



SHANTINIKETAN BUILDING, 8, CAMAC STREET,
5TH FLOOR, SUITE-502 & 7TH FLOOR, SUITE-703, KOLKATA-700 017
PH. : 2282-4241 / 4213
Website : www.teamcna.in

INDEPENDENT AUDITORS' REPORT

To
The Members of
Eden Realty Ventures Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of **Eden Realty Ventures Private Limited** ('the Company'), which comprises of the Balance Sheet as at 31st March, 2025, the Statement of Profit and Loss for the year ended on that date, the Cash Flow Statement for the year ended on that date and Notes to the Financial Statements including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, its profit for the year ended on that date and its cash flows for the period ended on that date.

Basis of Opinion

We conducted our audit 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 my 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 my audit of the financial statements under the provisions of the Act and the rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics. We believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Information other than the financial statements and auditors' report thereon

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexure to Board's Report but does not include the financial statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditors' report.

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

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





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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 to those charged with governance. We have nothing to report in this regard.

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.





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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ('the Order'), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, and on the basis of such checks of the books and records of the Company as we considered appropriate and according to the information and explanations given to us, we give, in the **Annexure A**, a statement on the matters specified in paragraph 3 and 4 of the Order.





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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 and the Cash Flow Statement dealt with by this report are in agreement with the books of account;
 - d. In our opinion, the Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement comply with the Accounting Standards specified under section 133 of the Act, read with Rule 7 of the Companies (Accounting Standards) Rules, 2021;
 - e. On the basis of the written representations received from the directors as on 31st March, 2025, and taken on record by the Board of Directors, none of the directors are disqualified as on 31st March, 2025, from being appointed as a director in terms of section 164(2) of the Act;
 - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, we attach herewith a report on the same in **Annexure B**;
 - g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirement of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the company has paid or provided any remuneration to its Directors, if any, during the year in accordance with the provisions of section 197 of the Act.
 - h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact its financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv.
 - a. That 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,





CHHAPARIA & ASSOCIATES

Chartered Accountants

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- 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 persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- b. That management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any other 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 persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- c. Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub clause (a) and (b) contain any material misstatement.
- v. No dividend have been declared or paid during the year by the company.
- vi. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

For Chhaparia & Associates
Chartered Accountants
FRN : 322169E



Mayank Agarwal
(Mayank Agarwal)

Partner

Membership No. 308592

Place : Kolkata
Dated : The 14th day of September, 2025
UDIN : 2308592BMHVRR9378



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EDEN REALTY VENTURES PRIVATE LIMITED

ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in Paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- i. (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, plant and equipment.

(B) The Company has maintained proper records showing full particulars of Intangible Assets.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its Property, plant and equipment by which all Property, plant and equipment are verified in a phased manner. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties (other than immovable properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the standalone financial statements are held in the name of the Company.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, plant and equipment during the year.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) The inventory has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the physical stocks and the book records that were 10% or more in the aggregate for each class of inventory.





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- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks on the basis of security of current assets. The quarterly returns or statements of current assets filed by the Company in respect of such working capital facilities with the banks are mostly in agreement with the books of accounts and discrepancies, if any, are not material.
- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments, granted loans and advances in the nature of loans, secured or unsecured to companies, limited liability partnership and other parties. The Company has not provided any guarantee or security, to companies, limited liability partnership or any other parties during the year.
- (iv) According to the information and explanations given to us and on the basis of our examination of the records, the provisions of Section 185 of the Companies Act, 2013 are not applicable to the Company. Further, the Company has complied with the provisions of Section 186 of the Companies Act, 2013 in relation to investments made and guarantees provided by the Company.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
- (vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Companies Act, 2013 for the products manufactured by it (and/or services provided by it). Accordingly, clause 3(vi) of the Order is not applicable.
- (vii) (a) The Company does not have liability in respect of Sales tax, Service tax, Duty of excise and Value added tax during the year since effective 1st July, 2017, these liabilities have been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including Goods and Services Tax ('GST'), Provident fund, Employees' State Insurance, Income-tax, Duty of Customs, Cess and other material statutory dues have generally been regularly deposited with the appropriate authorities.

According to the information and explanations given to us, no undisputed amounts payable in respect of GST, Provident fund, Employees' State Insurance, Income-tax, Duty of Customs, Cess and other material statutory dues were in arrears as at 31 March 2025 for a period of more than six months from the date they became payable.





