MLK Developers Private Limited
24, Ashutosh Mukherjee Road
Kolkata - 700020
CIN: U70102WB2011PTC158180

Directors' Report for the Financial Year 2024-2025

To,
The Members,
MLK Developers Private Limited

Your directors have pleasure in presenting their Annual Report on the business and operations of the company together with the Audited Statement of Accounts for the year ended 31st March, 2025.

Financial Highlights

(₹ in Hundreds)

Particulars	**Year ended 31st March 2025**	**Year ended 31st March 2024**
Profit/(Loss) before taxation	(5,800.08)	(6,460.48)
Less: Tax Expense	-	-
Profit/(Loss) after tax	(5,800.08)	(6,460.48)
Add: Balance B/F from the previous year	(37,233.31)	(30,772.83)
Balance Profit / (Loss) C/F to the next year	(43,061.81)	(37,233.31)

Dividend

No Dividend was declared in the current financial year.

Amounts Transferred to Reserves

The Company proposes to transfer a sum of Rs (5,800.08) to its reserves during the financial year ended 31/03/2025.

Share Capital

The paid-up share capital of the company is 20,000 equity shares of Rs 10/- each. There are no changes in the Authorized, Issued, Subscribed and Paid-Up Capital of the company during the period under review.

Number of Board Meetings

During the Financial Year 2024-2025, 5 meetings of the Board of Directors of the company were held.

Particulars of Loan, Guarantees and Investments under Section 186

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the notes to the financial statements.

Particulars of Contracts or Arrangements with Related Parties

There was no contract or arrangements made with related parties as defined under section 188 of Companies Act, 2013 during the year under review.

Explanation to Auditor's Remarks

The observations of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self explanatory.

For MLK Developers Pvt. Ltd.
K Sanghani
Director

For MLK Developers Pvt. Ltd.
Lun Karan Dharewa
Director

Material Changes Affecting the Financial Position of the Company

No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statement relates and the date of this report.

Conservation of Energy, Technology, Absorption, Foreign Exchange Earnings and Outgo

The provisions of Section 134(m) of the Companies Act, 2013 does not apply to our Company.

There was no foreign exchange inflow or Outflow during the year under review.

Risk Management Policy

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

Details of Directors and Key Managerial Personnel

There is no change in the details of Key Managerial persons during the Financial year ending 31ST March, 2025.

Deposits

The Company has not invited or accepted any fixed deposits either from the public or from the shareholders of the Company, during the period under review.

Statutory Auditors

M/s A G S S & CO (FRN – 328026E), Chartered Accountants, were appointed as Statutory Auditors for a period of 5 years commencing from the conclusion of the date of the AGM till the conclusion of the AGM to be held in 2029.

Significant and Materials orders passed by the regulars or Court or Tribunals impacting the going concern status and company's operations in future.

There are no significant and material orders passed by the regulators of court or tribunals impacting the going concern status and company's operations in future.

Directors Responsibility Statement

In accordance with the provisions of Section 134(5) of the Companies Act 2013, your directors confirm that:

a) in the preparation of the annual accounts for the financial year ended 31st March, 2025, the applicable accounting standards had been followed along with proper explanation relating to material departures;

b) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March, 2025 and of the profit /loss of the Company for that period;

c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act 2013 for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;

d) the directors had prepared the annual accounts on a going concern basis;

e) the Company being unlisted, sub clause (e) of section 134(3) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company; and

For MLK Developers Pvt. Ltd.
K Laughan
Director

For MLK Developers Pvt. Ltd.
Lun Karan Sharoog
Director

Acknowledgment

The Directors express their sincere appreciation to the valued shareholders, bankers and clients for their support

Place: Kolkata
Date: 05-09-2025

For on behalf of Board of Directors
MLK Developers Private Limited

For MLK Developers Pvt. Ltd.
Ketan Sanghavi
Director

Ketan Chandrakant Sanghavi
Director
(DIN – 00570209)

For MLK Developers Pvt. Ltd.
Lun Karan Dharewa
Director

Lun Karan Dharewa
Director
(DIN – 02414834)

Independent Auditors Report
To the Members of M/s MLK Developers Private Limited.
Report on the Audit of Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **M/s MLK Developers Private Limited** which comprises the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss for the year that ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and **Loss** for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) 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 Companies Act, 2013 and the Rules there under, 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.

