



# STATEMENT OF AFFAIRS

AS ON 31<sup>ST</sup> MARCH, 2024



Vinayak  
**Realtech**  
PROPERTIES LLP





# **VINAYAK REALTECH PROPERTIES.LLP**

**(LIMITED LIABILITY PARTNERSHIP)**

**T-68 TEGHORIA MAIN ROAD KOLKATA – 700157**

**LLPIN: AAQ-5804**

## **ANNUAL REPORT**

**Financial year : 2023-2024**

**Assessment year : 2024-2025**

**Date Of Audit Report : 01<sup>st</sup> August 2024**

## **BANKER**

**SBI BANK LIMITED**

**ICICI BANK LIMITED**

**FEDERAL BANK**



## **AUDITED BY**

**MONU JAIN & COMPANY**

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

**EMAIL- [camonuj@gmail.com](mailto:camonuj@gmail.com), MOB-9874208998**



## **INDEPENDENT AUDITORS' REPORT**

### **TO THE PARTNERS OF VINAYAK REALTECH PROPERTIES LLP**

We have audited the accompanying financial statements of **VINAYAK REALTECH PROPERTIES LLP**, which comprise the Balance Sheet as at 31 March 2024, the Statement of Profit and Loss for the year then ended on that date annexed thereto and a summary of significant accounting policies and other explanatory information.

#### **Management's Responsibility for the Financial Statements**

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

#### **Auditor's Responsibility**

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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



## Opinion

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

- a) In the case of the balance sheet, of the state of affairs of the Company as at March 31, 2024;
- b) In the case of the Statement of profit and loss for the **Profit** of the LLP for the year ended on that date.

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



*Jain*  
CA Monu Jain  
*Partner*

(Membership No.:302721)  
UDIN:24302721BKFPD7046

Place: Kolkata  
Date: 01-08-2024



# VINAYAK REALTECH PROPERTIES LLP

Balance Sheet as at 31 March, 2024

(Amount in Rs.)

	Particulars	Note	31 March 2024	31 March 2023
I	<b>EQUITY AND LIABILITIES</b>			
1	<b>Partners' Funds</b>			
(a)	Partners' Capital Account			
	(i) Partners' Contribution	3a	57,53,199	57,53,199
	(ii) Partners' Current Account	3b	1,39,27,018	36,00,000
(b)	Reserves and surplus	4	17,07,864	-
			<b>2,13,88,081</b>	<b>93,53,199</b>
2	<b>Non-current liabilities</b>			
(a)	Long-term borrowings	5	7,06,75,575	4,99,93,983
(b)	Deferred tax liabilities (Net)	6	8,550	-
(c)	Other long-term liabilities	7	7,32,74,663	2,57,44,175.00
(d)	Long-term provisions	8	-	-
			<b>14,39,58,788</b>	<b>7,57,38,158</b>
3	<b>Current liabilities</b>			
(a)	Short-term borrowings	5	2,17,45,598	2,11,16,478.00
(b)	<b>Trade payables</b>			
	(i) Total outstanding dues of micro, small and medium enterprises	9	-	-
	Total outstanding dues of creditors other than micro, small and medium enterprises	9	1,58,04,446	45,97,850.00
(c)	Other current liabilities	10	1,97,61,885	1,83,27,775.00
(d)	Short-term provisions	8	6,76,229	6,66,000.00
			<b>5,79,88,158</b>	<b>4,47,08,103.00</b>
	<b>Total</b>		<b>22,33,35,027</b>	<b>12,97,99,460.00</b>
II	<b>ASSETS</b>			
1	<b>Non-current assets</b>			
(a)	Property, Plant and Equipment and Intangible assets			
	(i) Property, Plant and Equipment	11	3,80,031	-
	(ii) Intangible assets	11	-	-
	(iii) Capital work in progress	11	28,36,812	-
	(iv) Intangible asset under development	11	-	-
(b)	Non-current investments		-	-
(c)	Deferred tax assets (Net)	6	-	-
(d)	Long Term Loans and Advances	12	3,02,93,206	2,19,40,206
(e)	Other non-current assets	14	-	-
			<b>3,35,10,049</b>	<b>2,19,40,206</b>
2	<b>Current assets</b>			
(a)	Current investments		-	-
(b)	Inventories	13	6,22,96,038	3,61,92,684
(c)	Trade receivables	14	68,46,731	1,96,26,056
(d)	Cash and bank balances	15	1,55,06,677	1,10,19,353
(e)	Short Term Loans and Advances	12	10,51,38,214	4,10,21,161
(f)	Other current assets	16	37,318	-
			<b>18,98,24,978</b>	<b>10,78,59,254</b>
	<b>Total</b>		<b>22,33,35,027</b>	<b>12,97,99,460</b>
	Brief about the Entity	1		
	Summary of significant accounting policies	2		
	The accompanying notes are an integral part of the financial statements			

See accompanying notes forming part of the financial statements

In terms of our report of even date

For Monu Jain & Co.