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- (b) According to the information and explanations given to us and the records of the Company, there are no amounts due, in respect of provident fund, employees state insurance, income tax, service tax, value added tax, goods and service tax, cess, which have not been deposited by the Company on account of any dispute as on 31st March, 2025.
- (viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income-tax Act, 1961 as income during the year.
- (ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- (c) According to the information and explanations given to us by the management, wherever stipulated, the term loans obtained by the Company have been utilized for the purpose for which they were obtained.
- (d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short term basis have been used for long term purposes by the Company.
- (e) According to the information and explanations given to us and on an overall examination of the financial statements of the company, we report that the company has not taken funds from entities on account of or to meet the obligations of its subsidiaries and associates.
- (f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries as defined under the Companies Act, 2013. Accordingly, clause 3(ix)(f) of the Order is not applicable.
- (x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.





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- (xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- (b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Companies Act, 2013 has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) We have taken into consideration the whistle blower complaints received by the Company during the year while determining the nature, timing and extent of our audit procedures.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Sections 177 and 188 of the Companies Act, 2013, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable Indian Accounting Standards.
- (xiv) In our opinion and according to the information and explanations given to us, the Company is not required to have an internal audit system as per provisions of the Companies Act, 2013. Accordingly, clause 3(xiv) of the Order is not applicable.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Companies Act, 2013 are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) and 3(xvi)(b) of the Order is not applicable.
- (b) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) 3(xvi)(d) of the Order is not applicable.
- (xvii) The Company has not incurred cash losses in the current financial year and in the immediately preceding financial year.
- (xviii) We have taken into consideration any issues, objections or concerns raised by the outgoing auditors in respect of the Company while forming an opinion on these financial statements.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios disclosed in the financial statements, ageing and expected dates of realization of assets and payment of liabilities, other information accompanying the financial statements, our knowledge





CHHAPARIA & ASSOCIATES
Chartered Accountants

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of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- (xx) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of Section 135 of the Companies Act, 2013 pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For Chhaparia & Associates
Chartered Accountants
FRN : 322169E



Mayank Agarwal

(Mayank Agarwal)
Partner

Membership No. 308592

Place : Kolkata
Dated : The 14th day of September, 2025
UDIN : 25308592BMHVRN9378



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EDEN REALTY VENTURES PRIVATE LIMITED
ANNEXURE B TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in Paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

We have audited the internal financial controls over financial reporting of **Eden Realty Venture Private Limited** ("the Company") as of 31st March, 2025 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We have conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness.

Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.





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Meaning of Internal Financial Controls over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Chhaparia & Associates
Chartered Accountants
FRN : 322169E



Mayank Agarwal

(Mayank Agarwal)
Partner

Membership No. 308592

Place : Kolkata
Dated : The 14th day of September, 2025
UDIN : 25308592 BMHV RN9378

EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

BALANCE SHEET AS AT 31ST MARCH 2025

Amount in ₹ Lakhs

Particulars	Note No.	31st March 2025	31st March 2024
I. EQUITY AND LIABILITIES			
(1) Shareholders' Funds			
(a) Share Capital	1	1,000.00	1,000.00
(b) Reserves and Surplus	2	9,017.00	7,172.64
(2) Non-Current Liabilities			
(a) Long Term Borrowings	3	25,158.88	8,293.50
(b) Other Non-Current Liabilities	4	1,761.18	2,803.21
(c) Long Term Provisions	5	98.58	56.28
(3) Current Liabilities			
(a) Short Term Borrowings	6	4,702.62	13,769.75
(b) Trade Payables	7		
Total outstanding dues of micro & small enterprises		-	-
Total outstanding dues of creditors other than micro & small enterprises		2,408.60	3,151.05
(c) Other Current Liabilities	8	56,032.46	57,284.31
(d) Short Term Provisions	9	484.64	101.23
		<u>1,00,663.95</u>	<u>93,631.97</u>
II. ASSETS			
(1) Non-Current Assets			
(a) Property, Plant and Equipment and Intangible Assets			
Property, Plant and Equipment	10	731.51	375.30
Intangible Assets	10	22.99	31.96
Capital Work in Progress		-	-
(b) Deferred Tax Assets	11	38.91	34.38
(c) Long-Term Loans and Advances	12	1,987.85	2,194.85
(d) Non-Current Investments	13	7,689.62	1,194.70
(2) Current Assets			
(a) Current Investments	14	1,091.30	79.44
(b) Inventories	15	64,384.16	67,914.41
(c) Trade Receivables	16	565.03	530.53
(d) Cash and Bank Balances	17	2,870.75	4,506.61
(e) Short-Term Loans and Advances	18	21,201.06	16,700.53
(f) Other Current Assets	19	80.76	69.27
		<u>1,00,663.95</u>	<u>93,631.97</u>