Key Audit Matter

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

Information Other than the Standalone Financial Statements and Auditor's Report Thereon

The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Annual Report but does not include the standalone financial statements and our Auditor's report thereon.

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

In connection with our audit of the standalone 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

AGSS & Co. ★ Chartered Accountants ★ Kolkata material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The accompanying standalone financial statements have been approved by the company's Board of Directors. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone 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 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.

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.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- 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.
- 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 with reference to financial statements in place and the operating effectiveness of such controls.

AGSS & Co. Kolkata Chartered Accountants

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- 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.
- 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.

Materiality is the magnitude of misstatements in the standalone 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 (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.

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.

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.

Report on Other Legal and Regulatory Requirements

Based on our audit we report that the provision of section 197 read with schedule V of the act are not applicable to the company since the company is not a public company as defined under section 2(71) of the Act. Accordingly, reporting under 197(16) is not applicable.

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, CARO is not applicable to the Company.

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 and the Statement of Profit and Loss, dealt with by this Report are in agreement with the books of account.

AGSS & Co. Kolkata Chartered Accountants

d. In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e. On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.

f. The Company being a private limited company having turnover less than Rupees 50 crores as per latest Audited Financial Statement and having aggregate borrowing from Banks or Financial Institutions or any body corporate at any point of time during the financial year less than Rupees 25 crores, reporting under section 143(3)(i) with respect to the adequacy of the internal controls with reference to financial statements of the Company and the operating effectiveness of such controls is not applicable as per MCA notification no. G.S.R. 583(E) dated 13.06.2017.

g. Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended March 31, 2025 which has a feature of recording audit trail (edit log) facility and the same has 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 the audit trail feature being tampered with.

   As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2025.

h. 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:
   - **i)** The Company does not have any pending litigations which would impact its financial position;
   - **ii)** The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
   - **iii)** There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For A G S S & CO
Chartered Accountants
Firm Registration No. 328026E

AGSS & Co. Kolkata Chartered Accountants

(CA Ankit Bothra)
Partner
UDIN: 25304062BMIMMS1266
Membership No.304062
Place: Kolkata
Date: 05.09.2025

MLK Developers Private Limited
24, Ashutosh Mukherjee Road
Kolkata - 700020
CIN - U70102WB2011PTC158180

Balance Sheet As On 31st March, 2025

Particulars	Note No.	As at 31st March , 2025 (₹ in Hundreds)	As at 31st March, 2024 (₹ in Hundreds)
A EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share capital	3	2,000.00	2,000.00
(b) Reserves and surplus	4	(43,061.81)	(37,233.31)
2 Share application money pending allotments		-	-
3 Non-current liabilities			
(a) Long-term borrowings	5	16,32,250.61	14,69,588.56
(b) Deferred tax liabilities (net)		-	-
(c) Other Long Term Liabilities		-	
(d) Long term provision		-	
4 Current liabilities			
(a) Short Term Borrowings		-	-
(b) Trade payables	7		
(A) total outstanding dues of micro enterprises and small enterprises		100.00	271.99
(B) total outstanding dues of Creditors other than micro enterprises and small enterprises		147.42	737.10
(c) Other current liabilities	6	16,672.31	15,085.10
TOTAL		**16,08,108.53**	**14,50,449.44**
B ASSETS			
1 Non-current assets			
(a Property, Plant and Equipment			
(b) Non-current investments		-	-
(c) Deferred Tax Assets		-	-
(d) Long term loans and Advances		-	-
(e) Other Non Current Assets			
2 Current assets			
(a) Current Investments			
(b) Inventories	8	15,77,685.50	14,35,348.10
(c) Trade receivables		-	-
(d) Cash and cash equivalents	9	7,250.31	6,812.30
(e) Deposits, Short-term loans and advances	10	19,150.00	5,502.08
(f) Other Current Assets	11	4,022.72	2,786.96
TOTAL		**16,08,108.53**	**14,50,449.44**

See accompanying notes forming part of the financial statements

In terms of our report attached.

