	11A/3A, SAPTARISHI PARK, SANKARPUR WEST, PO- ABA, TOWNSHIP, PS- DURGAPUR, DIST- PASCHIM BARDHAMAN, PIN-713206	CYGP81031E	713206	4,07,669	34,33,153	-	38,40,822	Bank
70	MILAN SENGUPTA/BLOCK-C/FLAT-1D	9831391342	6, SURI MILL LANE, PO-SFEORAPHULI, PS- SERAMPORE, DIST-HOOGHLY, STATE- WEST BENGAL, PIN-712223	7R802J/AR5PTE;	712223	-	11,41,829	-	11,41,829	Bank
71	MILU BANERJEE/BLOCK-A/FLAT-3A	8597416362	MANDIRAM, PO- NANDIGRAM, PS- NANDIGRAM, DIST- PURBA MEDINIPUR, WEST BENGAL-721631	ADVPT9646R	721631	2,94,688	27,48,278	-	50,42,966	Bank
72	MILU TABAFOAR & MR. SAYANTAN TARAFDM	9062133966	CR0/3, IRBIMPULSABANI, PASCHIM MEDINIPUR, WEST BENGAL, PIN-721132		721132	-	3,76,926	-	3,76,926	Bank
73	MILON KUMAR TRIPATHI	8837208871	11/1, SARADAMANI ROAD, NABAGRAM, NABAGRAM, HOOGHLY, WEST BENGAL, PIN-712246	197933M/AUJPC;	712246	51,000	-	-	51,000	Bank
74	MONALISA GHOSH/BLOCK-D/FLAT-3B	8972359714	BB12/4 RABINDRA PALLY, IVANSRA, RAJARHAT GOPALPUR (M), N24PGS, WEST BENGAL 700059	B6944P/AJGP87	700059	51,000	-	-	51,000	Bank
75	MOUMETA ROY CHOUDHURY & ANINDYA RO	9432022147	UTTARA DWITTYA HOUSING COMPLEX, TOWER-3, FLAT NO.-102B,P.O. - HATIARA, P.S.- NEW TOWN, DIST.- NORTH 24PGS, WEST BENGAL, PIN-700157	AGXP80265A	700157	-	66,37,620	-	66,37,620	Bank
76	MOUSUMI BANIK & TAPAS BANIK/BLOCK-3/I	6290171937	C/O C PADMA, 48/B-153, 8TH C CROSS,3RD MAIN, VENKATAPURA, KORAMANGALA, BANGALORE SOUTH, KARNATAKA- 560034	1P7331J/BRTPM7	560034	-	1,33,01,354	-	1,33,00,035	Bank
77	MIR. ATAMU BAG & TAPASTYA BAG/BUNGALO	9733928699/700319 5346	NANDAN, BANISAYAR, P.O.- BANIGALUNI, DIST- WEST BURDWAN, PIN-713538	AXDPM7059F	713538	22,51,000	6,95,878	-	29,46,878	Bank
78	MRS. DEBASHREE PATRA & MIKUL DAS/BJP	8348515009/740652 3133	MERLIN RIVER VIEW, FLAT NO-1F, BLOCK- WAVE, 15, KABRITHA SARBANI, PO-RHIDDERPORE, PS- WATGUNGE, SOUTH 24 PGS WB-700023	AESP8070Q	-700023	1,00,000	-	-	1,00,000	Bank
79	MUKUND MISHRA	8170850910	P 19/3 MES QTRS BAGIOLA, MILITARY CAMP, PRIVATE ROAD, MOUTHHEEL, SOUTH DUMDUM, NORTH 24 PARIGANAS, WEST BANGAL-700074	Q/DSOP8761JL7	-700074	-	31,52,866	-	31,52,866	Bank
80	MAJSTFA KHASAWALA	9339802292	GORUPALLY SOUTH SANTHIREETA, BOUPUR M, PO & PS- BOUPUR, STATE- WEST BENGAL, PIN-731204	BHYP82408R	731204	-	11,22,430	-	11,22,430	Bank
81	NARESH KUMAR BALMIKI/BLOCK-D/FLAT-2D	9051114089/974891 8769	16, BAGMARI LANE, PO- PS- DIST- NORTH 24PGS WEST BENGAL 700054	AIMP0543L	700054	1,101	-	-	1,101	Bank
82	NASIM BANU/BLOCK-C/FLAT-2D	825058828/896745 7443								
83	NEHA CHONMAI/BLOCK-A/FLAT-4G									



