

**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<br>(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>      |
| <b>INCOME TAX REFUNDABLE</b>     |           | <b><u>(3,600)</u></b> |

✓ NITU DEVELOPERS PVT. LTD.  
*Smallos molla*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.  
*27 May 2026*  
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 31<sup>st</sup> 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<br>31.03.2025 | Year Ended<br>31.03.2024 |
| Turnover/Gross Income                       | 24,68,239.58             | 5,76,805.85              |
| Profit Before Interest and<br>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<br>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<br>)          | (17,667.48<br>)          |
| 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<br>(DD/MM/YYYY) | Total Number<br>of directors as<br>on the date of<br>meeting | ATTENDANCE                         |                    |
|---------------------------------|--|------------------------------------|--------------------|
|                                 |  | Number of<br>directors<br>attended | % of<br>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 12<sup>th</sup> Day of September, 2025

Place: Kolkata

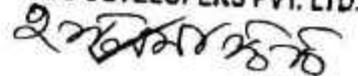
For and behalf of the Board of Directors

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.  
*Smaldeo Mello*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.  
*[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.

*Smriti...*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.

*...*  
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.

*Sumit Kumar*

DIRECTOR

NITU DEVELOPERS PVT. LTD.

*Sumit Kumar*

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.  
*Srinivasulu Reddy*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.  
*Srinivasulu Reddy*  
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. L. SINGHAL & CO. 12/26*  
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

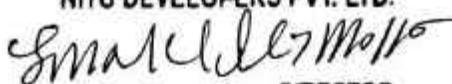


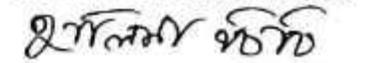
CA Roshan Lal Singhal  
(Partner)  
Membership No. 054408  
UDIN: 25054408 BMID US5353

Place: Kolkata

Date: The 12<sup>th</sup> Day of September, 2025



NITU DEVELOPERS PVT. LTD.  
  
DIRECTOR

NITU DEVELOPERS PVT. LTD.  
  
DIRECTOR

NITU DEVELOPERS PVT. LTD.  
(CIN:U74900WB2011PTC166193)  
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)   |
| <b>I. EQUITY AND LIABILITIES</b>   |      |                        |                     |                        |                     |
| <b>1 Shareholder's funds</b>   |      |                        |                     |                        |                     |
| (a) Share Capital  | 2    | 19,900.00              |                     | 19,900.00              |                     |
| (b) Reserves and Surplus   | 3    | 2,69,663.09            |                     | 2,38,304.75            |                     |
| (c) Money received against share warrants  |      | -                      |                     | -                      |                     |
|  |      |                        | 2,89,763.09         |                        | 2,58,204.75         |
| <b>2 Share application money pending allotment</b>                                       |      |                        |                     |                        |                     |
| <b>3 Non-current liabilities</b>   |      |                        |                     |                        |                     |
| (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           | -                      | -                   |
| <b>4 Current Liabilities</b>   |      |                        |                     |                        |                     |
| (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        |
| <b>TOTAL</b>   |      |                        | <b>61,40,600.09</b> |                        | <b>31,21,954.89</b> |
| <b>II ASSETS</b>   |      |                        |                     |                        |                     |
| <b>1 Non-current assets</b>  |      |                        |                     |                        |                     |
| (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         |
| <b>2. Current assets</b>   |      |                        |                     |                        |                     |
| (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            | 59,88,830.91        | 68,452.41              | 30,17,420.08        |
| <b>TOTAL</b>   |      |                        | <b>61,40,600.09</b> |                        | <b>31,21,954.89</b> |

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: 2024408BMIDUS5353

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

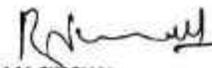
DIRECTOR

(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<br>(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  
Director DIRECTOR  
(DIN:03584829)

NITU DEVELOPERS PVT. LTD.  
  
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



NITU DEVELOPERS PVT. LTD.

*[Signature]*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.

*[Signature]*  
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.



NITU DEVELOPERS PVT. LTD.  
*[Signature]*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.  
*[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.



NITU DEVELOPERS PVT. LTD.  
*[Handwritten Signature]*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.  
*[Handwritten Signature]*  
DIRECTOR

**(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       | <b>Current Ratio</b>  |              |               |                   |
|         | $\frac{\text{Current Assets}}{\text{Current Liabilities}}$                                    | 1.03         | 1.05          | -2.21%            |
| II      | <b>Debt-Equity Ratio</b>  |              |               |                   |
|         | $\frac{\text{Total Debt}}{\text{Shareholders' Equity}}$                                       | 0.14         | 0.14          | 4.17%             |
| III     | <b>Debt Service Coverage Ratio</b>  |              |               |                   |
|         | $\frac{\text{Earnings available for Debt Service}}{\text{Debt Service}}$                      | 3.53         | 3.76          | -6.07%            |
| IV      | <b>Return on Equity (ROE)</b>   |              |               |                   |
|         | $\frac{\text{Net Profits after Taxes - Pref. Dividend}}{\text{Average Shareholders' Equity}}$ | 23.74%       | 38.89         | -38.95%           |
| V       | <b>Inventory Turnover Ratio</b>   |              |               |                   |
|         | $\frac{\text{Cost of Goods Sold / Sales}}{\text{Average Inventory}}$                          | 1.28         | 1.10          | 15.74%            |
| VI      | <b>Trade Receivable turnover Ratio</b>  |              |               |                   |



NITU DEVELOPERS PVT. LTD.  
*[Signature]*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.  
*[Signature]*  
DIRECTOR

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



NITU DEVELOPERS PVT. LTD.  
*[Signature]*  
 DIRECTOR

NITU DEVELOPERS PVT. LTD.  
*[Signature]*  
 DIRECTOR

**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<br>(Prop: Somaiya Pravin) | : Sole Proprietorship Firm In Which<br>Relative of the Company Are<br>proprietor |          |



NITU DEVELOPERS PVT. LTD.  
*Jamaluddin Molla*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.  
*Suraiya Pravin*  
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                        |

(a) 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                            |
| <b>(a) Authorised Share Capital</b><br>250000 Equity Shares of Rs. 10 each<br>(Previous year 100000 Equity Shares of Rs.10/- each)  | 2,50,000                       | 25,000.00                         | 2,50,000                       | 25,000.00                         |
| <b>(b) Issued, Subscribed &amp; Paid Up Capital</b><br>199,000 Equity Shares of Rs. 10 each fully paid up<br>(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                         |
| <b>(c) Par Value Per Share</b>  |                                | 10/-                              |                                | 10/-                              |
| <b>(d) Reconciliation Of The Number Of Shares</b><br>Opening Number Of Shares Outstanding<br>Add: Shares Issued<br>Less: Shares Bought Back<br><br>Closing Number Of shares Outstanding | 1,99,000<br>-<br>-<br>1,99,000 | 19,900.00<br>-<br>-<br>19,900.00  | 1,99,000<br>-<br>-<br>1,99,000 | 19,900.00<br>-<br>-<br>19,900.00  |
| <b>(e) Details of shares held by each shareholder holding more than</b>   |                                |                                   |                                |                                   |
| 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<br><br>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

✓  
NITU DEVELOPERS PVT. LTD.  
*Halima Bibi*  
DIRECTOR

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

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

| PARTICULARS                                     | 31st March, 2025<br>AMOUNT (RS.) | 31st March, 2024<br>AMOUNT (RS.) |
|---|----------------------------------|----------------------------------|
|   | (Rs. in Hundreds)                |                                  |
| <b>NOTE "3" OF RESERVES &amp; SURPLUS</b>       |                                  |                                  |
| <b>(a) PROFIT AND LOSS ACCOUNT</b>              |                                  |                                  |
| 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                        |
|   | <b>2,69,863.09</b>               | <b>2,38,304.75</b>               |
| <b>NOTE "4" OF LONG TERM BORROWINGS</b>         |                                  |                                  |
| AS PER SCHEDULE ANNEXED                         | 38,681.51                        | -                                |
|   | <b>38,681.51</b>                 | -                                |
| <b>NOTE "5" SHORT TERM BORROWINGS</b>           |                                  |                                  |
| AS PER SCHEDULE ANNEXED                         | 41,500.00                        | 35,500.00                        |
|   | <b>41,500.00</b>                 | <b>35,500.00</b>                 |
| <b>NOTE "6" OF TRADE PAYABLES</b>               |                                  |                                  |
| SUNDRY CREDITORS<br>(AS PER ANNEXURE)           | 2,57,809.68                      | 3,57,948.28                      |
|   | <b>2,57,809.68</b>               | <b>3,57,948.28</b>               |
| <b>NOTE "7" OF OTHER CURRENT LIABILITIES</b>    |                                  |                                  |
| 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                           | -                                |
| <b>ADVANCE FROM CUSTOMER</b>                    |                                  |                                  |
| AS PER SCHEDULE ANNEXED                         | 49,28,781.80                     | 18,89,904.17                     |
|   | <b>54,30,152.35</b>              | <b>24,18,026.15</b>              |
| <b>NOTE "8" SHORT TERM PROVISIONS</b>           |                                  |                                  |
| PROVISION FOR TAX                               | 52,275.71                        | 24,278.20                        |
| ADD : THIS YEAR                                 | 30,417.74                        | 27,997.51                        |
|   | <b>82,693.45</b>                 | <b>52,275.71</b>                 |
| <b>NOTE "9" PROPERTY, PLANT &amp; EQUIPMENT</b> |                                  |                                  |
| AS PER SCHEDULE ANNEXED                         | 1,51,769.18                      | 1,04,534.82                      |
|   | <b>1,51,769.18</b>               | <b>1,04,534.82</b>               |