For A G S S & CO
Chartered Accountants
Firm Registration No - 328026E

Ankit Bothra

AGSS & Co. Kolkata Chartered Accountants

CA Ankit Bothra
Partner
Membership No - 304062
Place: Kolkata
Date: 05-09-2025
UDIN : 25304062BMIMMS1266

For MLK Developers Private Limited

For MLK Developers Pvt. Ltd.
Ketan Sanghavi
Director

For MLK Developers Pvt. Ltd.
Lun Karan Dharewa
Director

Ketan Chandrakant Sanghavi	Lun Karan Dharewa
Director	Director
DIN - 00570209	DIN - 02414834

MLK Developers Private Limited
24, Ashutosh Mukherjee Road
Kolkata - 700020

CIN - U70102WB2011PTC158180

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

Particulars	Note No.	As at 31st March, 2025 (₹ in Hundreds)	As at 31st March, 2024 (₹ in Hundreds)
I Revenue from operations (gross)		-	-
II Other Income	12	2,217.48	117.91
III Total Income (I+II)		**2,217.48**	**117.91**
IV Expenses			
(a) Cost of materials consumed		-	-
(b) Purchase of Stock in Trade		-	-
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	13	7,745.00	4,531.20
(d) Employee benefits expenses		-	-
(e) Finance costs		-	-
(f) Depreciation and amortisation expenses	14	273.26	2,047.19
(g) Other expenses			
Total Expenses		**8,018.26**	**6,578.39**
V Profit before exceptional and extraordinary item and tax		**(5,800.78)**	**(6,460.48)**
VI Exceptional Items		-	-
VII Profit before extraordinary item and tax		(5,800.78)	(6,460.48)
VIII Extraordinary Items		-	-
IX Profit before Tax		(5,800.78)	(6,460.48)
X Tax Expense:			
(a) Current tax expense		-	-
(b) Deferred tax		-	-
XI Profit / (Loss) for the Period		**(5,800.78)**	**(6,460.48)**
XII Earning per equity share:			
(1) Basic		**(29.00)**	**(32.30)**
(2) Diluted		**(29.00)**	**(32.30)**

In terms of our report attached.
For A G S S & CO
Chartered Accountants
Firm Registration No - 328026E

Ankit Bothra

CA Ankit Bothra
Partner
Membership No - 304062
Place: Kolkata
Date: 05-09-2025
UDIN: 25304062BMJMMS1266

For MLK Developers Pvt. Ltd.

For MLK Developers Private Limited

For MLK Developers Pvt. Ltd.

Ketan Sanghavi

Director

Lun Karan Dharewa

Director

Ketan Chandrakant Sanghavi	**Lun Karan Dharewa**
Director	**Director**
DIN - 00570209	**DIN - 02414834**

A G S S & Co. Kolkata Chartered Accountants

MLK Developers Private Limited

Notes Forming Part of the Financial Statements for the year ended 31 March, 2025

1 Background

MLK Developers Private Limited (the 'Company') was incorporated in India as a private limited company under the Companies Act, 1956 . The company is engaged in Real Estate Business. The company has its registered office situated at 24, Ashutosh Mukherjee Road, Kolkata - 700020.

2 Significant accounting policies

2.1 Basis of accounting and preparation of financial statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 (as amended) and the relevant provisions of the Companies Act, 2013. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

2.2 Use of estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognized in the periods in which the results are known / materialize.

2.3 Inventories

Work-in-Progress includes cost of land, stamp Duty, interest, materials and other incedental expenses incurred at site.