Chartered Accountants

FRN: 327900E

For and on behalf of the Partners

Vinayak Realtech Properties LLP

LLP - AAQ-5804

CA. Monu Jain  
(Partner)

Membership No. 302721

Place : Kolkata

UDIN : 24302721BKFPDP7046

Date : 1st Day Of August ,2024



VINAYAK REALTECH PROPERTIES LLP

Designated Partner

SHISHIR GUPTA  
DIN : 01575177

VINAYAK REALTECH PROPERTIES LLP

Vinita Gupta  
Designated Partner

VINITA GUPTA  
DIN : 08566062

# VINAYAK REALTECH PROPERTIES LLP

Statement of Profit and Loss for the year ended 31 March, 2024

(Amount in Rs.)

Particulars	Note	31 March 2024	31 March 2023
I Revenue from operations	17	10,67,79,736	8,19,44,288
II Other Income	18	1,09,968	-
III Total Income (I+II)		10,68,89,704	8,19,44,288
IV <u>Expenses:</u>			
(a) Construction expenses	19	10,35,24,012	9,49,73,893
(b) Change in inventories of work in progress and Finished goods	20	-2,66,75,041	-2,84,17,667
(c) Employee benefits expense	21	69,93,163	8,39,660
(d) Finance costs	22	97,45,702	42,67,584
(e) Depreciation and amortization expense	11	26,058	-
(f) Other expenses	23	1,07,88,396	80,61,490
Total expenses		10,44,02,290	7,97,24,960
IX Profit before Partners' Remuneration and tax (VII-VIII)		24,87,414	22,19,328
X Partners' Remuneration		-	-
XI Profit before Tax (IX-X)		24,87,414	22,19,328
XII Tax expense:			
(a) Current tax		7,71,000	6,66,000
(b) Excess/ Short provision of tax relating to earlier years		-	-
(c) Deferred tax charge/ (benefit)	6	8,550	-
		7,79,550	6,66,000
XVII Profit/(Loss) for the year (XIII+XVI)		17,07,864	15,53,328
The accompanying notes are an integral part of the financial statements			

See accompanying notes forming part of the financial statements

In terms of our report of even date

For Monu Jain & Co.

Chartered Accountants

FRN: 327900E

CA. Monu Jain  
(Partner)