**NITU DEVELOPERS PVT. LTD.**

*[Signature]*

**DIRECTOR**

**NITU DEVELOPERS PVT. LTD.**

*[Signature]*

**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    |

|                     |                     |
|---------------------|---------------------|
| <b>39,07,497.81</b> | <b>22,40,688.55</b> |
|---------------------|---------------------|

**NOTE "12" TRADE RECEIVABLE**

(AS PER ANNEXURE)

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

|               |                  |
|---------------|------------------|
| <b>970.05</b> | <b>52,206.79</b> |
|---------------|------------------|

**NOTE "13" OF CASH & CASH EQUIVALENTS**

CASH IN HAND

|           |          |
|-----------|----------|
| 30,436.06 | 5,150.48 |
|-----------|----------|

**BANK BALANCES**

UCO BANK

|             |           |
|-------------|-----------|
| 2,44,472.08 | 47,393.36 |
|-------------|-----------|

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 |
|-----------|-----------|

LAUHATI BRANCH  
CURRENT A/C NO. 41565628710  
IFS CODE: SBIN0006208

HDFC BANK

|        |        |
|--------|--------|
| 131.14 | 131.14 |
|--------|--------|

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

|                    |                  |
|--------------------|------------------|
| <b>2,92,478.02</b> | <b>92,390.26</b> |
|--------------------|------------------|

**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 |
|--------------|-------------|

|                     |                    |
|---------------------|--------------------|
| <b>15,20,999.72</b> | <b>5,63,682.08</b> |
|---------------------|--------------------|



NITU DEVELOPERS PVT. LTD.

*Jamaluddin Molla*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.

*Mr. Pravin Suriya*  
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<br>AMOUNT (RS.) | 31st March, 2024<br>AMOUNT (RS.) |
|---|----------------------------------|----------------------------------|
| (Rs. In Hundreds)   |                                  |                                  |
| <b>NOTE "16" OF REVENUE FROM OPERATIONS</b>               |                                  |                                  |
| 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>               |
| <b>NOTE "17" OTHER INCOME</b>                             |                                  |                                  |
| INTEREST RECEIVED FROM CESC                               | 51.19                            | -                                |
| INTEREST ON LOAN AGARWAL MARKETING &<br>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>                  |
| <b>NOTE "18" PURCHASE OF STOCK IN TRADE</b>               |                                  |                                  |
| 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>              |
| <b>NOTE "19" CHANGES IN STOCK-IN-TRADE</b>                |                                  |                                  |
| OPENING STOCK   | 22,40,688.55                     | 10,12,314.04                     |
| WORK IN PROGRESS (BUILDING)<br>(INVENTORIES)              | 39,07,497.81                     | 22,40,688.55                     |
|   | <u>(16,66,809.26)</u>            | <u>(12,28,374.50)</u>            |
| <b>NOTE "20" EMPLOYEE BENEFIT EXPENSES</b>                |                                  |                                  |
| SALARY  | 42,048.91                        | 30,824.55                        |
| SECURITY GUARD  | 5,600.00                         | -                                |
|   | <u>47,648.91</u>                 | <u>30,824.55</u>                 |
| <b>NOTE "21" FINANCE COSTS</b>                            |                                  |                                  |
| 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.**  
*[Signature]*  
DIRECTOR

**NITU DEVELOPERS PVT. LTD.**  
*[Signature]*  
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.  
*[Signature]*  
 DIRECTOR

NITU DEVELOPERS PVT. LTD.  
*[Signature]*  
 DIRECTOR

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

(Rs. In Hundreds)

| <b>PARTICULARS</b> | <b>31st March, 2025<br/>AMOUNT (RS.)</b> | <b>31st March, 2024<br/>AMOUNT (RS.)</b> |
|--------------------|--|--|
|--------------------|--|--|

**NOTE "4" OF LONG TERM BORROWINGS**

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

**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         |
|   | <b>41,500.00</b> | <b>35,500.00</b> |



**NITU DEVELOPERS PVT. LTD.**  
*[Handwritten Signature]*  
DIRECTOR

**NITU DEVELOPERS PVT. LTD.**  
*[Handwritten Signature]*  
DIRECTOR

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

(Rs. in Hundreds)

| <b>PARTICULARS</b>                           | <b>31st March,2025<br/>AMOUNT (RS.)</b> | <b>31st March, 2024<br/>AMOUNT (RS.)</b> |
|--|---|--|
| <b>NOTE "6" OF TRADE PAYABLES</b>            |   |  |
| 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.

*Sonal Udey maha*  
DIRECTOR

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DIRECTOR

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|--|-----------|-----------|
| 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.

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DIRECTOR

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DIRECTOR

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|---|----------|-----------|
| 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

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| SRI GOUR CONSTRUCTION                      | -                  | 416.75             |
| SRIJA 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> |



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*Smruti Chandra Mohanta*  
 DIRECTOR

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**NITU DEVELOPERS PVT. LTD.**

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

**NOTE "7" OF ADVANCE FROM CUSTOMER**

| <b>PARTICULARS</b>                         | <b>(Rs. In Hundreds)</b> |                         |
|--|--------------------------|-------------------------|
|  | <b>31st March, 2025</b>  | <b>31st March, 2024</b> |
|  | <b>AMOUNT (RS.)</b>      | <b>AMOUNT (RS.)</b>     |
| 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                | -                       |



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*Suman Choudhury*  
DIRECTOR

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|--|--------------|-------------|
| 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    | -           |



NTU DEVELOPERS PVT. LTD.  
*Smarak Dasgupta*  
 DIRECTOR

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*Smarak 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 | -         |



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*[Signature]*  
 DIRECTOR

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|  |                     |                     |
|--|---------------------|---------------------|
| 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           |
|  | <b>49,28,781.80</b> | <b>18,89,904.17</b> |



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*[Handwritten Signature]*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.

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



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*[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  
CIN : U74900WB2011PTC166103

| <u>PARTICULARS</u>                   | <u>31st March,2025</u><br><u>AMOUNT (RS.)</u> | <u>31st March, 2024</u><br><u>AMOUNT (RS.)</u> |
|--------------------------------------|---|--|
| <b>NOTE "14" ADVANCE TO CUSTOMER</b> |   |  |
|                                      | <b>(Rs. In Hundreds)</b>                      |  |
| 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                                       |
| ATIHAR 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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*S. M. Chakravarty*  
DIRECTOR

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*S. M. Chakravarty*  
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 |



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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.

*Smarulobor Molla*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.

*Arjun Kumar*  
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.

*G. L. Singhal*

DIRECTOR

WATCO INDIA  
WITHAL SERVICES PVT LTD  
YASIN ALI  
ZINIA ENTERPRISE

|                     |                    |
|---------------------|--------------------|
| 980.00              | -                  |
| 13,182.85           | 24,354.55          |
| 452.50              | -                  |
| 11,660.35           | -                  |
| <u>13,79,133.62</u> | <u>4,37,141.61</u> |



NITU DEVELOPERS PVT. LTD.  
*[Handwritten Signature]*  
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   |  |
|                           |                    |                          |                    |                  |                  |                                 |                  |                    |  |
| 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         | -                  |  |
| <b>OFFICE EQUIPMENT</b>   |                    |                          |                    |                  |                  |                                 |                  |                    |  |
| 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             |  |
|                           | <b>1,58,449.06</b> | <b>1,11,438.36</b>       | <b>2,69,887.42</b> | <b>53,914.24</b> | <b>46,822.06</b> | <b>1,00,736.31</b>              | <b>17,381.93</b> | <b>1,51,769.18</b> |  |

NITU DEVELOPERS PVT. LTD.

*[Signature]*  
DIRECTOR

NITU DEVELOPERS PVT. LTD.