2.4 Revenue recognition

Revenue is recognized on transfer of all significant risks and rewards of ownership to the buyer and if no significant uncertainty exists as to its realization or collection.

2.5 Employee benefits

Employee benefits provision such as provident fund, ESI are not applicable to the company.

2.6 Taxes on income

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unaborsbed depreciation and carry forward losses only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. However, if there are unabsorbed depreciation and carry forward of losses, deferred tax assets are recognised only if there is virtual certainty that there will be sufficient future taxable income available to realise the assets. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each balance sheet date for their realisability.

2.7 Impairment of assets

The carrying values of assets / cash generating units at each Balance Sheet date are reviewed for impairment. If any indication of impairment exists, the recoverable amount of such assets is estimated and impairment is recognized, if the carrying amount of these assets exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognized for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognized in the Statement of Profit and Loss, except in case of revalued assets.

2.8 Provisions and contingencies

A provision is recognized when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

Contingent Liabilities are disclosed by way of notes to the accounts. Disclosure is not made if the possibility of an outflow of future economic benefits is remote. Provision is made if it becomes probable that an outflow of future economic benefits will be required to settle the obligation.

For MLK Developers Pvt. Ltd.
K Sanghai
Director

AGSS & Co.
Kolkata
Chartered Accountants

For MLK Developers Pvt. Ltd.
Lun Karan Dharewa
Director

MLK Developers Private Limited

Notes Forming Part of the Financial Statements for the year ended 31 March, 2025

Note -3. Share Capital

Particulars	As at 31st March , 2025		As at 31st March, 2024	
	Number of shares	(₹ in Hundreds)	Number of shares	(₹ in Hundreds)
(a) Authorised				
1,00,000 Equity shares of Rs.10/- each with voting rights	1,00,000.00	10,000.00	1,00,000.00	10,000.00
	1,00,000.00	**10,000.00**	**1,00,000.00**	**10,000.00**
(b) Issued, Subscribed and Paid up				
20,000 Equity shares of Rs.10 each with voting rights	20,000.00	2,000.00	20,000.00	2,000.00
Total	**20,000.00**	**2,000.00**	**20,000.00**	**2,000.00**

List of Shareholders holding more than 5% share capital

Name of Shareholders	No. of Shares	%	Value/Share	Total Value
Ketan Chandrakant Sanghavi	5,000.00	25.00%	10	500.00
Lun Karan Dharewa	5,000.00	25.00%	10	500.00
Yogesh Kumar Sethia	2,000.00	10.00%	10	200.00
TOTAL	**12,000.00**	**60.00%**		**1,200.00**

Note 3.1 Reconciliation of the number of shares and amount outstanding is set out below

Particulars	As at 31st March, 2025		As at 31st March, 2024	
	Number of Shares	(₹ in Hundreds)	Number of Shares	(₹ in Hundreds)
Equity Shares at the Beginning of the year	20,000.00	2,000.00	20,000.00	2,000.00
Shares issued during the year	-	-	-	-
Equity Shares at the end of the year	**20,000.00**	**2,000.00**	**20,000.00**	**2,000.00**

Note 3.2 The Company has only one class of equity shares. Each Shareholder of equity share is entitled to one vote per share
Note 3.3 There is no fresh issue or Buyback of shares during the year
Note 3.4 There is no change in number of shares outstanding beginning and at the end of the year
Note 3.5 There is no change in the pattern of shareholding during the year.