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84	NEHA YADAV & ARKAR HAZRA/BLOCK-B/FAL' NICKY COMMERCIAL P LTD	8016973002	G-2, BANERJEE PARK, GURIA PIN-700084	ARCPO3231D	700084	-	50,00,000	16,00,000	-	16,00,000	Bank
85			BISHANPUR, BARHARWA, PO-BISHANPUR, PS-BARHARWA, DIST- SAHEBGANJ STATE- JHARKHAND, PIN-816101	AOJPNSS58D	816101	-	-	95,239	-	95,239	Bank
86	NILAY NIRAV/BUNGALOW-67	8210849566	RANGIBASAN, PURBA MEDINIPUR, MAHSADAL WEST BENGAL 721628	BNYPM1892A	721628	-	3,13,800	25,01,822	-	26,15,622	Bank
87	NILAY MAJI/BLOCK-C/FLAT-26	8249982349	RANGIBASAN, PURBA MEDINIPUR, MAHSADAL WEST BENGAL 721628	BNYPM1892A	721628	-	2,83,500	22,56,451	-	25,39,951	Bank
88	NILAY MAJI/BLOCK-C/FLAT-36	8249982349	58 NORTHVIEW, PINNER H A S 1P E, MIDDLESEX			-	-	39,60,003	-	39,60,003	Bank
89	NILOFAR FARUQUI/BUNGALOW-3		PRABHA BHAWAN, 4TH FLOOR, ABOVE LUCO BANK, ADABARI TINALI, PO-PANDU, PS- JALUKBARI, DIST- KAMRUP (METRO)GUWAHATI, ASSAM-781012	AADONM4431G	781012	-	12,00,000	59,38,889	-	71,38,889	Bank
90	NRDS MANAGEMENT PRIVATE LTD/BUNGALOW	9864741860	PRABHA BHAWAN, 4TH FLOOR, ABOVE LUCO BANK, ADABARI TINALI, PO-PANDU, PS- JALUKBARI, DIST- KAMRUP (METRO)GUWAHATI, ASSAM-781012	AADONM4431G	781012	-	12,00,000	67,00,794	-	79,00,794	Bank
91	NRDS MANAGEMENT PVT. LTD./BUNGALOW	9864741860	FC-14/5, FLAT-3B, NANCY BHAWAN, VIDYASAGAR PALLY, IVANGRA, P.O.- D.B. NAGAR, P.S.-BAGUIATI, KOLKATA-700059	GB8641D/ANIKPK	700059	-	-	27,42,907	-	27,42,907	Bank
92	PARAMITA KONAR/BLOCK-D/FLAT-A3	9890515062	at D-5, Puripanjali Endawe, Pitam Pura, Siraswati Vihar North, West Delhi, Pin Code - 110034, State - New Delhi,	AAAPR80067A	110034	-	50,000	9,524	-	9,524	Bank
93	PARTHA PRATIM BISWAS/BLOCK-D/FLAT-1D		124/109 JESSORE ROAD, KAMARTHUBA, NEAR JANGACHI MORE, PO & PS- HARRA, STATE- WEST BENGAL, DIST- N24PGS, PIN-743263	BWHPB7073C	743263	-	-	80,22,999	-	80,22,999	Bank
94	PRANAB SARKAR	9830575174	41, BANGHA BHANGA PALLY, KOLKATA, PO - PURBA PUTIARY, PS- REGENT PARK, DIST.- SOUTH 24 PGS, WEST BENGAL-700093	ANVP6813A	700093	-	22,71,005	18,69,047	-	41,41,052	Bank
95	PRASENIT BISWAS/BUNGALOW-106 & 107	7687929303	PHJ/80/5, WINDMERE, OPP. APC COLLEGE PO- JUGBERIA PS- NEW BARBACKPORE DIST-N24PGS STATE WEST BENGAL, PIN-700110	888199/NGIPFC	700110	-	-	97,31,013	-	97,31,013	Bank
96	PRATITI LAHIRI	6290773669/863752 3705	VTG: NADIA, P.O.: DHANYAKURJA, SUB DISTRICT: BASIRHAT-11, DISTRICT: NORTH 24 PARGANAS, STATE: WEST BENGAL, PIN CODE:743437	CNGPO2977I	743437	-	2,000	3,01,485	-	3,01,485	Bank
97	PRIVANKA BHATTACHARJEE & DEBASIS CHA	9064481739	TIRUPATI PLAZA, 3RD FLOOR, 74/2 AIC BOSE ROAD PO-PARK STREET, PS-PARK STREET, DIST - KOLKATA STATE- WB 700016	ADXP89794J	700016	-	28,17,264	3,18,031	1	31,30,294	Bank
98	PUNAM DAS/BLOCK-C/FLAT-4C	9007002750	LULY 204, 2ND FLOOR BL-LULY, SIDHHA TOWIN, PO-PS- RAJARHAT, DIST-N24PGS, PIN-700136	AQHPM7402P	700136	-	3,00,000	42,45,115	-	42,45,115	Bank
99	PURABI BANERJEE	8886200328	DHARA PARA, MADRASI BAGAN, PO & PS- CHANDANNAGAR, DIST- HOOGHLY, WEST BENGAL- 711136	57711E/AVFPG1	711136	-	9,18,973	15,22,000	-	24,40,973	Bank
100	PURENDU LAL BOSE	9830568965	22/91 RAJA MANINDRA ROAD PO- BELGACHIA PS- CHITPORE KOLKATA	S5976N/CIAPS	700037	-	25,01,204	2,31,212	-	27,32,416	Bank
101	PURSOOTTAM MOHAPATRA/BLOCK-A/FLAT-	898184476/905194 7402/8981184416	PROFESSOR PALLY, 2ND LAND, NORTH DUM DUM, PO-BIBATI, PS- NIMTA, DIST-N24PGS, WEST BENGAL- 700051	ACEPH5687A	700051	-	-	31,79,969	-	31,79,969	Bank
102	RABIUL MOLLA	7044439951	PROPERTY NO B2-A, POCKET -C- SIDDHANTHA EXTN, ASHRAM, SOUTH DELHI, P.O.- JANGPURA, P.S. SUNLIGHT, DISTRICT- NEW DELHI, STATE- DELHI, PIN- 110014	180580H/ASCOPE	110014	-	13,50,000	33,22,756	1,00,000	34,22,756	Bank
103	DALLA GHOSH SARKAR/BLOCK-B/FLAT-2B					-	-	-	-	-	Bank
104	RAHUL KUNWAR SHAW/BLOCK-B/FLAT-3B					-	-	-	-	-	Bank
105	RAJAT HORE/BLOCK-C/FLAT-3B					-	-	-	-	-	Bank
106	RAJUL RAHAMAN					-	-	-	-	-	Bank
107	RAJDEEP BANERJEE/BLOCK-D/FLAT-4D	9654353387/ 9990701929				-	-	-	-	-	Bank