Significant Accounting Policies

Notes forming part of the Financial Statements

1 to 34


In terms of our report of even date annexed

For and on behalf of the Board

For **Chhaparia & Associates**

Chartered Accountants

FRN: 322169E

Mayank Agarwal

 (Mayank Agarwal)
 Partner

Membership No. 308592

EDEN REALTY VENTURES PVT. LTD.

Arya Sumant
 Arya Sumant
 Director
 Director
 DIN : 06711774

Arya Sumant
 Director
 Director
 DIN : 06711774

EDEN REALTY VENTURES PVT. LTD.

Rajni Gandha
 Rajni Gandha
 Kuman Satyaki
 Satyaki Kumar

Rajni Gandha Bhagat
 Company Secretary

Satyaki Kumar
 Director
 Director
 DIN : 06906362

Place : Kolkata

Dated : The 14th day of September, 2025

EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

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

Particulars	Note No.	Amount in ₹ Lakhs	
		2024-2025	2023-2024
I Revenue from Operations	20	25,877.83	6,031.27
II Other Income	21	289.06	150.37
III Total Income		26,166.89	6,181.64
IV Expenses			
Project Cost	22	17,681.45	30,172.08
Changes in Inventories of Stock-in-Trade	23	3,530.25	(27,671.37)
Employee Benefits Expense	24	573.94	504.61
Finance Cost	25	32.68	20.87
Depreciation and Amortization Expense	10	135.66	67.20
Other Expenses	26	1,671.67	1,584.95
V Total Expenses		23,625.65	4,678.34
VI Profit Before Exceptional items & Tax		2,541.24	1,503.31
Prior Period Expenses		-	-
VII Profit Before Tax		2,541.24	1,503.31
VIII Tax Expense :			
Current Tax		683.15	262.66
Deferred Tax		(4.53)	(34.38)
Earlier Years		18.26	-
VIII Profit for the Year		1,844	1,275.03
IX Earnings Per Equity Share (F. V. of ₹ 10/- each) :	27		
Basic		18.44	12.75
Diluted		18.44	12.75

Significant Accounting Policies
Notes forming part of the Financial Statements

1 to 34

In terms of our report of even date annexed

For **Chhaparia & Associates**
Chartered Accountants
FRN: 322169E

Mayank Agarwal
(Mayank Agarwal)
Partner

Membership No. 308592



Place : Kolkata

Dated : The 14th day of September, 2025

For and on behalf of the Board
EDEN REALTY VENTURES PVT. LTD.

Arya Sumant
Director
EDEN REALTY VENTURES PVT. LTD. Director
DIN : 06711774

Kumar Satyaki
Director
Rajni Gandha
Rajni Gandha Bhagat
Company Secretary
Director
DIN : 06906362

EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2025

Amount in ₹ Lakhs

Particulars	2024-2025	2023-2024
A. Cash Flow from Operating Activities		
Profit Before Tax	2,541.24	1,503.31
<u>Adjustments for :</u>		
Depreciation and Amortization Expense	135.66	67.20
Interest Received	(236.13)	(83.72)
Interest Paid	32.68	20.87
Profit on sale of Fixed Assets	(4.03)	(6.97)
Operating Profit Before Working Capital Changes	2,469.41	1,500.69
<u>Movements in Working Capital :</u>		
(Increase) / Decrease in Inventories	3,530.25	(27,671.37)
(Increase) / Decrease in Trade Receivables	(34.50)	72.66
(Increase) / Decrease in Advances & Other Receivables	(4,305.02)	12,965.29
Increase / (Decrease) in Trade Payables	(742.46)	321.54
Increase / (Decrease) in Other Long Term Liabilities	(999.73)	(468.52)
Increase / (Decrease) in Payable for Expenses & Other Liabilities	(10,318.99)	23,468.80
Increase / (Decrease) in Short term provision	383.41	(320.90)
Cash Generated from / (used in) Operations	(10,017.63)	9,868.19
Direct Taxes Paid (net of refunds)	(701.41)	(262.66)
Net Cash flow from / (used in) Operating Activities	(10,719.04)	9,605.53
B. Cash Flow from Investing Activities		
Purchases of Fixed Assets / Capital work-in-progress	(484.63)	(38.22)
Sale of Fixed Assets	5.76	29.18
Increase / (Decrease) in Investments	(7,506.78)	(61.47)
Interest Received	236.13	83.72
Net Cash from / (used in) Investing Activities	(7,749.52)	13.21
C. Cash Flow from Financing Activities		
Increase / (Decrease) in Loans and Deposits	16,865.38	(9,076.83)
Interest Paid	(32.68)	(20.87)
Net Cash from / (used in) Financing Activities	16,832.70	(9,097.70)
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(1,635.86)	521.04
Cash and Cash Equivalents at beginning of the year	4,506.61	3,985.57
Cash and Cash Equivalents at end of the year	2,870.75	4,506.61