Note 3.6 Shares hold by Promoters

As at 31st March, 2025

Sr No.	Promotor's Name	No of shares	% of total shares	% Change during the year
1	Ketan Chandrakant Sanghavi	5,000.00	25.00%	-
2	Gaurav Sethia	1,000.00	5.00%	-
3	Manish Lakhotia	500.00	2.50%	-
4	Lun Karan Dharewa	5,000.00	25.00%	-
5	Mukta Lakhotia	500.00	2.50%	-
6	Puja Lakhotia	750.00	3.75%	-
7	Rajiv Lakhotia	500.00	2.50%	-
8	Sampat Devi Sethia	1,000.00	5.00%	-
9	Sangita Lakhotia	500.00	2.50%	-
10	Santoshi Devi Lakhotia	750.00	3.75%	-
11	Shirya Lakhoia	500.00	2.50%	-
12	Sri Das Lakhotia	500.00	2.50%	-
13	Uma Lakhotia	500.00	2.50%	-
14	Vaibhav Sethia	1,000.00	5.00%	-
15	Yogesh Kumar Sethia	2,000.00	10.00%	-

As at 31st March, 2024

Sr No.	Promotor's Name	No of shares	% of total shares	% Change during the year
1	Ketan Chandrakant Sanghavi	5,000.00	25.00%	-
2	Gaurav Sethia	1,000.00	5.00%	-
3	Gopal Das Lakhotia	500.00	2.50%	-
4	Lun Karan Dharewa	5,000.00	25.00%	-
5	Mukta Lakhotia	500.00	2.50%	-
6	Puja Lakhotia	750.00	3.75%	-
7	Rajiv Lakhotia	500.00	2.50%	-
8	Sampat Devi Sethia	1,000.00	5.00%	-
9	Sangita Lakhotia	500.00	2.50%	-
10	Santoshi Devi Lakhotia	750.00	3.75%	-
11	Shirya Lakhoia	500.00	2.50%	-
12	Sri Das Lakhotia	500.00	2.50%	-
13	Uma Lakhotia	500.00	2.50%	-
14	Vaibhav Sethia	1,000.00	5.00%	-
15	Yogesh Kumar Sethia	2,000.00	10.00%	-

In terms of our report attached.
For A G S S & CO
Chartered Accountants
Firm Registration No - 328026E

Ankit Bothra

CA Ankit Bothra
Partner
Membership No - 304062
Place: Kolkata
Date: 05-09-2025
UDIN : 25304062BMIMMS1266

A G S S & Co. ★ Kolkata ★ Chartered Accountants

For MLK Developers Private Limited

For MLK Developers Pvt. Ltd.
Ketan Sanghavi
Director

Ketan Chandrakant Sanghavi
Director
DIN - 00570209

For MLK Developers Pvt. Ltd.
Lun Karan Dharewa
Director

Lun Karan Dharewa
Director
DIN - 02414834

MLK Developers Private Limited

Notes Forming Part of the Financial Statements for the year ended 31 March, 2025

Note 4 Reserves & Surplus

Particulars	As at 31st March, 2025	As at 31st March, 2024
	(₹ in Hundreds)	(₹ in Hundreds)
Surplus / (Deficit) in Statement of Profit and Loss		
Opening balance	(37,233.31)	(30,772.83)
Add: Profit / (Loss) for the year	(5,800.78)	(6,460.48)
Add Adjustment during the year	27.72	
Closing balance	**(43,061.81)**	**(37,233.31)**

Note 5 Long Term Borrowings

Particulars	As at 31st March, 2025	As at 31st March, 2024
	(₹ in Hundreds)	(₹ in Hundreds)
Unsecured Borrowings		
Body Corporate	13,27,357.47	11,88,216.65
Directors	60,906.52	55,667.36
Members	2,43,986.62	2,25,704.55
TOTAL	**16,32,250.61**	**14,69,588.56**

Note 6 Other Current Liabilities

Particulars	As at 31st March, 2025	As at 31st March, 2024
	(₹ in Hundreds)	(₹ in Hundreds)
Statutory Remittances		
TDS Payable	13,547.31	11,961.60
Others		
Electricity Charges Payable	-	4.60
Director Remuneration Payable	3,000.00	3,000.00
P.Tax Payable	1.10	
Salary Payable	123.90	118.90
Total	**16,672.31**	**15,085.10**

In terms of our report attached.