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108	RAJIB SAMANTA & SWATI MALLIK/BUNGALOW	9830685531	FLAT 3E, BLOCK-RIPPLES, 15 KABIRITHA SARANI, PO-KHIDERPORE, PS- WATGUNI, DIST- KOLKATA, STATE- WEST BENGAL, KO-700023	56757N/AGPPM	700023	15,30,477	-	15,30,477	-	Bank
109	RAJIB SENGUPTA/BUNGALOW-2B	9874440290	157, RADHA GOBINDA NAGAR UTTARPARA KOTRONG(M) HINDIMOTOR SEMAMPUR UTTARPARA HOOGHLY WEST BENGAL 712233	AU2P3099N	712233	39,58,540	-	81,00,000	-	Bank
110	RAYAN DASGUPTA	9339551774	ANUPAM HOUSING ESTATE, BLOCK-C, FLAT-2D, POBPS- DUM DUM, DIST- N24PNS, WEST BENGAL-700028	AUMPD7508A	700028	4,00,000	-	4,00,000	-	Bank
111	REKHA SIKDAR/BLOCK-A/FLAT-1F	9830263024	G3/8, LABONY ESTATE, P.O.- LABONY ESTATE, P.S.- SALT LAKE, DISTRICT- NORTH 24 PARAGANAS, STATE- WEST BENGAL, PIN.-700064	FSPS2603N	700064	9,91,251	-	9,91,251	-	Bank
112	RIMSA NAZ	6100206188/8102513337	VILL-JIRBU CHOWK GHAZIPUR PO-TARAPUR PS-TARAPUR DIST MUNGER STATE- BIHAR PIN-813321	N7708R,AMPH4	813321	1,75,000	-	29,30,102	-	Bank
113	RIYA CONSTRUCTION					3,80,000	-	3,80,000	-	Bank
114	RUMPA ROY/BLOCK-A/FLAT-4B		22 ROSE MERRY LAKE, PO-HOWRAH, PS-GOLABARI, DIST- HOWRAH, STATE WEST BENGAL, PIN-711101	AZVPD7173R	711101	2,82,729	-	2,82,729	-	Bank
115	RUPAM BISHAYEE/BLOCK-C/FLAT-3E	8967800013	VILL-P.O.-CHAKOWIPA, P.S.- BHABANIPUR, PIN-721645, DIS- PURBA MEDINIPUR, STATE -WEST BENGAL,	B2627C/ AZVP81	721645	41,31,487	-	41,31,487	-	Bank
116	SADDAM MALLICK		PARBOTIPUR, ERDAIL, PO-ERDAIL, PS-RHARGRAM, DIST- KANDI MUJSHIDABAD, STATE-WEST BENGAL, PIN-742147	CEEPS2970D	742147	5,66,336	-	5,66,336	-	Bank
117	SAFIQUE HASAN		10,13,100			10,13,100	-	10,13,100	-	Bank
118	SAFIQUE HOSSAIN		3,00,000			3,00,000	-	3,00,000	-	Bank
119	SAHADAT GAZI/SHOP NO-05		19,000			19,000	-	19,000	-	Bank
120	SAIFULLAH SIDDIQUE/BLOCK-C/FLAT-2C	8967233952				10,00,000	-	10,00,000	-	Bank
121	SANTOSH KUMAR MOHAPATRA/BUNGALOW	9163353253	SIRLO, NADAGRAM, PO- SIRLO, PS- KISAN NAGAR, DIST - CUTTACK, ODISHA-754132	ACAPM0619M	754132	1,00,000	-	1,00,000	-	Bank
122	SATISH KUMAR AGARWAL		11,37,500			11,37,500	-	11,37,500	-	Bank
123	SELIMA KHATUN		7,00,000			3,19,000	-	3,19,000	-	Bank
124	SHADAB ALAM/ BUNGLOW-44A	9748430012	4/1/1/7, NAWAB ABDUL LATIF STREET, P.O.-P.5 PARK STREET, KOLKATA, WEST BENGAL-700016	ACUPA2787C	700016	37,61,905	-	37,61,905	-	Bank
125	SHALINI ROY / BISWADIP BISWAS		7,05,000			7,05,000	-	7,05,000	-	Bank
126	SHREYAN		5,000			5,000	-	5,000	-	Bank
127	SK ABUL KALAM AZAD		18,83,500			9,51,507	-	28,35,007	-	Bank
128	SK ARIFUL ALAM		48,00,000			-	-	48,00,000	-	Bank
129	SK FERDZE		1,234			-	-	1,234	-	Bank
130	SK KAMRUZZAMAN & NASREEN ADITAR/BLC	9886516531	VILL- MOYNAMPUR, KATSHI, MANTESWAR BARDOHAMAN, WEST BENGAL 713422	KS682F/ALSPA6	713422	33,46,238	-	33,46,238	-	Bank
131	SK KAMLU HOSSA/BLOCK-E/FLAT-3H	9735280914	VILL-SRIPUR, PO & PS-INDAS, DIST- BANIKURA, WEST BENGAL, PIN-722205	AECPH8117P	722205	48,572	-	48,572	-	Bank
132	SK MOHAMMAD ARIF	8617550409	MIYAZAR, PANPARA, MIDNAPORE, PO-MIDNAPORE, PS- KATWALI, DIST- WEST MIDNAPORE, AS0098/NHEP59 WEST BENGAL 721101	AS0098/NHEP59	721101	4,07,669	-	40,76,687	-	Bank
133	SK SAFRUDDIN/BLOCK-A/FLAT-4D		51,000			-	-	51,000	-	Bank
134	SK SAHIN AHMED/BLOCK-8/FLAT-2H	7980265754	345, NOWBHANGA, SECTOR-4, SOLT LAKE, KOLKATA (MC), PO- NOWBHANGA, DIST-KOLKATA, WEST BENGAL-700105	ASCFAB499R	700105	38,93,230	-	38,93,230	-	Bank
	SOMA CHARBORTY/BUNGALOW-42	9830201945	254, S. K. DEB ROAD, SOUTH DUM DUM(M) N24PNS, SREEBHUMI, WEST BENGAL KOLKATA- 700048	A/WF00006G	700048	70,09,524	-	70,09,524	-	Bank