Membership No. 302721

Place : Kolkata

UDIN : 24302721BKFPD7046

Date : 1st Day Of August ,2024



VINAYAK REALTECH PROPERTIES LLP

Designated Partner

SHISHIR GUPTA  
DIN : 01575177

For and on behalf of the Partners

Vinayak Realtech Properties LLP

LLP - AAQ-5804

VINAYAK REALTECH PROPERTIES LLP

Vinita Gupta  
Designated Partner

VINITA GUPTA  
DIN : 08566062

# VINAYAK REALTECH PROPERTIES LLP

## Notes forming part of the financial statements for the year ended 31st March 2024

Note	Particulars
<b>1 Corporate Information</b>	
	VINAYAK REALTECH PROPERTIES LLP (the LLP ) was incorporated on Sep 18, 2019. The Company is a leading real estate developer engaged primarily in the business of real estate construction, development and other related activities. The company is domiciled in India.
<b>2 Significant Accounting Policies and Basis of Accounting and Preparation of Financial Statements</b>	
<b>2.1 Basis of Preparation</b>	The Financial Statements of the company have been prepared on accrual basis under the historical cost convention and going concern basis, in accordance with the generally accepted accounting principles in India ('Indian GAAP') to comply with the Accounting standards.
<b>2.2 Operating Cycle</b>	The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realization of project into cash & cash equivalent and range from 3 to 7 years. According Assets & liabilities have been classified into current & non current based on operating cycle of respective projects.
<b>2.3 Use of Estimates</b>	The preparation of financial statements in conformity with generally accepted accounting principles requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of financial statements and the results of operations during the reporting periods. Although these estimates are based upon management's knowledge of current events and actions, actual results could differ from those estimates and revisions, if any, are recognized in the current and future periods.
<b>2.4 Inventories</b>	Inventories are valued as under: a) Raw materials - at cost b) Construction Work-in-progress - at cost (it includes cost of land, premium for development right, construction cost, allocated interest and expenses incidental to the projects undertaken by the Company. c) Completed Flats- At Lower of Cost or Net Realisable value.
<b>2.5 Property, Plant and Equipment and Intangible assets</b>	Fixed Assets are stated at cost of acquisition or construction less accumulated depreciation, Cost includes all incidental expenses related to acquisition and installation, other pre-operation expenses and interest in case of construction.  Carrying amount of cash generation units/assets are reviewed at balance sheet date to determine whether there is any indication of impairment. If such indication exists, the recoverable amount is estimated as the net selling price or value in use, whichever is higher. Impairment loss, if any, is recognized whenever carrying amount exceeds the recoverable amount.
<b>2.6 Depreciation</b>	Depreciation has been provided on written down value basis, at the rate determined with reference to the useful lives specified in Schedule II to the Companies Act, 2013. The impact of the change in useful life of fixed assets has been considered in accordance with the provision of Schedule II. Assets costing less than ₹ 5000/- are depreciated at 100% in the year of acquisition. Intangible Assets (Computer Software) are amortised over a period of three years. Due to transition from schedule XIV to schedule II, depreciation on assets has been increased.
<b>2.7 Claims</b>	Expenditure incurred in respect of additional costs/delays is accounted when they are incurred. Claims made in respect thereof are accounted as income on receipt of Arbitration Award or acceptance by client or on receipt of evidence of reliability of award.
<b>2.8 Development Manager Fees</b>	The Company has been entering into Development & Project Management agreement with landlord. Accounting for income from such projects is done on accrual basis on percentage of completion or as per the terms of the agreement.
<b>2.9 Loans &amp; Advances</b>	Loans & Advances are stated after making provisions for doubtful debts.



VINAYAK REALTECH PROPERTIES LLP

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Designated Partner

VINAYAK REALTECH PROPERTIES LLP

Vinay Gupta

Designated Partner



**Note 2 Significant Accounting Policies (contd.)**

Note	Particulars
2.10	<p><b>Revenue Recognition</b></p> <p><b>Revenue from Constructed Properties:</b></p> <p>The company is following the "Percentage of Completion Method" of accounting. As per this method, revenue from sale of properties is recognized in Statement of Profit &amp; Loss in proportion to the actual cost incurred as against the total estimated cost of projects under execution with the company on transfer of significant risk and rewards to the buyer. Up to 31st March 2012 revenue was recognized only if the actual project cost incurred is 20% or more of the total estimated project cost.</p> <p>Effective 1st April 2012, in accordance with the "Guidance Note on Accounting for Real Estate transaction (Revised)" (Guidance Note), all projects commencing on or after the said date or projects which have already commenced, but where the revenue is recognized for the first time on or after the above date, construction revenue on such projects have been recognized on percentage of completion method provided the following thresholds have been met:</p> <ul style="list-style-type: none"> <li>a) All critical approvals necessary for the commencement have been obtained;</li> <li>b) The expenditure incurred on construction and development costs is not less than 25 per cent of the total estimated construction and development costs;</li> <li>c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyer; and</li> <li>d) At least 10 percent of the agreement value is realized at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.</li> </ul> <p>Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentage of completion, cost to completion, the expected revenues from the projects or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effects of changes, if any, to estimates is recognized in the financial statements for the period in which such changes are determined. Revenue from projects is recognized net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.</p> <p>Revenue on bulk deals on sale of its properties is recognized on execution of documents.</p> <p>Income from operation of commercial complexes is recognized over the tenure of the lease/service agreement.</p> <p>Interest income is accounted on an accrual basis at contracted rates.</p> <p>Dividend income is recognized when the right to receive the same is established.</p> <p><b>2.11 Sundry Debtors</b></p> <p>Sundry Debtors disclosed under Notes 15 represents revenue recognized based on percentage of completion method (as per Notes 2.10 above), over and above the amount due as per the payment plans agreed with the customers.</p> <p><b>2.12 Taxes on Income</b></p> <p>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.</p> <p>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 substantially enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets in respect of unabsorbed depreciation and carry forward of losses are recognised only if there is virtual certainty that there will be sufficient future taxable income available to realise such assets. Deferred tax assets are recognised for timing differences of other items only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. 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.</p> <p><b>2.13 Provisions and Contingencies</b></p> <p>A provision is recognised 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 in the Notes.</p> <p><b>2.14 Earnings Per Share</b></p> <p>Basic earnings per share is computed by dividing the profit / (loss) after tax (including the post tax effect of extraordinary items, if any) by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax (including the post tax effect of extraordinary items, if any) .</p>