*[Signature]*  
DIRECTOR



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

**DETAILS OF WORK IN PROGRESS AS ON 31.03.2025**

|  |                    |                     |
|--|--------------------|---------------------|
| <b>1) OPENING WORK-IN-PROGRESS (CHAR KANYA PROJECT) B/F</b>    |                    | 3,12,515            |
| <b>2) THE NUCLEUS (KALIKAPUR PROJECT, JOINT VENTURE) B/F</b>   |                    |                     |
| COST OF CONSTRUCTION B/F                                       |                    | 1,49,24,000         |
| LESS: COST OF SHOP SALE ( 250 SQ. FT. X2,500 PER SQ. X 3 NO.)= |                    | 18,75,000           |
|  |                    | 1,30,49,000         |
| <b>4) SUN SHINE PROJECTS</b>                                   |                    |                     |
| OPENING BALANCE  | 14,89,42,033       |                     |
| <b>ADD: PURCHASE OF LAND DURING THE YEAR</b>                   | 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         |
| <b>ADD: OTHER EXPENSES</b>                                     |                    |                     |
| 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       |                     |
| <b>LESS: COST OF SALE</b>                                      |                    |                     |
| 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        |
|  | <b>CLOSING WIP</b> | <b>32,91,21,281</b> |
| <b>5) CONVERT FIXED ASSETS TO STOCK</b>                        |                    |                     |
| ELEVATOR   | 2,07,478           |                     |
| ELECTRIC TRANSFORMER   | 15,30,715          | 17,38,193           |
| <b>6) OTHER LAND B/F</b>                                       |                    | 5,39,15,783         |
|  |                    | <b>38,47,75,257</b> |



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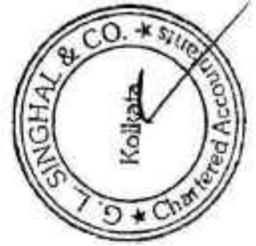
**NITU DEVELOPERS PVT. LTD.**

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

**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                   |
|                   |                      | <b>78,06,781</b>       | <b>99,278</b>              | <b>36,850</b>             | <b>-</b>         | <b>7,92,448</b>       | <b>71,50,461</b>           |
| 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                     |
|                   |                      | <b>34,69,920</b>       | <b>45,64,184</b>           | <b>64,43,525</b>          | <b>17,38,193</b> | <b>14,33,938</b>      | <b>1,30,43,690</b>         |
| <b>TOTAL</b>      |                      | <b>1,12,76,701</b>     | <b>46,63,462</b>           | <b>64,80,375</b>          | <b>17,38,193</b> | <b>22,26,387</b>      | <b>2,01,94,150</b>         |



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**Nitu Developer PVT LTD**  
**P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135**

**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      | ABHINANDAN SARKAR/BUNGALOW-26      | 8820696688             | GOPAL NAGAR COLONY, NEAR KANU TEA STALL, KALLA CENTRAL HOSPITAL, PO- KALLA C. H., PS- ANANSOL NORTH, DIST- PASCHIM BARDHAMAN, PIN- 713340 | CUP50011E      | 713340 | -               | 66,08,750                        | -                              | 12,75,010                    | 78,83,760       | Bank                                |
| 2      | ABHISHEK DAS/BUNGLOW-133           | 7003210755             | S/O GOPAL DAS PS-BARTALA, 9/8/18, PEARY MOHAN SUR LANE, BEADON STREET KOLKATA, WB-700005  | AFQP01678L     | 700005 | -               | 4,76,180                         | -                              | -                            | 4,76,180        | Bank                                |
| 3      | ADHIRAJ MAUMIDER                   | 8697517306             | A/31, PURBA RAJAPUR, PO- SANTOSHPIUR, PS- SERVEY PARK, S.O. KOLKATA 700075  | DEZPM3246E     | 700075 | 51,000          | 29,29,391                        | -                              | 20,80,391                    | -               | Bank                                |
| 4      | ADITYA SAHA                        | 9903155541             | C/8 DANIKUNI HOUSING ESTATE PO-DANKUNI PS-DANKUNI DIST-HOOGHLY WEST BENGAL PIN-712311   | GEPP57893L     | 712311 | 36,52,703       | 4,05,854                         | -                              | 40,58,557                    | -               | Bank                                |
| 5      | AJUL ALI                           | 9874974071/987469 0786 | RAJARHAT, KOLKATA, PIN-700135   | BIJPA5729C     | 700135 | 18,47,920       | 15,31,551                        | -                              | 33,79,472                    | -               | Bank                                |
| 6      | ALAM KHAN & FIROZA KHAN/BUNGALOW-1 | 9874974071/987469 0786 | A-12, RAJARHAT MAIN ROAD, NEAR DERODIO COLLEGE, RAJARHAT GOPALPUR (M), N214PGS WEST BENGAL-700136   | K483SD/BUKPB9  | 700136 | -               | 68,37,876                        | 3,60,001                       | -                            | 64,77,875       | Bank                                |
| 7      | ALAM KHAN & FIROZA KHAN/BUNGALOW-2 | 9874974071/987469 0786 | A-12, RAJARHAT MAIN ROAD, NEAR DERODIO COLLEGE, RAJARHAT GOPALPUR (M), N214PGS WEST BENGAL-700136   | K483SD/BUKPB9  | 700136 | 4,00,000        | 83,69,303                        | -                              | -                            | 87,69,303       | Bank                                |
| 8      | ALOK KUMAR/BUNGALOW-63             | 8582934707             | SINGH MANSION, NEAR PAVITRI HOSPITAL PCIB PS- GIRIDIH DIST- GIRIDIH/JHARKHAND- 815301   | DUNPK4739P     | 815301 | 4,00,000        | 66,05,952                        | -                              | -                            | 70,05,952       | Bank                                |
| 9      | AMAR BHAGAT                        | 8500018487/890574 4285 | PARBATIPURA, TAMILUK, PO & PS- TAMILUK DIST- PURBA MEDINIPUR WEST BENGAL -721636  | RIEXP83724A    | 721636 | 36,15,151       | 1,81,210                         | -                              | 37,96,361                    | -               | Bank                                |
| 10     | ANIINDYA ROY CHOUDHURY             | 9432022147             | 11/1, SARADAMANI ROAD, NABAGRAM, WEST BENGAL, HOOGHLY-712246  | 89731M/AUJPC   | 712246 | 51,000          | -                                | -                              | -                            | 51,000          | Bank                                |
| 11     | ANIRBAN JANA/BLOCK-3/FLAT-3C       | 9002300012             | KAMTHI, ATHILADARI, PO & PS- CONTAL, DIST- PURBA MEDINIPUR, WEST BENGAL-721401  | AQHPJ0550F     | 721401 | 51,000          | -                                | -                              | -                            | 51,000          | Bank                                |
| 12     | ANIKTA DEY/BLOCK-C/FLAT-1G         | 8240724302/824060 3198 | 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             | SATYABAG INO LANE BURDWAN, ERIPALLI, BARDHAMAN, WEST BENGAL-713103  | J8035H/ ANZP/5 | 713103 | 50,485          | -                                | -                              | -                            | 50,485          | Bank                                |
| 14     | APARAJITA BASU                     | 9830476398             | 13A, SUHASINI GANGULY SARANI, AMAR PHARMACY, PO & PS- KALIGHAT, DIST- KOLKATA, WEST BENGAL- 700025  | AJUP6871H      | 700025 | 2,94,792        | 26,83,133                        | -                              | 29,77,925                    | -               | Bank                                |
| 15     | ARCHANA SHRIVASTAV                 | 9163007371/943361 8188 | 16 PANPARA, 1ST LANE BARBACPORE (M) TALPURA K2APGS KOL-700113   | G2427C/AVJPG   | 700113 | 27,34,729       | 1,00,000                         | -                              | -                            | 1,00,000        | Bank                                |
| 16     | ARCHISMAN GANGULY                  | 9547538012             | VILL-MITTHANI , CITY- ANANSOL, PO-MITTHANI, PS- KULTI, DIST- PASCHIM BARDHAMAN, WEST BENGAL PIN-713371                                    | ATBPC816C      | 713371 | 32,00,098       | 3,03,857                         | -                              | 30,38,586                    | -               | Bank                                |
|        | ASBAN CHATTARAJ                    |                        |   |                |        |                 | 4,97,225                         | -                              | 96,97,323                    | -               | Bank                                |