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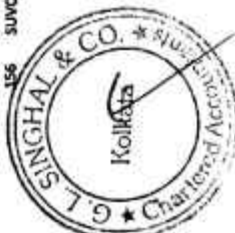
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136	SONNATH GHATUARY & MRS. TAPASREE PAI	9748774248/900821 83A	H. NO.-10, HANUMANT NAGAR, CROSSING MOON CITY, DIMINA ROAD, MANGO, PO-M.G.M. MEDICAL COLLEGE, PS-ULIDDH, DIST-EAST SINGHERUM, STATE-JHARKHAND, PIN-831018	80767A/DRCPFS	831018	-	15,15,869	-	15,15,869	Bank
137	SOURAV SAHA/BUNGALOW-29	9830514102/869765 8785	MEENA SUNRISE, FLAT NO- CBS, SALLUA, RAJBARHAT, PO- RAJBARHAT GOPALPUR, PS- BAGUIHATI, WEST BENGAL, PIN-700136	53266H/BHBPNO	700136	-	66,56,650	-	66,56,650	Bank
138	SRABANTI BASU/plot-17	8420020747	BARASAT DESHBANSHU SARANI, PO & PS-BARASAT, DIST-N24PGS, WEST BENGAL, KOL-700124	CXCPB0603F	700124	-	21,00,000	-	21,00,000	Bank
139	SUBHANKAR RAJBAUSHI & ATREYEE GHOSH/	9123654031	154 RAMKRISHNA ROAD, AIRPORT GATE NO. 1, PO- ITALGACHA, PS- DUMDUM, DIST- NORTH24PGS, WEST BENGAL, PIN-700079	R7052Q/CCOPG	700079	-	50,495	-	50,495	Bank
140	SUBHRA CHANDA/BUNGALOW-62	9903009577	BL-2ND-FLOOR-32A, 2 NETAI SUBHASH ROAD, LULUAH, ULUAH, P.O: LULUAH, DIST: HOWRAH, WEST BENGAL, PIN. 711204	AGAP051876	711204	-	11,66,667	-	11,66,667	Bank
141	SUBBATA KAR/BLOCK-A/FLAT-3C	9830538772	KRISHNA VALLY FLAT NO-2A KAIJHALI CHIRAIKORE PIN-700136	KS428E/AFEPH6	700136	27,34,793	-	51,000	-	Bank
142	SUDIP GHOSH/PLOT-B - 3 TO 11	9078837582	304/2 BAGMARI ROAD PO-KANKURGACHI PS-KANKURGACHI DIST-KOLKATA PIN-700054	ADNPG43011	700054	55,00,000	15,00,000	-	29,08,571	Bank
143	SUDIP SANYAL & PAMPA CHAUDHURY/BLNK	9038776068/827454 2753	384/1 M.B. ROAD, NORTH DUM DUM MUNICIPALITY, PO & PS-NIMTA, DIST NORTH 24 PGS, STATE-WEST BENGAL, PIN-700049	574770/AGGPO	700049	-	17,44,244	-	17,44,244	Bank
144	SURITA DAS	9830899047/990305 1047	43/1 JIBAN KRISHNA MITRA ROAD PO-BELGACHIA PS-CHITPUR KOLKATA-700037	54878P/FAHP51	700037	25,01,204	2,31,211	-	27,32,415	Bank
145	SUJIT KUMAR SHAW/BLOCK-A/FLAT-3B	9078837582	FLAT-2C, 132/1 UPEN BANERJEE ROAD PAJNASREE PALLY KOLKATA, WB-700060	BISVPC871G	700060	-	10,33,333	-	10,33,333	Bank