VINAYAK REALTECH PROPERTIES LLP

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Designated Partner

VINAYAK REALTECH PROPERTIES LLP

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Designated Partner

## VINAYAK REALTECH PROPERTIES LLP

Notes forming part of the Financial Statements for the year ended, 31st March, 2024

### Note - 3a Partners Contribution Account

(Amount in Rs.)										
Sr. No.	Name of Partner	Agreed contribution	Share of profit/ (loss) (%)	As at 1st April 2023 (Opening Balance)	Introduced/contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2024 (Closing Balance)
1	SHISHIR GUPTA	100000	50%	32,82,850	-	-	-	-	-	32,82,850
2	VINITA GUPTA	100000	50%	24,70,350	-	-	-	-	-	24,70,350
3										
4										
				57,53,199	-	-	-	-	-	57,53,199
	Previous Year (PY)			41,99,871	-	-	-	-	15,53,328	57,53,199

### Note - 3b Partners Current Account

(Amount in Rs.)									
Sr. No.	Name of Partner	Share of profit/ (loss) (%)	As at 1st April 2023 (Opening Balance)	Introduced/ contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2024 (Closing Balance)
1	SHISHIR GUPTA	50%	-35,07,323	2,27,97,376	-	-	53,63,035	-	1,39,27,018
2	VINITA GUPTA	50%	-	-	-	-	-	-	-
3									
4									
			-35,07,323	2,27,97,376	-	-	53,63,035	-	1,39,27,018
	Previous Year (PY)		-	36,00,000	-	-	-	-	36,00,000



VINAYAK REALTECH PROPERTIES LLP

*5454-644*

Designated Partner

VINAYAK REALTECH PROPERTIES LLP

*Vinita Gupta*

Designated Partner



## Notes forming part of the Financial Statements for the year ended 31st March, 2024

		(Amount in Rs.)			
<b>4</b>	<b>Reserves and surplus</b>	<b>31 March 2024</b>	<b>31 March 2023</b>		
(a)	Opening undistributed surplus	-	-		
(b)	Add: Undistributed Surplus (Balance from statement of profit and loss)	17,07,864	-		
(c)	Less: distributed Surplus	-	-		
	Closing undistributed surplus	17,07,864	-		
		<b>Long Term</b>	<b>Short Term</b>		
<b>5</b>	<b>Borrowings</b>	<b>31 March 2024</b>	<b>31 March 2023</b>	<b>31 March 2024</b>	<b>31 March 2023</b>
	<u><b>Secured</b></u>				
(a)	<b>Term loans</b>				
	from banks	7,06,75,575	4,99,93,983	-	-
	from other parties	-	-	-	-
(b)	<b>Loans repayable on demand</b>				
	from banks	-	-	-	-
	from other parties	-	-	-	-
	<b>Total (A)</b>	7,06,75,575	4,99,93,983	-	-
	<u><b>Unsecured</b></u>				
(a)	<b>Term loans</b>				
	from banks	-	-	-	-
	from other parties	-	-	-	-
(b)	<b>Loans repayable on demand</b>				
	from banks	-	-	-	-
	from other parties	-	-	1,66,88,054	1,56,07,604
(c)	<b>Loans and advances from related parties</b>	-	-	50,57,544	55,08,874
	<b>Total (B)</b>	-	-	2,17,45,598	2,11,16,478
	<b>Total (A) + (B)</b>	7,06,75,575	4,99,93,983	2,17,45,598	2,11,16,478
<b>6</b>	<b>Deferred tax liabilities/(asset) (Net)</b>	<b>31 March 2024</b>	<b>Charge/ (benefit) for the year</b>	<b>31 March 2023</b>	
	<b>Deferred tax asset</b>				
	Expenses provided but allowable in Income Tax on payment basis	-	-	-	
	Provision for doubtful debts	-	-	-	
	Difference between book depreciation & tax depreciation*	-	-	-	
	Others (please specify)	-	-	-	
	<b>Gross deferred tax asset (A)</b>	-	-	-	
	<b>Deferred tax liability</b>				
	Difference between book depreciation & tax depreciation*	8,550	-	-	
	Others (please specify)	-	-	-	
	<b>Gross deferred tax liability (B)</b>	8,550	-	-	
	<b>Net deferred tax liability/(asset) (B-A)</b>	8,550	-	-	