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|    |                                     |                           |   |               |        |           |           |           |           |      |
|----|-------------------------------------|---------------------------|---|---------------|--------|-----------|-----------|-----------|-----------|------|
| 18 | ARBITA MUKHERJEE                    | 9420209159/842096<br>7963 | 3/13, LG TOWER 3, ACTION AREA 2, AKANKHA<br>MORE, P.O. & P.S. - NEWTOWN, DIST-<br>NORTH24PGS, STATE- WEST BENGAL, PIN-700156                                | ATCPM7196C    | 700156 | 10,001    | 5,41,000  | 5,51,001  | -         | Bank |
| 19 | ARYUNAN GHOSH/BUNGALOW-69           | 9836328787                | BA-126 FLAT NO-BA1, SARVAMANGLA COOPERATIVE<br>HO, NEW TOWN, VTC, NEW TOWN, PO, NEW TOWN,<br>DISTRICT: NORTH 24 PARGANAS, WEST BENGAL-<br>700156            | G1348K/BG8PG  | 700156 | -         | 14,35,376 | -         | 14,35,376 | Bank |
| 20 | ASIF ALI MONDAL                     | 7908665832                | 3NO NABASGHAPUR PO- PS-NANDIGRAM DIST-<br>NEAR MIDNAPUR, WEST BENGAL, PIN-721656  | ATDP01489F    | 721656 | 7,00,000  | -         | 7,00,000  | -         | Bank |
| 21 | ATANU KUMAR DEY                     | 9326553162                | MAA SARADA APARTMENT, 21/19BTRROAD, PO,<br>KHARDAH, PS. KHARDAH, PIN. 700117, N24PGS,<br>WEST BENGAL  | D3945N/ANCPD  | 700117 | -         | 39,04,225 | 63,81,798 | -         | Bank |
| 22 | BHASKAR DEBNATH/BUNGALOW-43A        | 9699319694/967433<br>8744 | P-81/1/A, PRAGATIPALLY, LAKE TOWN, KOLKATA, PS<br>& PO- LAKE TOWN, N24PGS, WEST BENGAL 700089   | M66591/AJAPC  | 700089 | -         | 12,04,830 | -         | 12,04,830 | Bank |
| 23 | BHASKAR MAJUMDER/BUNGALOW-102       | 9046914678                | GOPAL NAGAR, PO- KALLA (C-H) PS- ASANSOL, NORTH<br>WEST BENGAL- 713340  | 8BDPM128SL    | 713340 | 3,26,683  | -         | 3,26,683  | -         | Bank |
| 24 | BIPLAB GHOSH                        | 8017688808                | 292/18A B ROAD RAITHALA, SHITALA BYE LANE<br>BARACKPUR-1, N24PGS WEST BENGAL-743129   | DEEPM4379P    | 743129 | 12,75,000 | 76,77,381 | -         | 86,02,381 | Bank |
| 25 | BISWADIP MAZUMDER/BUNGALOW-46       | 9436121081                | RAMKRISHNA MISSION ROAD DXTN, TOWN<br>BARDOWALI, PO- AGARTALA, PS- WEST AGARTALA,<br>DIST- WEST TRIPURA, PIN-799002   | AWWPF5929F    | 799001 | -         | 6,69,000  | 2,68,650  | -         | Bank |
| 26 | BISWAJIT SAHA / SANKARI SAHA        | 9239627016                | FLAT-1A, BC-7/B, KALKA APT., PO- DESHBANDHU<br>NAGAR, PS-BAGUNHATI, DIST- NORTH 24 PGS, STATE-<br>WEST BENGAL, PIN-700059                                   | ANPPP1393E    | 700059 | 25,69,653 | 48,571    | -         | 48,571    | Bank |
| 27 | BUDHED PRASAD/BLOCK-C/FLAT-3H       | 9830476298                | MEGADRI COOPERATIVE HOUSING SOCIETY, FLAT<br>NO-804, NEW TOWN MAIN ROAD, OPPOSITE TANK<br>NO-8 PO & PS- NEW TOWN, DIST- N24PARGANAS<br>WEST BENGAL - 700156 | ANJPE340SC    | 700156 | 51,000    | 86,79,345 | -         | 37,26,345 | Bank |
| 28 | COUNTER PARTY RECEIVED              | 8348515009/740652<br>3133 | C/O C PADMA, 48/B-133, 8TH C CROSS, 3RD MAIN,<br>VENKATAPURA, KORMAMANGALA, BANGALORE<br>SOUTH, KARNATAKA-560034  | #73331/BETPM7 | 560034 | 5,001     | -         | 5,001     | -         | Bank |
| 29 | CHUMBO BHATTACHARYA                 | 9339552774                | ANUPAM HOUSING ESTATE, BLOCK-C, FLAT-2D,<br>POBPS- DUM DUM, DIST- N24PGS, WEST BENGAL-<br>700028  | AUMPD7508A    | 700028 | 9,60,000  | 22,40,000 | -         | 31,00,000 | Bank |
| 30 | DEBASHREE PATRA                     | 51 77801 14696            | P-147, MUDJALI ROAD, GARDEN REACH, PO-GARDEN<br>REACH, PS-METABRUIZ, DIST-KOLKATA, WEST<br>BENGAL, PIN-700024   | WESB70/DEHPNE | 700024 | 4,10,000  | 4,00,000  | -         | 8,10,000  | Bank |
| 31 | DIPAK GHOSH                         | 8697098026                | 33A, Bismilli Chatterjee Street, Kolkata - 700002,<br>P.O. - Coalgapore, P.S. - Coalgapore, District - Kolkata,   | AUMPC982A     | 700002 | -         | 3,27,251  | -         | 3,27,251  | Bank |
| 32 | DR. BAYAN DAS GUPTA/BUNGALOW-64     | 9830011340/700317<br>5283 | BL-4 FLAT NO-106 ETERNIS, 59, JESSORE ROAD<br>(SOUTH), DOLTA, MADHYAMGRAM N24PGS WB-<br>700132  | P7504Q/B8BPO  | 700132 | 50,00,000 | -         | -         | 50,00,000 | Bank |
| 33 | DR. SANDIP KUMAR NEOGI/BLOCK-A/2F   | 8100561697                | 7/1A RINVEDITA APARTMENT, SANTRA PARA LANE,<br>SINTHI, PO-SINTHI, PS- DIST- KOLKATA, WB PIN-<br>700050  | AZPDS279N     | 700050 | -         | 4,29,010  | -         | 4,29,010  | Bank |
| 34 | GARGI ROY CHOWDHURY/BLOCK-D/FLAT-4C | 9002864282                | VILL-PO- BATHIPUR, PS-GHATAL, DIST- PASCHIM<br>MEDNAPUR, STATE WEST BENGAL, PIN-721212  | R32191/CMPF13 | 721212 | -         | 50,50,000 | -         | 50,00,000 | Bank |
| 35 | GARGI ROY CHOWDHURY/BLOCK-D/FLAT-4C | 8100561697                | 7/1A RINVEDITA APARTMENT, SANTRA PARA LANE,<br>SINTHI, PO-SINTHI, PS- DIST- KOLKATA, WB PIN-<br>700050  | AZPDS279N     | 700050 | -         | 4,29,010  | -         | 4,29,010  | Bank |
| 36 | GLF PROJECTS LIMITED                | 9830011340/700317<br>5283 | BL-4 FLAT NO-106 ETERNIS, 59, JESSORE ROAD<br>(SOUTH), DOLTA, MADHYAMGRAM N24PGS WB-<br>700132  | P7504Q/B8BPO  | 700132 | 50,00,000 | -         | -         | 50,00,000 | Bank |
| 37 | GOURAB DAS/BUNGALOW-23              | 8100561697                | 7/1A RINVEDITA APARTMENT, SANTRA PARA LANE,<br>SINTHI, PO-SINTHI, PS- DIST- KOLKATA, WB PIN-<br>700050  | AZPDS279N     | 700050 | 4,22,224  | -         | -         | 4,22,224  | Bank |
| 38 | GOURAV DAS/BLOCK-C/FLAT-4D          | 9002864282                | VILL-PO- BATHIPUR, PS-GHATAL, DIST- PASCHIM<br>MEDNAPUR, STATE WEST BENGAL, PIN-721212  | R32191/CMPF13 | 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                 | 6376227351                 | 267/577,8,HR. PRATAP NAGAR, SECTOR-2E, 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 | INDULEKHA HAZRA                               |                            |  |                | 1,00,000    | -         | -           | 1,00,000     | Bank |
| 44 | IOBAL GULAMNABI VOIRA/BLOCK-A/FLAT-4F         | 9426089033                 | 13/5/156/3 REHAMAT NAGAR, NEAR PARIZA MASJID, PO & PS-ANANAD STATE-GUJARAT PIN-388001  | ADHPV93EER     | 388001      | 21,94,565 | -           | 21,94,565    | Bank |
| 45 | JAYANTA KUMAR CHAKRABORTI                     | 9007775501                 | C/O BATA KRISHNA CHAKRABORTY, SWAMIJI APARTMENT, PHASE 2, BLOCK-B FLAT 502, 222/16 GIRISH GHOSH ROAD, BELUR, BALLY (M), HOWRAH, WEST BENGAL-711202 | ABZPC346Q      | 711202      | 20,25,001 | -           | 27,00,000    | Bank |
| 46 | JUPITER                                       |                            |  |                | 8,20,00,000 | -         | 1,50,00,000 | 9,70,00,000  | Bank |
| 47 | JUPITER DEVELOPERS                            |                            |  |                | 7,85,00,000 | -         | 1,50,00,000 | 11,95,00,000 | Bank |
| 48 | KAILAS NATH MAJUMDAR/BLOCK-C/FLAT-2B          | 7001743900                 | PASHUPATI APARTMENT 2NO. AMBIKA MUKHERJEE ROAD, POB-PS-BEGHARIA, DIST- KOLKATA, STATE WEST BENGAL, PIN-700056                                      | ADXPMM663P     | 700056      | 50,495    | -           | 50,495       | Bank |
| 49 | KALLOL SARKAR/BUNGALOW-44                     | 6158885860                 | 3RD FLOOR, UTTARAYAN APT, RZA K. MAZUMDER ROAD, P.O. - SANTOSHIPUR, P.S. -ADANPUR, DIST- KOLKATA, WEST BENGAL, PIN-700075                          | BLTPS80900M    | 700075      | 81,74,629 | -           | 81,74,629    | Bank |
| 50 | KAMAL ROY                                     | 9940455896                 | DOSHI RESIDENCY, FLAT NO-1C DRHANDAPANI STREET, PO-T. NAGAR, P-5- DIST-CHENNAI, TAMILNADU-600017   | Q4631Q/CQBPM   | 600017      | 5,33,889  | -           | 32,15,659    | Bank |
| 51 | KANIZE MOULLA                                 |                            |  |                | 15,00,000   | -         | -           | 15,00,000    | Bank |
| 52 | KARABI HALDAR & BIDISHA HALDAR/BUNGA          | 9811318078/913064<br>6153  | IDEAL ABAGAN FLAT NO.-5C BLOCK-1, BAJARHAT PO & PS- NARAYANPUR, DIST- N24RPS, STATE-WEST BENGAL, PIN-700136  | W4688K/ABRPHS  | 700136      | 18,76,240 | -           | 18,76,240    | Bank |
| 53 | KAUSIK MUKHERJEE                              |                            |  |                | 2,00,000    | -         | 11,00,000   | -            | Bank |
| 54 | KAUSTAV BANERJEE/BUNGALOW-A/12                | 9130281750                 | 137/1, K.P. ROY LANE VIC. HALTU, PO. HALTU, SUB DISTRICT: CIRCUS AVENUE, DISTRICT: KOLKATA, STATE : WEST BENGAL, PIN CODE: 700078                  | 190492L/AZDP88 | 700078      | 15,64,326 | -           | 15,64,326    | Bank |
| 55 | KIRAN VERMA & SANKET KUMAR VERMA/BUNGALOW-508 | 7980728912/906204<br>4440  | 161/JI DR. G. S. ROAD PO-TILAJULA PS-KASBA DIST- 524PGS WB PIN-700039  | V5511B/CMZPV1  | 700039      | 9,96,187  | -           | 32,35,620    | Bank |
| 56 | KOYEL BHATTACHARJEE/BUNGALOW-508              |                            | 107, KAI NARUL ISLAM SARANI, NORTH DUMDUM(M), NORTH 24 PARAGANAS, NIMTA, WEST BENGAL, PIN-700049   | BMGP81340H     | 700049      | 47,621    | -           | 47,621       | Bank |
| 57 | LABONI MAJUMDAR/BLOCK-B/FLAT-3A               | 9434478182                 | SUJHA VILLA BABINDIBANMIGAR PO-CHELDANGA PS-HIRAPUR DIST- PASCHIM BARDHAMAN WB PIN-713304  | 49915M/DBHPM   | 713304      | 37,25,947 | -           | 41,34,332    | Bank |
| 58 | LILU SAHOO                                    | 7003668588                 | JEMADEIPUR, POB-PS- CHANDPUR, DIST- NATYAGARH, ODISHA- 753024/   | JIRPS66866     | 753024      | 16,94,792 | -           | 27,20,317    | Bank |
| 59 | MATTRETEE JAGANNATH                           |                            | BADAMBAGARI, BADAMBAGARI, BADAMBAGARI (NIZIGARH), CUTTACK, BAMBABAGARI, ODISHA- 754031   | CBHP4310A      | 754031      | 70,000    | -           | 1,70,000     | Bank |
| 60 | MATHANLAL SAHA/BUNGALOW-C/7                   | 9433068502                 | BF-37, SALT LAKE CITY SECTOR -1, BISHANMAR, P.O. SALT LAKE, P.S. - BISHANMAGAR EAST, PIN-700064, DISTRICT- NORTH 24 PDS , STATE W.B.               | ATGP90304D     | 700064      | 12,42,347 | -           | 1,08,090     | Bank |
| 61 | MAHMONI CHAKRABORTY /BLOCK-C/FLAT-4F          | 9547526444/9173306<br>2988 | 12A/1 VILL-KHATIR BAZAR LANE, PO-RISHRA, PS-RISHRA, DIST-HOOGHLY, STATE-WEST BENGAL, PIN-711246,   | DIPPA0503M     | 711246,     | 2,90,625  | -           | 2,90,625     | Bank |
| 62 | MANJUN AL BASHID/BLOCK-C/FLAT-3A              | 9800617549                 | Swagatam Apartment, Bibi Gram, English Bazar, P.O. - Melde, P.S. - English Bazar, Pin Code - 731201, District - Melde                              | AEGRFS107P     | 731201      | 6,80,665  | -           | 6,80,665     | Bank |