146	SUKRIT CHATTERJEE/BUNGLOW-A/9	8777465002	588/2, COLLIN STREET, PO & PS- PARK STREET HO, KOLKATA, WEST BENGAL, PIN - 700016	BINPC3643K	700016	-	43,33,334	-	43,33,334	Bank
147	SULTANA CHAND/BUNGALOW-41	8777465002	KOLKATA, WEST BENGAL, PIN - 700016	BINPC3643K	700016	4,50,000	-	-	4,50,000	Bank
148	SUMAN KUMAR GHOSH	8777465002	KOLKATA, WEST BENGAL, PIN - 700016	BINPC3643K	700016	4,50,000	-	-	4,50,000	Bank
149	SUMIT CHAKRABORTY/BLOCK-C/FLAT-3F	9836441306	ALPRIYA COOPERATIVE HOUSING SOCIETY, FLAT- 98, NEW TOWN ACTION AREA 2D, PO-NEW TOWN ACTION AREA 2, DIST-N24PGS, STATE-WEST BENGAL, PIN-700161	XCS577/AUKPCE	700161	-	31,42,645	-	31,42,645	Bank
150	SUMIT SARAOGI	9836441306	ALPRIYA COOPERATIVE HOUSING SOCIETY, FLAT- 98, NEW TOWN ACTION AREA 2D, PO-NEW TOWN ACTION AREA 2, DIST-N24PGS, STATE-WEST BENGAL, PIN-700161	XCS577/AUKPCE	700161	-	31,42,645	-	31,42,645	Bank
151	SUPTI ADHIKARI/BLOCK-D/FLAT-2A	9434801004/8100530 832	BHOGPUR, BAUCHAK, PO-BAUCHAK, PS-DEBRA, DIST-PASCHIM MEDINIPUR, WEST BINGAL, PIN-721124	AJFFA8215K	721124	-	48,571	-	48,571	Bank
152	SURAJIT KUMAR DAS & MANJU DAS/BUNGAL	7600893056/9047883 438	194/C BOSE LANE SOUTH DHADKA ROAD ASANSOL NORTH PS- PASCHIM BARDHAMAN WEST BENGAL- 713302	D8856F/AYVPOA	713302	13,38,750	65,71,369	-	79,10,119	Bank
153	SUTIRTHA GUHA THAKURTA/BLOCK-C/FLAT-	9836232553	B24, ANARABATI DEFENCE COLONY DURGAPUR, PO- AMARABATI, PS-NEW TOWNSHIP, DIST- PASCHIM BARDHAMAN, STATE- WEST BENGAL, PIN-713214	AXPPT1126N	-713214	-	35,36,104	-	35,36,104	Bank
154	SUYAM KUMAR SARKAR/BLOCK-B/FLAT-4B	824028082/10630677 889	76/A, K. G. BOSE SARANI KOLKATA WEST BENGAL 700085	S2148H/DUTP52	700085	24,58,100	5,75,532	-	30,33,732	Bank
155	SUVENDU BOSE/BUNGALOW-1B	9830356376/ 8017035005	BARASAT DESHBANSHU SARANI, PO & PS-BARASAT, DIST-N24PGS, WEST BENGAL, KOL-700124	B4943K / A EAPB,	700124	-	78,82,619	-	78,82,619	Bank
156	SUVODIP SAHA	9830356376/ 8017035005	17, BEDIA DAMGA MASJID BARI LANE, KASBA, LAUKUTHI, SAILA GARDEN APARTMENT FLAT NO-404 4TH FLOOR KOLKATA 700039	AJSP55500Q	700039	10,66,358	-	10,66,358	-	Bank