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Designated Partner

Vinika Gubler  
Designated Partner

# VINAYAK REALTECH PROPERTIES LLP

Notes forming part of the Financial Statements for

(Amount in Rs.)

7	<b>Other long term liabilities</b>		<b>31 March 2024</b>	<b>31 March 2023</b>
	Advance against properties		1,89,10,508	-
	Allocation payable to landlord		5,43,64,155	2,57,44,175
	<b>Total Other long term liabilities</b>		<b>7,32,74,663</b>	<b>2,57,44,175</b>
8	<b>Provisions</b>			
		<b>Long term</b>	<b>Short term</b>	
		<b>31 March 2024</b>	<b>31 March 2023</b>	<b>31 March 2024</b>
	<b>(a) Provision for employee benefits</b>			
	Provision for gratuity		-	-
(b)	Provision for leave Encashment		-	-
	Other provisions		6,76,229	6,66,000
	Provision for Income tax [net of advance tax]		-	-
	<b>Total Provisions</b>		<b>6,76,229</b>	<b>6,66,000</b>
9	<b>Trade payables</b>		<b>31 March 2024</b>	<b>31 March 2023</b>
	(a) Total outstanding dues of micro, small and medium enterprises		-	-
	(b) Total outstanding dues of creditors other than micro, small and medium enterprises		1,58,04,446	45,97,850
	<b>Total Trade payables</b>		<b>1,58,04,446</b>	<b>45,97,850</b>
10	<b>Other current liabilities</b>		<b>31 March 2024</b>	<b>31 March 2023</b>
	(a) Excess cheque issued		-	-
	(b) Audit fees payable		-	33,000
	(c) P. tax payable		3,920	-
	(d) Salary payable		36,92,434	-
	(e) Advance from customers		97,27,135	1,55,65,848
	(f) Refund against cancellations		55,48,597	16,45,395
	(g) Goods and Service tax payable		5,71,790	8,64,738
	(h) TDS payable		2,18,009	2,18,794
	(i) Other payables (specify nature)		-	-
	<b>Total Other current liabilities</b>		<b>1,97,61,885</b>	<b>1,83,27,775</b>



VINAYAK REALTECH PROPERTIES LLP

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Designated Partner

VINAYAK REALTECH PROPERTIES LLP

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Designated Partner



# VINAYAK REALTECH PROPERTIES LLP

Notes forming part of the Financial Statements for the year ended 31st March, 2024

## Note 11 Fixed Assets

Sl No.	Fixed Assets	Gross Block				Depreciation				Net Block	
		Balance as at 1 April, 2022	Additions	Disposals	Balance as at 31 March, 2023	Balance as at 1 April, 2022	Depreciation for the year	Eliminated on disposal of assets	Balance as at 31 March, 2023	Balance as at 31 March, 2023	Balance as at 31 March, 2022
	<b>Tangible Assets</b>										
1	Plant and Equipment (Owned)	-	-	-	-	-	-	-	-	-	-
2	Furniture & Fittings (Owned)	-	-	-	-	-	-	-	-	-	-
3	Vehicles (Owned)	-	-	-	-	-	-	-	-	-	-
4	Office equipment (Owned)	-	2,22,540	-	2,22,540	-	12,626	-	12,626	2,09,914	-
5	Computors (Owned)	-	1,83,549	-	1,83,549	-	13,433	-	13,433	1,70,116	-
6	Land & Building (Operating Lease)	-	-	-	-	-	-	-	-	-	-
	<b>Intangible Assets</b>										
7	Computors Software	-	-	-	-	-	-	-	-	-	-
	<b>Grand Total</b>	-	4,06,089	-	4,06,089	-	26,058	-	26,058	3,80,031	-
	<b>Previous Year</b>	-	-	-	-	-	-	-	-	-	-



VINAYAK REALTECH PROPERTIES LLP

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Designated Partner

VINAYAK REALTECH PROPERTIES LLP

*Vinita Gupta*

Designated Partner

# VINAYAK REALTECH PROPERTIES LLP

Notes forming part of the Financial Statements for the year ended 31st March, 2024

(Amount in Rs.)