In terms of our report of even date annexed

For **Chhaparia & Associates**
Chartered Accountants

FRN: 322169E

Mayank Agarwal
(Mayank Agarwal)

Partner

Membership No. 308592



Kolkata

Dated : The 14th day of September, 2025For and on behalf of the Board
EDEN REALTY VENTURES PVT. LTD.*Arya Sumant*

Director

Arya Sumant

Director

EDEN REALTY VENTURES PVT. LTD. DIN: 06711774

Rajni Gandha
Kelvin Satyaki

Director

Satyaki Kumar

Director

Rajni Gandha Bhagat

Company Secretary

DIN: 06906362

EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

OVERVIEW, BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

A Overview

Eden Realty Ventures Private Limited ("the company") is a private limited company domiciled in India, incorporated under the provisions of Companies Act, 1956/2013. The company is engaged in the business of development, construction and maintenance of the residential and commercial projects, and any other projects involving the activities of development, construction and maintenance, either individually or under joint development arrangement(s) with any other company/firm/individual/consultant or any other entity, whether local or foreign.

B Basis of Preparation

1. The Company maintains its accounts on accrual basis following the historical cost convention in accordance with Indian Generally Accepted Accounting Principles (I-GAAP) in India, in compliance with the provisions of the Companies Act, 2013. Indian Generally Accepted Principles (I-GAAP) include the Accounting Standards notified by the Central Government through the Companies (Accounting Standards) Rules, 2021 under the Companies Act, 2013. Management evaluates all recently used or revised accounting standards on an ongoing basis.
2. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date of capitalisation of such asset is added to the cost of the assets.
3. The figures in these financial statements are reported in Indian Rupees (INR) and have been rounded off to Hundreds upto two decimal places.

C Significant Accounting Policies

1. Use of Estimates and Judgements

- a. The preparation of the financial statements requires that the Management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent liabilities as at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. The recognition, measurement, classification or disclosure of an item or information in the financial statements is made relying on these estimates.
- b. The estimates and judgements used in the preparation of the financial statements are continuously evaluated by the Company and are based on historical experience and various other assumptions and factors (including expectations of future events) that the Company believes to be reasonable under the existing circumstances. Actual results could differ from those estimates. Any revision to accounting estimates is recognised prospectively in current and future periods.

2. Current and Non-Current Classification

All assets and liabilities are classified as current and non current based on the normal operating cycle of the Company. The Company has ascertained its normal operating cycle as a period of 12 months.

a. Asset

An asset is classified as current when it satisfies any of the following criteria:

- i) It is expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- ii) It is held primarily for the purpose of being traded;
- iii) It is expected to be realised within 12 months after the reporting date; or
- iv) It is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date

b. Liability

A liability is classified as current when it satisfies any of the following criteria:

- i) It is expected to be settled in the Company's normal operating cycle;
- ii) It is held primarily for the purpose of being traded;
- iii) It is expected to be settled within 12 months after the reporting date; or
- iv) The Company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.



EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

OVERVIEW, BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

3. Property, Plant and Equipment (PPE)

PPE are stated at their cost of acquisition, net of availed taxes, less accumulated depreciation and impairment loss, if any. All costs, including financing costs, relating to the acquisition and installation of assets and bringing it to its working condition for its intended use are capitalised.

Subsequent expenditure related to an item of PPE is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing PPE, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the Statement of Profit and Loss for the period during which such expenses are incurred.