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| 63 | MANISHA KHEMKA/BLOCK-A/FLAT-4A        | 9331594542                | 31, G.T. ROAD NORTH, PO & PS- GOLABARI, DIST- HOWRAH, WEST BENGAL, PIN-711101  | KAT79E/ANLFPKZ | 711101  | -         | 4,14,105    | - | 4,14,105    | Bank |
| 64 | MASHKOR AHMAD                         |                           | FLAT NO. 4,2ND FLOOR, GTANJALI APARTMENT,P.O.- BELGHARIA, P.S.- BELGHARIA,DIST-NORTH 24 PARIGANAS, WEST BENGAL,KOLKATA 700056    | PIS34OJ/BOPPK  | 700056  | 38,37,442 | 38,37,442   | - | 38,37,442   | Bank |
| 65 | MAYUKH ROYCHOWDHURY/BUNGALOW-40       | 9432318598/891030<br>1311 | ALINGAAR, PO- DAKSHIN ALINGAAR, PS- MALDA,DIST- N24PGS, STATE - WEST BENGAL, PIN- 700135   | PHD048B/CJUPJ  | 700135  | -         | 37,79,676   | - | 37,79,676   | Bank |
| 66 | MD DILWAR HUSSAIN                     | 9568879955                | 86, EXHIBITION BAGAN ROAD, BEHRHAMPUR, GORABAZAR, BEHRAMPUR(WB), MURSHIDABAD, WEST BENGAL, 742101                                | R1639R/AGUPN;  | 742101  | 9,00,000  | 11,00,000   | - | 20,00,000   | Bank |
| 67 | MD JAHANGIR ALI                       | 8900549761                | RAJNAGAR MODEL, KALUACHAK, KALUACHAK-1, MALDA, WESTBENGAL, 732101  | Y7083M/AYPK7   | 732101  | -         | 8,45,750    | - | 6,45,750    | Bank |
| 68 | MD. MIANUR RAHAMAN/BLOCK-D/FLAT-2B    | 9434457041                | MANDAGARI SHOPPING & HOUSING COMPLEX,1/A KAJIPARA MAIN ROAD, PO & PS BARASAT, DIST- N24PGS, STATE-WEST BENGAL,PIN-700124         | 19390W/ DQTPS  | 700124  | 26,59,273 | 3,60,248    | - | 30,19,571   | Bank |
| 69 | MEHJUR YASMIN                         | 9831391342                | 11A/24, SAFTARISHI PARK, SANKARPUR WEST, PO- ABL TOWNSHIP, PS- DURGAPUR, DIST- PASCHIM BARDHAMAN, PIN-713206                     | CYGP81031E     | 713206  | 4,07,669  | 34,33,153   | - | 38,40,812   | Bank |
| 70 | MILAN SENGUPTA/BLOCK-C/FLAT-1D        | 9831391342                | 6,SURKI MILL LANE, PO-SFENORAPHULI, PS- SERAMPUR, DIST-HOOGHLY,STATE- WEST BENGAL, PIN-712223                                    | 7R802J/ARSFTE  | 712223  | -         | 11,41,829   | - | 11,41,829   | Bank |
| 71 | MILU BANERJEE/BLOCK-A/FLAT-3A         | 8597416362                | NAHODIGRAM, PO- NANOIGRAM, PS- NANOIGRAM, DIST- PURBA MEDINIPUR, WEST BENGAL-721631  | ADVFTS646R     | 721631  | 2,94,568  | 27,48,278   | - | 30,42,966   | Bank |
| 72 | MILU TABAFDAR & MRL SAYANTAN TABAFDAR | 9062133966                | COB/3, BRINMPLSALBARI, PALUCHIM MEDINIPUR, WEST BENGAL,PIN-721132  |                | 721132  | -         | 3,76,926    | - | 3,76,926    | Bank |
| 73 | MILON KUMAR TRIPATHI                  | 8637206271                | 11/1, SARADAMANI ROAD, NABAGRAM, NABAGRAM, HOOGHLY, WEST BENGAL, PIN-712246  | 19731M/AUJPC   | 712246  | 51,000    | -           | - | 51,000      | Bank |
| 74 | MONALISA GHOSH/BLOCK-D/FLAT-3B        | 8972959714                | BE12/4 RASIKHORA PALLY, IVANGRA, RAJARHAT GOPALPUR (M), N24PGS, WEST BENGAL 700059   | B6944P/AJUGP87 | 700059  | 51,000    | -           | - | 51,000      | Bank |
| 75 | MOUMITA ROY CHOUDHURY & ANINDYA RO    | 9432022147                | UTTARA DWITTA HOUSING COMPLEX, TOWER-3, FLAT NO.-102B,P.O. - HATBARA, P.S.-NEW TOWN, DIST.- NORTH 24PGS, WEST BENGAL, PIN-700157 | AGKPB0265A     | 700157  | -         | 66,37,620   | - | 66,37,620   | Bank |
| 76 | MOUSUMI BANIK & TAPAS BANIK/BLOCK-3/A | 6290171937                | C/O C PADMA, 48/8-153, 8TH C CROSS,3RD MAIN, VENKATAPUR, KOPAMANGALA, BANGALORE SOUTH, KARNATAKA- 560034                         | 1P731J/BBTPM/J | 560034  | -         | 1,33,01,354 | - | 1,33,00,035 | Bank |
| 77 | MRL ATAMU BAG & TAPASTA BAG/BUNGALOW  | 9733958699/700319<br>5346 | MANDAN, RAMISAYAR, P.O.- BARIGAUN, DIST.- WEST BURDWAN, PIN-713358   | AXDPM7059F     | 713358  | 22,51,000 | 6,95,878    | - | 29,46,878   | Bank |
| 78 | MRS. DEBAGHREE PATRA & MEJUL DAS/BUA  | 8348515009/740652<br>3133 | MERLIN RIVER VIEW, FLAT NO-1F, BLOCK- WAVE, 15, KABRITHA SABANI, PO-KHODDENPORE, PS- WATGUNG, SOUTH 24 PGS WB-700023             | AESPK3079Q     | -700023 | 1,00,000  | -           | - | 1,00,000    | Bank |
| 79 | MAKUND MISHRA                         | 8170850910                | P 19/2 MES QTRS BAGIOLA, MILITARY CAMP, PRIVATE ROAD, MOUTIHEEL, SOUTH DUMDUM, NORTH 24 PARIGANAS, WEST BANGAL - 700074          | Q/DSOPB7618U/  | -700074 | -         | 31,52,866   | - | 31,52,866   | Bank |
| 80 | MUSTAFA KHASAMWALA                    | 9319802292                | GORUPALLY SOUTH SANTHINETAN,BOLPUR M, PO & PS- BOLPUR, STATE- WEST BENGAL, PIN-731204  | BHYPB1408R     | 731204  | -         | 31,22,430   | - | 31,22,430   | Bank |
| 81 | NARESH KUMAR BALMIKI/BLOCK-D/FLAT-2D  | 9051114089/974891<br>8769 | 1E, 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<br>7443  |  |                |         |           |             |   |             |      |
| 83 | NEHA CHONMAI/BLOCK-A/FLAT-4G          |                           |  |                |         |           |             |   |             |      |