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157	TANIA SABINAM/BLOCK-D/FLAT-2C	9674330351	62, EXHIBITION BAGAN ROAD, BERRHAMPORE, GORABAZAR, PO-BERRHAMPORE(WB), MURGHIDABAD, WEST BENGAL, 742101	JFPS1184G	742101	-	3,34,286	-	3,34,286	Bank
158	TANMAY ANAND CHATTERJEE	8944966268	9/A, ASHOKA AVENUE, A-ZONE, DURGAPOUR, PO- DST A-ZONE, PS. AUROBINDO, DIST- WEST BENGAL, 713204	AWXPC727K	713204	23,57,502	5,89,376	-	29,46,878	Bank
159	TANUSHREE SINHA/BLOCK-A/FLAT-4D	9714235012	C/O PARTHA SARATHI DESHBANOHU ROAD PO- NOAPARA PS- BARASAT DIST- KOLKATA WEST BENGAL PIN-700125	BXMP51840L	700125	13,89,042	22,76,417	-	36,65,459	Bank
160	TAPAN MAITI	8926831561	NEAR OF SEI PORT BRANCH VILL-KHANJANCHAK HALDIA (M) KHANJANCHAK/PURBA MEDINIPUR WEST BENGAL PIN-721602	AHCPM780AR	721602	28,35,171	3,14,829	-	31,50,000	Bank
161	TAPAS BANIK	6290171937	B612/A RASINDRA PALLY, JYANGRA, RAJBARHAT GOPALPUR (M), N24PSS, WEST BENGAL 700059	B6944P/AUGPB7	700059	51,000	-	-	51,000	Bank
162	TASMINA AKRAMUL MONDAL/BLOCK-C/FLAT	7710029889	FLAT 1-2A, 2ND FLOOR, RWALTY OASIS, BLOCK -A, BANBITALA, DPS SCHOOL, RAJARHAT, KALIKAPUR, NORTH 24 PARGANAS, WEST BENGAL -700135	K0047N/ALSPEA	-700135	-	33,37,267	-	33,37,267	Bank
163	UMME KULSUM/BUNGALOW-43	9903060378	44, IMDAD ALI LANE, PO- PS- TALTA, DIST- KOLKATA, STATE- WEST BENGAL, PIN-700016	K0503H/ABKPU4	700016	-	92,33,118	-	92,33,118	Bank
164	VISWAROOP SETT/BLOCK-B/FLAT-1D	9748559678	ASHERWAD MANKUNDU STATION ROAD, PIRITALA, CHANDANNAGAR, HOOGLY WB 711136	ARIP564ZDM	711136	38,42,803	2,13,490	-	40,56,293	Bank
						18,92,63,003	44,95,64,727	3,16,71,417	14,59,39,317	49,36,67,016