Gains or losses arising from de-recognition of PPE are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the Statement of Profit and Loss when the asset is de-recognised.

Depreciation on fixed assets is provided on Written Down Value method (WDV) based on useful lives of respective assets as specified in Part "C" of Schedule II of the Companies Act, 2013.

4. Impairment of Assets

At each Balance Sheet date, the Company assesses whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount and the reduction is treated as an impairment loss and is recognized in the Statement of Profit and Loss. If at the Balance Sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost and is accordingly reversed in the Statement of Profit and Loss.

5. Valuation of Investments

Long term investments are stated at cost of acquisition less provision for permanent diminution, if any, in value of such investments.

6. Valuation of Inventories

Inventory comprises completed property for sale, stock of land & land development and property under construction (work-in-progress).

- i. Completed unsold inventory is valued at lower of cost and net realisable value. Cost is determined by including cost of land (including development rights), materials, services, related overheads and apportioned borrowing costs.
- ii. Stock of Land & Land Development are valued at cost. Cost comprises cost of land, ancillary rates & taxes, overheads related to purchase of land and apportioned borrowing costs.
- iii. Work-in-progress is valued at cost. Cost comprises cost of land (including development rights), materials, services, overheads related to projects under construction and apportioned borrowing costs.

7. Revenue Recognition

- i. In accordance with Revised Guidance Note issued by the Institute of Chartered Accountants of India(ICAI), on 'Accounting of Real Estate Transactions(Revised 2012)', Revenue from real estate development project is recognized on the basis of "Percentage of Completion Method" of accounting.
- ii. Interest Income and other income are recognised on time proportion basis.
- iii. Revenue from sale of land without any significant development is recognised when the deed of conveyance is executed resulting in transfer of all significant risk and reward of ownership and possession is handed over to the buyer(s).
- iv. Share of Income/loss from LLP/Firm has been recognised as and when distributed by Partnerships.
- v. Dividend is recognised when the right to receive dividend is established.
- vi. Profit/(Loss) on sale of Property, plant, and equipment/Investments are accounted on accrual basis.

8. Employee Benefits

- (a) Short-term employee benefits like provident fund, employees state insurance are recognised as an expense at the undiscounted amount in the Statement of Profit and Loss for the year in which the related service is rendered.
- (b) Post employment and other long term employee benefits are recognised as an expense in the Statement of Profit and Loss for the year in which the employee has rendered services. The expense is recognised at the present value of the amounts payable determined using actuarial valuation techniques. Actuarial gains and losses in respect of post employment and other long-term benefits are charged to the Statement of Profit and Loss.



EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

OVERVIEW, BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

9. **Cash Flow Statements**

The Cash Flow Statement is prepared by the indirect method set out in AS -3 on Cash Flow Statements and present the cash flows from operating investing and financing activities of the Company.

Cash and cash equivalents presented in the Cash Flow Statement consists of cash in hand and demand deposits with bank.

10. **Provision for Current and Deferred Tax**

Provision for current income tax is made after taking into consideration benefits admissible under the provisions of the Income Tax Act, 1961. Deferred tax resulting from "timing difference" between book and taxable profit is accounted for using the tax rates and laws that are enacted or substantively enacted as on the Balance Sheet date. The deferred tax asset is recognised and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax asset can be realized.

11. **Earnings Per Share**

The Company reports Basic and Diluted earnings per equity share in accordance with the Accounting Standard - 20 on Earnings Per Share. In determining earnings per share, the Company considers the net profit after tax and includes the post tax effect of any extraordinary/exceptional items. The number of shares used in computing basic earnings per share is the weighted average number of equity shares outstanding during the period. The numbers of shares used in computing diluted earnings per share comprises the weighted average number of equity shares that would have been issued on the conversion of all potential equity shares. Dilutive potential equity shares have been deemed converted as on the beginning of the period, unless issued at a later date.

12. **Provisions, Contingent Liabilities and Contingent Assets**

Provisions involving substantial degree of estimation in measurement are recognised when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources.

Contingent Liabilities are not recognised but are disclosed in the notes. Contingent Assets are neither recognised nor disclosed in the financial statements.



EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

1. SHARE CAPITAL	31st March 2025	Amount in ` Lakhs
		31st March 2024
Authorised :		
1,00,00,000 (P.Y. 1,00,00,000) Equity Shares of ₹ 10/- each	1,000.00	1,000.00
Issued, Subscribed & Fully paid-up :		
1,00,00,000 (P.Y. 1,00,00,000) Equity Shares of ₹ 10/- each	1,000.00	1,000.00
	1,000.00	1,000.00

(a) Terms / Rights attached to Equity Shares

The Company has only one class of Equity Shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. Any shareholder whose name is entered in the Register of Members of the Company shall enjoy the same rights and be subject to the same liabilities as all other shareholders of the same class.

In the event of liquidation of the Company, Equity Shareholders will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts.

(b) Details of Shareholders holding more than 5 % (percent) shares in the Company

	31st March 2025		31st March 2024	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Equity Shares of ₹ 10 each fully paid-up				
Name of the Shareholders				
Mrs. Indu Rai	17,00,000	17.00%	17,00,000	17.00%
Mr Sachchidanand Rai	20,00,000	20.00%	20,00,000	20.00%
Mr. Arya Sumant	20,00,000	20.00%	20,00,000	20.00%
Mr. Kumar Satyaki	20,00,000	20.00%	20,00,000	20.00%
Mrs. Sweta Rai	10,00,000	10.00%	10,00,000	10.00%
Mrs. Swati Singh	10,00,000	10.00%	10,00,000	10.00%

(c) Details of Shareholding of Promoters in the Company

	31st March 2025		31st March 2024	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Equity Shares of ₹ 10 each fully paid-up				
Name of the Shareholders				
Mr. Arya Sumant	20,00,000	20.00%	20,00,000	20.00%
Mr. Kumar Satyaki	20,00,000	20.00%	20,00,000	20.00%

Note: There has been no change in promoters' shareholding during the year

2. RESERVES AND SURPLUS	31st March 2025	31st March 2024
Surplus in the Statement of Profit and Loss :		
Opening Balance	7,172.64	5,897.61
Add : Profit for the year	1,844.36	1,275.03
Closing Balance	9,017.00	7,172.64



EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

3. LONG TERM BORROWINGS	31st March 2025	Amount in ` Lakhs
		31st March 2024
Secured:		
Term Loans From Banks and Financial Institutions	25,529.85	17,732.58
Finance Lease Obligations	286.69	
Less: Current Maturities of Long Term Loans (refer note no. 6)	931.36	9,751.07
	24,885.18	7,981.51
Unsecured:		
Term Loans From Banks and Financial Institutions	113.99	2,694.70
Finance Lease Obligations	239.19	125.71
Less: Current Maturities of Long Term Loans (refer note no. 6)	81.93	2,538.42
From Directors and their Relatives	2.45	30.00
	273.70	311.99
	25,158.88	8,293.50

- i) Loan from ARKA Fincap is secured by the following:
- Hypothecation of entire Trade Receivables and escrow account from Siddha Eden Lakeville & Project Z, Current Assets.
 - Mortgage over Project SolarisCity Srerampore consisting of 3 phases & Commercial Tower admeasuring 32,343 sqft, situated in Kolkata.
 - Personal Guarantee of Mr. Arya Sumant & Mr. Satyaki Kumar
- ii) Loan from Tata Capital Housing Finance Limited is secured by the following:
- Hypothecation of entire Trade Receivables and escrow account from Solaris Shalimar consisting of all 3 phases and future phases.
 - Mortgage over Project Solaris Shalimar consisting of all 3 phases and future phases situated in Kolkata.
 - Personal Guarantee of Mr. Sachhidanand Rai, Mr. Kumar Satyaki, Mr. Arya Sumant & Mrs. Indu Rai.
 - Corporate Guarantee of Shakhambari Real Ventures Private Limited.
- iii) Term Loans from HDFC Bank Limited is secured by the following:
- Hypothecation of entire Trade Receivables of Developer.
 - Mortgage over entire Land of Solaris Joka Ph-2 bearing Mouza - Bhasa, J.L.No.20, L.R Dag No. 483 to 485, 489 to 495, 497 to 499, 513 to 517, 727. PS - Bishnupur, Dist - 24 parganas (South), PIN - 743503
 - Mortgage and Hypothecation on Receivables as per discretion of Solaris Joka, Phase - I.
 - Personal Guarantee of Mr. Arya Sumant & Mr. Satyaki Kumar
- iv) Finance Lease Obligations are secured by hypothecation of respective vehicles taken on lease