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| 84  | NEHA YADAV & ARKAR HAZRA/BLOCK-B/FAL-<br>NICKY COMMERCIAL P LTD | 8016973002                           | G-2, BANERJEE PARK, GANSA PIN-700084  | ARCPO10323D    | 700094 | -         | 50,00,000 | 16,00,000 | -        | 16,00,000 | Bank |
| 85  |   |                                      | BISHANPUR, BARBARWA, PO-BISHANPUR, PS-<br>BARBARWA, DIST- SAHEBGANJ STATE- JHARKHAND,<br>PIN-816101   | ADUPN5588D     | 816101 | -         | -         | 95,239    | -        | 95,239    | Bank |
| 86  | NILAY NIRAJ/BUNGALOW-67   | 8240982949                           | RANGIBASAN, PURBA MEDINIPUR, MAHISADAL<br>WEST BENGAL 721628  | BNYPM1892A     | 721628 | -         | 3,13,800  | 25,01,822 | -        | 28,15,622 | Bank |
| 87  | NILAY MAU/BLOCK-C/FLAT-2G                                       | 8240982949                           | RANGIBASAN, PURBA MEDINIPUR, MAHISADAL<br>WEST BENGAL 721628  | BNYPM1892A     | 721628 | -         | 2,83,500  | 22,56,451 | -        | 25,39,951 | Bank |
| 88  | NILAY MAU/BLOCK-C/FLAT-3G                                       | 8240982949                           | SB NORTHVIEW, PINNER H A S 1P E, MIDDLESEX  |                |        | -         | -         | 39,60,003 | -        | 39,60,003 | Bank |
| 89  | NILUFAR FARUQUI/BUNGALOW-3                                      |                                      | PRABHA BHAWAN, 4TH FLOOR, ABOVE LUCO BANK,<br>ADABARI TINAI, PO-PANDU, PS- JALURBARI, DIST-<br>KAMRUP (METRO)GUWAHATI, ASSAM-781012                         | AADOM4431G     | 781012 | -         | 12,00,000 | 59,39,889 | -        | 71,38,889 | Bank |
| 90  | NRDS MANAGEMENT PRIVATE LTD/BUNGALOW                            | 9864741860                           | PRABHA BHAWAN, 4TH FLOOR, ABOVE LUCO BANK,<br>ADABARI TINAI, PO-PANDU, PS- JALURBARI, DIST-<br>KAMRUP (METRO)GUWAHATI, ASSAM-781012                         | AADOM4431G     | 781012 | -         | 12,00,000 | 67,00,794 | -        | 79,00,794 | Bank |
| 91  | NRDS MANAGEMENT PVT. LTD./BUNGALOW                              | 9864741860                           | FC-14/5, FLAT-3B, NANDY BHAWAN, VIDYASAGAR<br>PALLY, JYANGRA, P.O.- D. B. NAGAR, P.S.-BAKUATI,<br>KOLKATA-700059  | CB8641D/ANIKPK | 700059 | -         | -         | 27,42,907 | -        | 27,42,907 | Bank |
| 92  | PARAMITA KONAR/BLOCK-D/FLAT-A3                                  | 9830515062                           | at D-5, Purnanajali Enclave, Pitam Pura, Sakinwadi<br>Vihar North, West Delhi, Pin Code - 110034, State -<br>New Delhi,                                     | AAAP80067A     | 110034 | 50,000    | -         | 9,524     | -        | 9,524     | Bank |
| 93  | PARTHA PRATHI BISWAS/BLOCK-D/FLAT-1D                            |                                      | 124/109 JESSORE ROAD, KAMARTHUBA, NEAR<br>JANGACHI MORE, PO & PS- HABRA, STATE- WEST<br>BENGAL, DIST- N24P63, PIN-743263                                    | BWHPB7073C     | 743263 | -         | -         | 80,22,999 | -        | 80,22,999 | Bank |
| 94  | PRANAB SARKAR   | 9830675174                           | 41, BANGSHA BHANGA PALLY, KOLKATA, PO - PURBA<br>PUTIARY, PS- REGENT PARK, DIST.- SOUTH 24<br>P.S. WEST BENGAL-700093                                       | ANVPL6813A     | 700093 | 22,71,005 | -         | 18,69,047 | -        | 41,41,052 | Bank |
| 95  | PRASENIT BISWAS/BUNGALOW-106 & 107                              | 7687929003                           | PHU/80/5, WINDMERE, OPP. APC COLLEGE PO-<br>JUGBERIA PS- NEW BARACKPORE DIST-N24P63<br>STATE WEST BENGAL, PIN-700130  | 868189/NGIPC2  | 700110 | -         | -         | 97,31,013 | -        | 97,31,013 | Bank |
| 96  | PRIVANSA BHATTACHARJEE & DEBASIS CHA<br>3705                    | 6290773669/863752                    | VTC: NADIA, P.O: DHANYAKURIA, SUB DISTRICT,<br>BASIRHAT-11, DISTRICT, NORTH 24 PARGANAS,<br>STATE: WEST BENGAL, PIN CODE:743437                             | CNGPO2977I     | 743437 | -         | -         | 3,01,485  | -        | 3,01,485  | Bank |
| 97  | PUNAM DAS/BLOCK-C/FLAT-4C                                       | 9064481739                           | TIRUPATI PLAZA, 3RD FLOOR, 74/2 APC BOSE ROAD<br>PO-PARK STREET, PS-PARK STREET, DIST - KOLKATA<br>STATE- WB 700016   | ADWP89794      | 700016 | 2,000     | 28,17,264 | 3,13,031  | -        | 31,30,294 | Bank |
| 98  | PURABI BANERJEE   | 9007002750                           | LULY 204, 2ND FLOOR BL-LULY, SIDHHA TOWN, PO- PS-<br>BAURHAT, DIST-N24P63, PIN-700136   | AQHPM7402P     | 700136 | 3,00,000  | -         | 42,45,115 | -        | 42,45,115 | Bank |
| 99  | PURENDU LAL BOSE  | 8886200328                           | DHARA PARA, MADRASI BAGAN, PO & PS-<br>CHANDANNAGAR, DIST- HOOGHLY, WEST BENGAL-<br>712136  | S77112E/ANVPG1 | 712136 | 9,18,973  | -         | 15,22,000 | -        | 24,40,973 | Bank |
| 100 | PURUSOTTAM MOHAPATRA/BLOCK-A/FLAT-<br>RABUL MOLLA               | 7044439951                           | 22/91 RAJA MANINDRA ROAD PO- BELGACHIA PS-<br>CHITTORE KOLKATA  | SS976N/ CJAPS  | 700037 | 25,01,204 | -         | 2,31,212  | -        | 27,32,416 | Bank |
| 101 | DALLA GHOSH SARKAR/BLOCK-B/FLAT-2B                              | 9830568965                           | PROFESSOR PALLY, 2ND LANE, NORTH DUM DUM,<br>PO-BIRATI, PS- NIMTA, DIST-N24P63, WEST BENGAL-<br>700051  | ACEPHS687A     | 700051 | -         | -         | 31,79,969 | -        | 31,79,969 | Bank |
| 102 | RAHUL RUMAR SHAW/BLOCK-B/FLAT-3B                                | 8981184476/905194<br>7402/8981184416 | PROPERTY NO B2-A, POCKET -C, SIDDHARTHIA EXTN,<br>ASHRAM, SOUTH DELHI, P.O.- JANGPURA, P.S.<br>SUNLIGHT, DISTRICT - NEW DELHI, STATE- DELHI, PIN-<br>110014 |                |        | 13,50,000 | -         | -         | -        | 13,50,000 | Bank |
| 103 | RAJAT HOPE/BLOCK-C/FLAT-3B                                      | 7044439951                           |   |                |        | -         | -         | 33,22,756 | 1,00,000 | 32,22,756 | Bank |
| 104 | RAJUL RAHAMAN   |                                      |   |                |        | -         | -         | -         | -        | -         | Bank |
| 105 | RADEEP BANERJEE/BLOCK-D/FLAT-4D                                 | 965435387/<br>9990701929             |   |                |        | -         | -         | -         | -        | -         | Bank |