For A G S S & CO
Chartered Accountants
Firm Registration No - 328026E

Ankit Bothra

A G S S & Co. Kolkata Chartered Accountants

CA Ankit Bothra
Partner
Membership No - 304062
Place: Kolkata
Date: 05-09-2025

For MLK Developers Private Limited

For MLK Developers Pvt. Ltd.
Ketan Sanghavi
Director

Ketan Chandrakant Sanghavi
Director
DIN - 00570209

For MLK Developers Pvt. Ltd.
Lun Karan Dharewa
Director

Lun Karan Dharewa
Director
DIN - 02414834

MLK Developers Private Limited

Notes Forming Part of the Financial Statements for the year ended 31 March, 2025

Note 7 Trade Payables

As at 31st March, 2025

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
MSME	100.00	-	-	-	100.00
Others	147.42	-	-	-	147.42
Dispute dues-MSME	-	-	-	-	-
Dispute dues	-	-	-	-	-
Others	-	-	-	-	-
Total	247.42	-			247.42

As at 31st March, 2024

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
MSME	112.14	159.85	-	-	271.99
Others	589.68	147.42	-	-	737.10
Dispute dues-MSME	-	-	-	-	-
Dispute dues	-	-	-	-	-
Others	-	-	-	-	-
Total	701.82	307.27			1,009.09

Note 7.1 steps have been taken to identify the suppliers who qualify under the definition of micro small and medium enterprise as defined under The Micro Small and Medium Enterprise Development Act 2006. Since no intimation has been received from the suppliers regarding their status under the said act as at 31st March 2024, disclosures relating to amounts unpaid as at the year end, if any have not been furnished. In the opinion of the management, the impact of interest, if any, that may be payable in accordance with the provision of the Act, is not expected to be material.

For MLK Developers Pvt. Ltd.

K Daughan

Director

AGSS & Co.
Kolkata
Chartered Accountants

For MLK Developers Pvt. Ltd.

Lun Karan Dhareewa

Director

MLK Developers Private Limited

Notes Forming Part of the Financial Statements for the year ended 31 March, 2025

Note 8 Inventories

Particulars	As at 31st March, 2025 (₹ in Hundreds)	As at 31st March, 2024 (₹ in Hundreds)
Work-in-Progress **(Note - 8.1)**	15,77,685.50	14,35,348.10
(Valued at lower of cost and net realisable value)		
Total	**15,77,685.50**	**14,35,348.10**

Note 8.1 Work- in - Progress

Particulars	As at 31st March, 2025 (₹ in Hundreds)	As at 31st March, 2024 (₹ in Hundreds)
Propery at 56, Rahim Ostaghar Road		
Opening Balance	7,30,839.68	6,09,232.33
Interest on Loan Capitalised	1,37,406.34	1,21,607.35
Closing Balance	**8,68,246.02**	**7,30,839.68**
Property at Rahim Ostagar Lane		
Opening Balance	40,021.12	33,357.22
Corporation Tax Capitalised	-	1,835.40
Electricity Charges Capitalised	27.20	566.50
Designing Charges Capitalised	1,261.36	750.00
Security Service Charges Capitalised	1,512.00	1,512.00
Professional Fees Capitalised	-	-
Site Expenses Capitalised	2,130.50	2,000.00
Closing Balance	**44,952.18**	**40,021.12**
Compensation to Tenant	**1,06,030.00**	**1,06,030.00**
Service Charges (Electricity)	**297.45**	**297.45**
Work-in-Progress	**5,58,159.85**	**5,58,159.85**
Total	**15,77,685.50**	**14,35,348.10**

Note 9 Cash and Cash Equivalents

Particulars	As at 31st March, 2025 (₹ in Hundreds)	As at 31st March, 2024 (₹ in Hundreds)
A) Cash In Hand (As certified by Management)	6,088.09	6,129.89
B) Bank Balance	1,162.22	682.41
Total	**7,250.31**	**6,812.30**