		Long Term		Short Term	
		31 March 2024	31 March 2023	31 March 2024	31 March 2023
12	Loans and advances				
A	(Secured)				
	Total (A)	-	-	-	-
B	Loans and advances (Unsecured)				
(a)	Loans advances to partners or relative of partners	-	-	7,60,44,320	1,91,59,800
(b)	Advance receivable in cash or kind or for value to be received	-	-	2,90,53,894	2,18,61,361
(c)	Prepaid expenses	-	-	40,000	-
(d)	Security Deposits	3,02,93,206	2,19,40,206		
	Balance with government authorities				
	Total (B)	3,02,93,206	2,19,40,206	10,51,38,214	4,10,21,161
	Total (A + B)	3,02,93,206	2,19,40,206	10,51,38,214	4,10,21,161
13	Inventories			31 March 2024	31 March 2023
(a)	Raw materials			8,53,272	14,24,959
(b)	Work-in-progress			6,14,42,766	3,47,67,725
(c)	Finished goods			-	-
	Total			6,22,96,038	3,61,92,684
14	Trade receivables			31 March 2024	31 March 2023
	Outstanding for a period less than 6 months from the date they are due for receipt				
(a)	Secured Considered good			-	-
(b)	Unsecured Considered good			68,46,731	1,96,26,056
	Less: Provision for doubtful receivables			-	-
				68,46,731	1,96,26,056
	Outstanding for a period exceeding 6 months from the date they are due for receipt				
(a)	Secured Considered good			-	-
(b)	Unsecured Considered good			-	-
(c)	Doubtful			-	-
	Less: Provision for doubtful receivables			-	-
(d)	Unbilled receivables			-	-
	Total			68,46,731	1,96,26,056
15	Cash and Bank Balances			31 March 2024	31 March 2023
A	Cash and cash equivalents				
(a)	On current accounts			1,47,47,071	1,10,06,820
(b)	Cash credit account (Debit balance)			-	-
(c)	Fixed Deposits			7,00,000	-
(d)	Cheques, drafts on hand			59,606	12,533
(e)	Cash on hand			1,55,06,677	1,10,19,353
	Total			1,55,06,677	1,10,19,353
	Total Cash and bank balances			1,55,06,677	1,10,19,353
16	Other current assets			31 March 2024	31 March 2023
(a)	Interest accrued but not due on deposits			-	-
(b)	Interest accrued and due on deposits			37,318	-
	Total			37,318	-



VINAYAK REALTECH PROPERTIES LLP

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Designated Partner

VINAYAK REALTECH PROPERTIES LLP

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Designated Partner



# VINAYAK REALTECH PROPERTIES LLP

Notes forming part of the Financial Statements for the year ended 31st March, 2024

(Amount in Rs.)