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|-----|-------------------------------------|---------------------------|--|--------|-----------|-----------|-----------|-----------|------|
| 108 | RAIB SAMANTA & SWATI MALLIK/BUNGALD | 9830685531                | FLAT 3E, BLOCK-RIPPLES, IS KABIRITHA SARANI, PO-KHIDEPORIE, PS- WATGUNI, DIST- KOLKATA, STATE- 56757N/AGPPM: 700023 WEST BENGAL, KO-700023 | 700023 | 15,30,477 | -         | -         | 15,30,477 | Bank |
| 109 | RAIB SENGUPTA/BUNGALOW-28           | 9874440290                | 167, BADHA GOBINDA NAGAR UTTARPARA KOTRING(M) HINOMOTOR SEMAMPUR UTTARPARA HOOGHLY WEST BENGAL 712233                                      | 712233 | 39,58,540 | -         | 81,00,000 | 70,540    | Bank |
| 110 | RAYAN DASGUPTA                      | 9339553774                | ANUPAM HOUSING ESTATE, BLOCK-C, FLAT-2D, POBPS- DUM DUM, DIST- N24PKS, WEST BENGAL- 700028   | 700028 | 4,00,000  | -         | -         | 8,10,000  | Bank |
| 111 | REDDA SIKDAR/BLOCK-C/FLAT-1F        | 9830263024                | G3/7A, LABONY ESTATE, P.O.- LABONY ESTATE, P.S.- SALTUKE, DISTRICT- NORTH 24 PARGANAS, STATE- WEST BENGAL, PIN-700064                      | 700064 | 9,91,251  | -         | -         | 9,91,251  | Bank |
| 112 | RIMSA NAZ                           | 6200205188/610252<br>3327 | VILL-JIBDU CHOWK GHAZIPUR PO-TARAPUR PS-TARAPUR DIST MUNGER STATE- BIHAR PIN-813321  | 813321 | 1,75,000  | 27,53,102 | 29,30,102 | -         | Bank |
| 113 | RIYA CONSTRUCTION                   |                           |  |        | 3,80,000  | -         | 3,50,000  | 30,000    | Bank |
| 114 | RUMPA ROY/BLOCK-A/FLAT-4B           |                           | 22 ROSE MERRY LAKE, PO-HOWRAH, PS-GOLABARI, DIST- HOWRAH, STATE WEST BENGAL, PIN-711101  | 711101 | 2,82,729  | -         | 2,82,729  | -         | Bank |
| 115 | RUPAM BISHAYEE/BLOCK-C/FLAT-3E      | 8967800213                | VILL-P.O.-CHAKOWIPA, P.S.- BHABANPUR,PIN-721645, DIC- PURBA MEDINIPUR, STATE -WEST BENGAL,   | 721645 | 41,31,487 | -         | -         | 41,31,487 | Bank |
| 116 | SADDAM MALLICK                      |                           | PARBOTIPUR, ERDOLI, PO-EROLI, PS-RHARGRAM, DIST- KANDI MU'RSHIDABAD, STATE-WEST BENGAL, PIN-742147   | 742147 | -         | 10,13,100 | -         | -         | Bank |
| 117 | SAFIQUE HASAN                       |                           |  |        | -         | 3,00,000  | -         | -         | Bank |
| 118 | SAFIQUE HOSSAIN                     |                           |  |        | -         | 19,000    | -         | -         | Bank |
| 119 | SAHADAT GAZI/SHOP NO-05             |                           |  |        | 10,00,000 | -         | -         | 10,00,000 | Bank |
| 120 | SAIFULLAH SIDDIQUE/BLOCK-C/FLAT-3C  | 8967233992                |  |        | 5,66,336  | -         | -         | 5,66,336  | Bank |
| 121 | SANTOSH KUMAR MOHAPATRA/BUNGALOW    | 9163935253                | SIRLO, NABAGRAM, PO- SIRLO, PS- KISAN NAGAR, DIST - CUTTACK, ODISHA-754132   | 754132 | 1,00,000  | 14,00,001 | -         | 15,00,001 | Bank |
| 122 | SATESH KUMAR AGARWAL                |                           |  |        | -         | 11,37,500 | -         | -         | Bank |
| 123 | SELIMA KHATUN                       |                           |  |        | 3,15,000  | 7,00,000  | -         | 10,19,000 | Bank |
| 124 | SHADAB ALAM/ BUNGLOW-44A            | 9748430012                | 4/1/17, NAWAB ABDUL LATIF STREET, P.O.-P.5 -PARK STREET, KOLKATA, WEST BENGAL-700016   | 700016 | 37,61,905 | -         | -         | 37,61,905 | Bank |
| 125 | SHALINI ROY / BISWADIP BISWAS       |                           |  |        | -         | 7,05,000  | -         | -         | Bank |
| 126 | SHREYAN                             |                           |  |        | -         | 5,000     | -         | -         | Bank |
| 127 | SK ABUL KALAM AZAD                  |                           |  |        | 9,51,507  | 18,83,500 | 28,35,007 | -         | Bank |
| 128 | SK ARIFUL ALAM                      |                           |  |        | -         | 48,00,000 | -         | -         | Bank |
| 129 | SK FERDZE                           |                           |  |        | -         | 1,234     | -         | -         | Bank |
| 130 | SK KAMRUZZAMAN & NASREEN AKHTAR/B/C | 9986526531                | VILL- MOYNAMPUR, KATSHI, MANTESWAR BARDOHAMAN, WEST BENGAL 713422  | 713422 | 33,46,238 | -         | -         | 33,46,238 | Bank |
| 131 | SK KAMU HOSSA/BLOCK-E/FLAT-3H       | 9735280914                | VILL-SRIPUR, PO & PS-INDAS, DIST- BANKURA, WEST BENGAL, PIN-722205   | 722205 | 48,572    | -         | -         | 48,572    | Bank |
| 132 | SK MOHAMMAD ABIF                    | 8617550409                | MIYABAZAR, PANPASA, MIDNAPORE, PO-MIDNAPORE, PS- KATWALI, DIST- WEST MIDNAPORE, AS00918/HREPS9 WEST BENGAL-721101                          | 721101 | 4,07,669  | 36,69,018 | 40,76,687 | -         | Bank |
| 133 | SK SAURUDON/BLOCK-A/FLAT-4D         |                           |  |        | -         | 51,000    | -         | -         | Bank |
| 134 | SK SAHIN AHMED/BLOCK-B/FLAT-2H      | 7980265754                | 345, NOWBHANGA, SECTOR-4, SOLT LAKE, KOLKATA (MC), PO- NOWBHANGA, DIST-KOLKATA, WEST BENGAL-700105   | 700105 | 38,93,230 | -         | -         | 38,93,230 | Bank |
|     | SOMA CHAKRABORTY/BUNGALOW-42        | 9830201545                | 25A, S. K. DEB ROAD, SOUTH DUM DUM(M) NDAPGS, SREEBHUMI, WEST BENGAL KOLKATA- 700048   | 700048 | 70,09,524 | 2,00,000  | -         | 72,09,524 | Bank |