Note 10 Deposits, Short term Loans & Advances

Particulars	As at 31st March, 2025 (₹ in Hundreds)	As at 31st March, 2024 (₹ in Hundreds)
Advance to Sanjay Chowdhury	-	-
Term Deposits	19,150.00	5,502.08
Total	**19,150.00**	**5,502.08**

Note 11 Other Current Assests

Particulars	As at 31st March, 2025 (₹ in Hundreds)	As at 31st March, 2024 (₹ in Hundreds)
CGST Input transferred from Service Tax	627.82	627.82
TDS Receivable	221.71	10.14
TDS Excess Paid	2.52	2.26
CGST (ITC)	1,353.13	1,073.37
SGST (ITC)	1,353.13	1,073.37
Accrued interest on Term Deposits	464.41	
Total	**4,022.72**	**2,786.96**

In terms of our report attached.

For A G S S & CO
Chartered Accountants
Firm Registration No - 328026E

Ankit Bothra

AGSS & Co. Kolkata Chartered Accountants

CA Ankit Bothra
Partner
Membership No - 304062
Place: Kolkata
Date: 05-09-2025

For MLK Developers Private Limited

For MLK Developers Pvt. Ltd.
Ketan Sanghavi
Director

For MLK Developers Pvt. Ltd.
Lun Karan Dharewa
Director

Ketan Chandrakant Sanghavi
Director
DIN - 00570209

Lun Karan Dharewa
Director
DIN - 02414834

MLK Developers Private Limited

Notes Forming Part of the Financial Statements for the year ended 31 March, 2025

Note 12 Other Income

Particulars	As at 31st March, 2025	As at 31st March, 2024
	(₹ in Hundreds)	(₹ in Hundreds)
Interest on Fixed Deposit	2,217.12	117.91
Interest on IT refund	0.36	
Total	**2,217.48**	**117.91**

Note 13 Employee Benefit Expenses

Particulars	As at 31st March, 2025	As at 31st March, 2024
	(₹ in Hundreds)	(₹ in Hundreds)
Salaries	1,745.00	1,531.20
Director Remmuneration	6,000.00	3,000.00
Total	**7,745.00**	**4,531.20**

Note 14 Other Expenses

Particulars	As at 31st March, 2025	As at 31st March, 2024
	(₹ in Hundreds)	(₹ in Hundreds)
Audit Fees	100.00	100.00
Bank Charges		72.12
Filing Fees	74.06	56.00
General Expenses	2.25	1,772.07
Interest on TDS	0.45	-
Professional Fees	50.00	-
Professional Tax	25.00	25.00
Trade License	21.50	22.00
Total	**273.26**	**2,047.19**

In terms of our report attached.

For A G S S & CO
Chartered Accountants
Firm Registration No - 328026E

Ankit Bothra

CA Ankit Bothra
Partner
Membership No - 304062
Place: Kolkata
Date: 05-09-2025

AGSS & Co. Kolkata Chartered Accountants

For MLK Developers Private Limited

For MLK Developers Pvt. Ltd.

Ketan Sanghavi

Director

Ketan Chandrakant Sanghavi
Director
DIN - 00570209

For MLK Developers Pvt. Ltd.

Lun Karan Dharewa

Director

Lun Karan Dharewa
Director
DIN - 02414834

MLK Developers Private Limited

Notes Forming Part of the Financial Statements for the year ended 31 March, 2025

Note No.

15 **Other Notes**

15.1 The company has not received Memorandum of Registrations from its suppliers under MSMED Act, 2006. So, the amount outstanding as on 31.03.2024 is Nil. The auditor has relied upon the same.

15.2 Related Party Transaction as per AS 18

		2024-25	2023-24
Key Managerial Personnel			
Mr. Ketan Chandrakant Sanghavi	Director	11,002.84	8,285.03
Mr. Lun Karan Dharewa	Director	9,348.49	648.00
Mr. Manish Lakhotia	Director	40,555.19	2,811.12
Associates of the company & Key Managerial Personnel			
Paropkar Projects Private Limited		-	-
Chintan Projects Private Limited		-	-
Paropkar Estate Private Limited		-	-
Balance Outstanding		**60,906.52**	**43,923.21**

15.3 The Company does not have any undisclosed income which is not recorded in the books of account that has been surrendered or disclosed as income during the year (previous year) in the tax assessments under the Income Tax Act, 1961.