NITU DEVELOPERS PVT. LTD.
Smal Cheloy Maiti
 DIRECTOR

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Nitu Cheloy Maiti
 DIRECTOR

NITU DEVELOPERS PRIVATE LIMITED
(CIN:U74900WB2011PTC166103)
P.O. & VILL - LAUHTI, RAJARHAT, KOLKATA - 700135

LIST OF SHARE HOLDERS AS ON 31.03.2025

SL.NO	FOLIO NO	NAME & ADDRESS	NO.OF SHARES	PERCENTAGE (%)
1	1	JAMALUDDIN MOLLA LAUHATI, RAJARHAT, NORTH 24 PARGANAS, KOLKATA - 700135	1,34,000	67.34%
2	2	HALIMA BIBI LAUHATI, RAJARHAT, NORTH 24 PARGANAS, KOLKATA - 700135	65,000	32.66%
TOTAL NUMBER OF SHARES			1,99,000	100.00%

✓ NITU DEVELOPERS PVT. LTD.
Jamaluddin Molla
DIRECTOR

✓ NITU DEVELOPERS PVT. LTD.
[Signature]
DIRECTOR

NITU DEVELOPERS PRIVATE LIMITED
(CIN: U74900WB2011PTC166103)
P.O. & VILL - LAUHTI, RAJARHAT, KOLKATA - 700135

LIST OF DIRECTORS AS ON 31.03.2025

SL. NO.	NAME & ADDRESS	DIN	PAN	DESIGNATION
1	JAMALUDDIN MOLLA LAUHATI, RAJARHAT, NORTH 24 PARGANAS, KOLKATA - 700135	03584829	AIYPM1138K	DIRECTOR
2	HALIMA BIBI LAUHATI, RAJARHAT, NORTH 24 PARGANAS, KOLKATA - 700135	03584840	AHPPB7957D	DIRECTOR

NITU DEVELOPERS PVT. LTD.
Jamaluddin Molla
DIRECTOR

NITU DEVELOPERS PVT. LTD.
Halima Bibi
DIRECTOR