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| 136 | SOMNATH GHATUARY & MRS. TAPASREE PAI | 9748774248/900821<br>83A  | H. NO.-10, HANUMANT NAGAR, CROSSING MOON CITY, DIMNA ROAD, MANGO, PO-M.G.M. MEDICAL COLLEGE, PS-ULUDIH, DIST- EAST SINGHBHUM, STATE- JHARKHAND, PIN-831018 | -         | -        | 15,15,869 | - | 15,15,869 | Bank |
| 137 | SOURAV SAHA/BUNGALOW-29              | 9830514102/869765<br>878E | MEENA SUNRISE, FLAT NO- CBS, SALLUA, RAJBARHAT, PO- RAJBARHAT GOPALPUR, PS- BAGUIHATI, WEST BENGAL, PIN-700136   | -         | -        | 66,56,650 | - | 66,56,650 | Bank |
| 138 | SRAJONTI BASU/plot-17                | 8420020747                | BARASAT DESHBANCHU SARANI, PO & PS-BARASAT, DIST-N24PGS, WEST BENGAL, KOL-700124   | -         | -        | 21,00,000 | - | 21,00,000 | Bank |
| 139 | SUBHANKAR RAJBANSHI & ATREYEE GHOSH  | 9123654031                | 154 RAMKRISHNA ROAD, AIRPORT GATE NO. 1, PO- ITALGACHA, PS- DUMDUM, DIST- NORTH-24PGS, WEST BENGAL, PIN-700079   | -         | -        | 50,495    | - | 50,495    | Bank |
| 140 | SUBHRA CHANDA/BUNGALOW-62            | 9903009577                | BL-2ND-FR-FR-SDA, 2 NETAJI SUBHASH ROAD, ULUJAH, ULUJAH, P.O: ULUJAH, DIST: HOWRAH, WEST BENGAL, PIN. 711204   | -         | -        | 11,66,667 | - | 11,66,667 | Bank |
| 141 | SUBRATA KAR/BLOCK-A/FLAT-3C          | 9830538772                | KRISHNA VALLY FLAT NO-2A MAIKHALI CHIRIAMORE PIN-700136  | 27,34,751 | 51,000   | -         | - | 51,000    | Bank |
| 142 | SUDIP GHOSH/PILOT-B - 3 TO 11        | 9038776068/827494<br>2753 | 304/2 BAGMARI ROAD PO-KANKURGACHI PS-KANKURGACHI DIST-KOLKATA PIN-700054   | 55,00,000 | -        | 15,00,000 | - | 15,00,000 | Bank |
| 143 | SUDIP SANYAL & PAMPA CHAUDHURY/BUNK  | 9038776068/827494<br>2753 | 384/1 M.B. ROAD, NORTH DUM DUM MUNICIPALITY, PO & PS-NIMTA, DIST NORTH 24 PGS, STATE-WEST BENGAL, PIN-700049   | -         | -        | 17,44,244 | - | 17,44,244 | Bank |
| 144 | SUHITA DAS                           | 9830899047/990905<br>1047 | 43/1 JIBAN KRISHNA MITRA ROAD PO-BELGACHIA PS-CHITPUR KOLKATA-700037   | 25,01,204 | -        | 2,31,211  | - | 2,31,211  | Bank |
| 145 | SUJIT KUMAR SHAW/BLOCK-A/FLAT-3B     | 9078837582                | FLAT-2C, 132/1 UPEN BANERJEE ROAD PAINASREE PALLY KOLKATA, WB-700060   | -         | -        | 10,33,333 | - | 10,33,333 | Bank |
| 146 | SUKRIT CHATTERJEE/RUNGLOW-A/9        | 8777465002                | 58/2, COLLIN STREET, PO & PS- PARK STREET HO, KOLKATA, WEST BENGAL, PIN -700016  | -         | 4,50,000 | -         | - | 4,50,000  | Bank |
| 147 | SULTANA CHANDI/BUNGALOW-41           | 9835443306                | AUPRIYA COOPERATIVE HOUSING SOCIETY, FLAT- 98, NEW TOWN ACTION AREA 1D, PO-NEW TOWN ACTION AREA 2, DIST-N24PGS, STATE-WEST BENGAL, PIN-700161              | -         | -        | 31,42,645 | - | 31,42,645 | Bank |
| 148 | SUMAN KUMAR GHOSH                    | 9835443306                | FLAT-2C, 132/1 UPEN BANERJEE ROAD PAINASREE PALLY KOLKATA, WB-700060   | -         | -        | 10,33,333 | - | 10,33,333 | Bank |
| 149 | SUMIT CHAKRABORTY/BLOCK-C/FLAT-3F    | 8240280021/0636677<br>889 | 76/A, K. G. BOSE SARANI KOLKATA WEST BENGAL 700085   | 13,38,750 | -        | 65,71,369 | - | 65,71,369 | Bank |
| 150 | SUMIT SARAOGI                        | 9835443306                | FLAT-2C, 132/1 UPEN BANERJEE ROAD PAINASREE PALLY KOLKATA, WB-700060   | -         | 8,50,000 | -         | - | 8,50,000  | Bank |
| 151 | SUPTI ACHIKARI/BLOCK-D/FLAT-2A       | 9835443306                | FLAT-2C, 132/1 UPEN BANERJEE ROAD PAINASREE PALLY KOLKATA, WB-700060   | -         | -        | 48,571    | - | 48,571    | Bank |
| 152 | SURAJIT KUMAR DAS & MANJU DAS/BUNGA  | 7008803699047983<br>436   | 194/C BOSE LANE SOUTH DHADKA ROAD ASANSOL NORTH PS- PASCHIM BARDHAMAN WEST BENGAL- 713302  | -         | -        | 79,10,119 | - | 79,10,119 | Bank |
| 153 | SUTIRTHA GUHA THAKURTA/BLOCK-C/FLAT- | 9836232553                | B24, AMARABATI DEFENCE COLONY DURGAPUR, PO- AMARABATI, PS-NEW TOWNSHIP, DIST- PASCHIM BARDHAMAN, STATE- WEST BENGAL, PIN-713214                            | -         | -        | 35,36,104 | - | 35,36,104 | Bank |
| 154 | SUYAM KUMAR SAM/BLOCK-B/FLAT-4B      | 8240280021/0636677<br>889 | 76/A, K. G. BOSE SARANI KOLKATA WEST BENGAL 700085   | 24,58,100 | -        | 5,75,632  | - | 5,75,632  | Bank |
| 155 | SUVENDU BOSE/BUNGALOW-18             | 9800580719<br>8017036066  | BARASAT DESHBANCHU SARANI, PO & PS-BARASAT, DIST-N24PGS, WEST BENGAL, KOL-700124   | -         | -        | 78,82,619 | - | 78,82,619 | Bank |
| 156 | SUVODIP SAHA                         | 9800580719<br>8017036066  | 17, REDIA DANGA MASUD BARI LANE, KASBA, LAALUTHI, SAILA GARDEN APARTMENT FLAT NO-404 4TH FLOOR KOLKATA 700039  | 10,66,358 | -        | 10,66,358 | - | 10,66,358 | Bank |



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*Suman Kumar Ghosh*

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|     |                                    |            |  |               |         |                     |                     |                    |                     |                     |
|-----|------------------------------------|------------|--|---------------|---------|---------------------|---------------------|--------------------|---------------------|---------------------|
| 157 | TANIA SABIAN/BLOCK-D/FLAT-2C       | 9674330351 | 62, EXHIBITION BAGAN ROAD, BEHRHAMPORE, GORABAZAR, PO:BEHRHAMPORE(WB), MURGHIDABAD, WEST BENGAL, 742101                            | IFPS11284G    | 742101  | -                   | 3,34,286            | -                  | 3,34,286            | Bank                |
| 158 | TANMAY ANAND CHATTERJEE            | 8944965268 | 9/A, ASHOKE AVENUE, A- ZONE, DURGAPUR, PO- DST A- ZONE, PS. AUROBINDO, DIST- WEST BENGAL, 713304                                   | AWXPC7277K    | 713304  | 13,57,502           | 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                                    | BKMPS1840L    | 700125  | 13,89,042           | 12,76,417           | -                  | 36,65,459           | Bank                |
| 160 | TAPAN MAITI                        | 8926831561 | NEAR OF SBI 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                        | 8200171937 | BB12/A RAJINDRA FALLY, JYANGRIA, RAJARHAT GOPALPUR (M), N24PSS, WEST BENGAL 700059   | B6944F/AJGP87 | 700059  | 51,000              | -                   | -                  | 51,000              | Bank                |
| 162 | TASMINA AKRAMUL MONDAL/BLOCK-C/FLA | 7710029889 | FLAT 1-2A, 2ND FLOOR, KWAJUTY OAKS, BLOCK -A, BANRIBITALA, DPS SCHOOL, RAJARHAT, KALIKAPUR, NORTH 24 PARGANAS, WEST BENGAL -700135 | M0047R/ALSPAE | -700135 | -                   | 33,27,267           | -                  | 33,27,267           | Bank                |
| 163 | UMME KULSUM/BUNGALOW-43            | 9903060378 | 44, IMDAD ALI LANE, PO- PS- TALTALA, DIST- KOLKATA, STATE- WEST BENGAL, PIN-700016   | K0503H/ABKPU4 | 700016  | -                   | 97,33,118           | -                  | 97,33,118           | Bank                |
| 164 | VISHWAROOP SETHI/BLOCK-B/FLAT-1D   | 9748855678 | ASHIRWAD MANKUNDU STATION ROAD, PIRITALA, CHANDANINAGAR, HOOGLY WB 712136  | ABIPS642DM    | 712136  | 38,42,803           | 2,13,490            | -                  | 40,56,293           | Bank                |
|     |                                    |            |  |               |         | <b>18,91,63,003</b> | <b>44,95,64,727</b> | <b>3,16,71,417</b> | <b>14,59,39,317</b> | <b>49,36,67,016</b> |



NITU DEVELOPERS PVT. LTD.

*Smal Chatterjee*

DIRECTOR

NITU DEVELOPERS PVT. LTD.

*Nitu*

DIRECTOR

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

**LIST OF SHARE HOLDERS AS ON 31.03.2025**

| SLNO                   | FOLIO NO | NAME & ADDRESS   | NO.OF SHARES | PERCENTAGE (%) |
|------------------------|----------|--|--------------|----------------|
| 1                      | 1        | JAMALUDDIN MOLLA<br>LAUHATI, RAJARHAT,<br>NORTH 24 PARGANAS,<br>KOLKATA - 700135 | 1,34,000     | 67.34%         |
| 2                      | 2        | HALIMA BIBI<br>LAUHATI, RAJARHAT,<br>NORTH 24 PARGANAS,<br>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<br>LAUHATI, RAJARHAT,<br>NORTH 24 PARGANAS,<br>KOLKATA - 700135 | 03584829 | AIYPM1138K | DIRECTOR    |
| 2       | HALIMA BIBI<br>LAUHATI, RAJARHAT,<br>NORTH 24 PARGANAS,<br>KOLKATA - 700135      | 03584840 | AHPPB7957D | DIRECTOR    |

✓ NITU DEVELOPERS PVT. LTD.  
*Jamaluddin Molla*  
DIRECTOR

✓ NITU DEVELOPERS PVT. LTD.  
*Halima Bibi*  
DIRECTOR