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

15.5 The Company does not have any Benami property.

15.6 The Company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956,

15.7 The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

15.8 The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

15.9 **Ratios : As per Sheet attached**

15.10 Balances outstanding in Trade receivables and Trade payables are subject to confirmation.

15.11 Previous years figures have been re-grouped and/or re-arranged wherever considered necessary.

In terms of our report attached.
For A G S S & CO
Chartered Accountants
Firm Registration No - 328026E

Ankit Bothra

CA Ankit Bothra
Partner
Membership No - 304062
Place: Kolkata
Date: 05-09-2025
UDIN:. 25304062BMIMMS1266

AGSS & Co. Kolkata Chartered Accountants

For MLK Developers Pvt. Ltd.
Ketanesanghavi
Director

Ketan Chandrakant Sanghavi
Director
DIN - 00570200

For MLK Developers Private Limited
For MLK Developers Pvt. Ltd.
Lun Karan Dharewa
Director

Lun Karan Dharewa
Director
DIN - 02414834

MLK Developers Private Limited

Sl. No.	Particulars	Particulars: Numerator	Particulars: Denominator	31st March 2025: Numerator	31st March 2025: Denominator	31st March 2024: Numerator	31st March 2024: Denominator	Ratios as on 31st March 2025	Ratios as on 31st March 2024	Variation
a)	Current Ratio	Current Assets	Current Liabilities	16,08,108.53	16,919.73	14,50,449.44	16,094.19	95.04	90.12	5.46%
b)	Debt Equity Ratio	Long Term + Short Term Borrowings	Share Capital + Reserve & Surplus	16,32,250.61	(41,061.81)	14,69,588.56	(35,233.31)	(39.75)	(41.71)	
c)	Debt Service Coverage Ratio	Net Profit after Tax + Non Cash operating Expenses + Finance Cost	Interest Payments + Principal Repayments	(5,800.78)	-	(6,460.48)	-	-	-	
d)	Return on Equity Ratio	Net Profits after Taxes	Shareholder's Equity	(5,800.78)	(41,061.81)	(6,460.48)	(35,233.31)	0.14	0.18	-22.96%
e)	Inventory Turnover Ratio	Cost of Goods Sold	Average Inventory	-	-		-	-	-	
f)	Trade Receivable Turnover Ratio	Net Credit Sales	Average Trade Receivables	-						
g)	Trade Payable Turnover Ratio	Net Credit Purchases	Average Trade Payables	-	100.00		271.99	-	-	
h)	Net Capital Turnover Ratio	Revenue	Average of Current assets - Current liabilities	-	15,91,188.80		14,34,355.25	-	-	
i)	Net Profit Ratio	Net Profit	Net Sales	(5,800.78)	-	(6,460.48)		-		
j)	Return on Capital Employed	Earnings before interest and taxes	Total Assets - Current Liability	(5,800.78)	15,91,188.80	(6,460.48)	14,34,355.25	(0.00)	(0.00)	-19.06%
k)	Return on Investment	Net Profit	Net Equity	(5,800.78)	(41,061.81)	(6,460.48)	(35,233.31)	0.14	0.18	-22.96%

Average Inventory = (Opening Inventory + Closing Inventory)/2
Average Trade Receivables = (Opening Trade Receivables + Closing Trade Receivables)/2
Average Trade Payables = (Opening Trade Payables + Closing Trade Payables)/2

For MLK Developers Pvt. Ltd.
Director

For MLK Developers Pvt. Ltd.
Lun Karan Sharewa
Director

AGSS & Co. Kolkata Chartered Accountants