<b>17 Revenue from operations</b>	<b>31 March 2024</b>	<b>31 March 2023</b>
(a) Revenue from Operation	10,67,79,736	8,19,44,288
Revenue from operations (Net)	<b>10,67,79,736</b>	<b>8,19,44,288</b>
<b>18 Other income</b>	<b>31 March 2024</b>	<b>31 March 2023</b>
(a) Interest income	1,05,157	-
(b) Dividend income	-	-
(c) Net gain on sale of investments	-	-
(d) Sundry balance written off	4,811	-
Total other income	<b>1,09,968</b>	<b>-</b>
<b>19 Construction Expenses</b>	<b>31 March 2024</b>	<b>31 March 2023</b>
(a) Land & development expenses	3,83,89,980	2,57,44,175
(b) Brokerage & commission	31,47,734	31,62,232
(c) Building materials consumed	4,29,01,095	3,27,98,289
(d) Construction work	1,66,11,855	3,32,69,197
(e) Project developments expenses	24,73,348	-
Total construction expenses	<b>10,35,24,012</b>	<b>9,49,73,893</b>
<b>20 Changes in inventories of finished goods and work in progress</b>	<b>31 March 2024</b>	<b>31 March 2023</b>
<u>Inventories at the beginning of the year:</u>		
(ii) Work in progress	3,47,67,725	63,50,058
(iii) Finished goods	-	-
	<b>(I) 3,47,67,725</b>	<b>63,50,058</b>
<u>Inventories at the end of the year:</u>		
(ii) Work in progress	6,14,42,766	3,47,67,725
(iii) Finished goods	-	-
	<b>(II) 6,14,42,766</b>	<b>3,47,67,725</b>
(Increase)/decrease in inventories of finished goods and work-in-progress (C)	<b>-2,66,75,040.50</b>	<b>-2,84,17,667.00</b>
<b>21 Employee benefits expense</b>	<b>31 March 2024</b>	<b>31 March 2023</b>
(Including labour)		
(a) Salaries, wages, bonus and other allowances	67,97,459	8,39,660
(b) Contribution to provident and other funds	-	-
(c) Gratuity expenses	-	-
(d) Staff recruitment expenses	1,83,193	-
(e) Staff welfare expenses	12,511	-
Total Employee benefits expense	<b>69,93,163</b>	<b>8,39,660</b>
<b>22 Finance cost</b>	<b>31 March 2024</b>	<b>31 March 2023</b>
(a) Interest expense		
(i) On bank loan	76,81,320	19,87,868
(ii) On other loan	12,00,500	9,00,000
(iii) On GST, TDS, P. tax & other dues	71,410	10,456
(b) Other borrowing costs	7,55,622	13,58,510
(c) Penalty & late fees on GST, TDS, P. tax & other dues	36,850	10,750
Total Finance cost	<b>97,45,702</b>	<b>42,67,584</b>



VINAYAK REALTECH PROPERTIES LLP

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Designated Partner

VINAYAK REALTECH PROPERTIES LLP

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Designated Partner

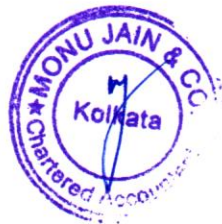
# VINAYAK REALTECH PROPERTIES LLP

Notes forming part of the Financial Statements for the year ended 31st March, 2024

23 Other Expenses	31 March 2024	31 March 2023
(a) Transpotation charges	1,44,644	3,050
(b) Power and fuel	22,266	26,586
(c) Rent	-	-
(d) Repairs and maintenance - Buildings	-	-
(e) Repairs and maintenance - Machinery	2,14,161	5,000
(f) Insurance	-	5,48,718
(g) Rates and taxes	56,23,093	47,11,079
(h) Postage and Couriers	-	-
(i) Travelling and conveyance	20,831	37,800
(j) Auditor's remuneration (Refer note below)	15,000	15,000
(k) Printing and stationery	1,48,478	63,355
(l) Communication expenses	2,60,815	42,000
(m) Legal and professional charges	2,55,090	2,81,000
(n) Advertisement and publicity	28,19,761	11,76,324
(o) Business promotion expenses	8,762	95,238
(p) Security and services	3,86,243	2,07,115
(q) Site expenses	20,396	34,260
(r) Prior period items	41,858	-
(s) Hire charges	3,14,025	8,11,015
(t) Registration Charges	4,90,206	-
(u) Office maintainance	2,766	-
(v) Miscellaneous expenses	-	3,950
<b>Total</b>	<b>1,07,88,396</b>	<b>80,61,490</b>

(i) Auditor's remuneration	31 March 2024	31 March 2023
(a) Statutory audit	10,000	10,000
(b) Tax audit	5,000	5,000
	<b>15,000</b>	<b>15,000</b>
(ii) Prior period items	31 March 2024	31 March 2023
(a) GST (FY 2022-23)	41,858	-
	<b>41,858</b>	<b>-</b>



VINAYAK REALTECH PROPERTIES LLP

*SLSL - LLL*

Designated Partner

VINAYAK REALTECH PROPERTIES LLP

*Vinika Gupta*

Designated Partner









**Vinayak  
Realtech**  
PROPERTIES LLP

**VINAYAK REALTECH PROPERTIES LLP**

T-68, Teghoria Main Road (Near Loknath Mandir), Kol - 700 157  
Phone - 033 2570 7991