4. OTHER NON CURRENT LIABILITIES	31st March 2025	31st March 2024
Security Deposits against Long Term Contracts	1,761.18	2,803.21
	1,761.18	2,803.21

5. LONG TERM PROVISIONS	31st March 2025	31st March 2024
Provision for Employee Benefits	98.58	56.28
	98.58	56.28

6. SHORT TERM BORROWINGS	31st March 2025	31st March 2024
Secured:		
Current Maturities of Long Term Loans (refer note no. 3)	856.63	9,751.07
Unsecured:		
Current Maturities of Long Term Loans (refer note no. 3)	156.65	2,538.42
Loans from Body Corporates	3,689.33	1,480.26
	4,702.62	13,769.75



EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

		Amount in ` Lakhs	
	31st March 2025	31st March 2024	31st March 2024
7. TRADE PAYABLES			
Total outstanding dues of micro & small enterprises	-	-	-
Total outstanding dues of creditors other than micro & small enterprises	2,408.60	3,151.05	3,151.05
<i>Refer Note No 32 for age wise breakup</i>	<u>2,408.60</u>	<u>3,151.05</u>	<u>3,151.05</u>
8. OTHER CURRENT LIABILITIES			
Advance from Customers	54,034.37	55,150.49	55,150.49
Retention Money	474.63	497.35	497.35
Statutory Liabilities	109.31	170.44	170.44
GST Payable	500.24	-	-
Salary & Director Remuneration Payable	65.50	49.66	49.66
Municipal Tax Payable	341.04	348.92	348.92
Liability for Expenses	100.85	94.36	94.36
Other Payable	46.14	53.49	53.49
Bank Overdraft	360.38	919.59	919.59
	<u>56,032.46</u>	<u>57,284.31</u>	<u>57,284.31</u>
9. SHORT TERM PROVISIONS			
Provision for Income Tax (net of advances)	484.64	101.23	101.23
	<u>484.64</u>	<u>101.23</u>	<u>101.23</u>
11. DEFERRED TAX ASSETS			
Deferred Tax Assets :			
Tax Impact arising on account of difference in W.D.V. of fixed assets as per Income Tax Act and as per Companies Act	38.91	34.38	34.38
	<u>38.91</u>	<u>34.38</u>	<u>34.38</u>
12. LONG-TERM LOANS AND ADVANCES			
Security Deposit	1,301.19	1,039.17	1,039.17
Advance for Capital Assets	254.05	721.31	721.31
Other Advances	-	-	-
Income Tax Advances (net of provisions)	415.56	415.56	415.56
Other non current advances	17.05	17.51	17.51
Mobilization Advance (Non Current Assets)	-	1.30	1.30
	<u>1,987.85</u>	<u>2,194.85</u>	<u>2,194.85</u>
13. NON-CURRENT INVESTMENTS			
In Unquoted Equity Instruments (Refer Note No. 32)			
(a) In Subsidiaries	6,805.52	310.60	310.60
(b) In Associates	782.42	782.42	782.42
(c) In Others	30.08	30.08	30.08
In Debentures	10.00	10.00	10.00
In Jewellery & Ornaments	61.60	61.60	61.60
	<u>7,689.62</u>	<u>1,194.70</u>	<u>1,194.70</u>



EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

Amount in ₹ Lakhs

10 Property, Plant & Equipment	Particulars	TANGIBLE							Total		
		Building	Motor Vehicles	Furniture & Fixtures	Plant & Machinery	Computer & Peripherals	Office Equipments	Tangible Total		INTANGIBLE Computer Software	C-WIP Work in Progress
	GROSS BLOCK										
	As At 31-March-2023	292.48	645.49	181.32	-	48.87	256.69	1,424.85	59.46	15.88	1,500.18
	Additions during the year	29.35	0.65	0.90	-	3.80	1.05	35.74	1.34	-	37.08
	Disposals during the year	-	31.98	-	-	-	-	31.98	-	15.88	47.86
	As At 31-March-2024	321.83	614.16	182.22	-	52.67	257.74	1,428.62	60.79	-	1,489.41
	Additions during the year	-	423.98	2.55	35.73	17.18	0.93	480.37	4.26	-	484.63
	Disposals during the year	-	11.22	-	-	-	-	11.22	-	-	11.22
	As At 31-March-2025	321.83	1,026.92	184.77	35.73	69.84	258.67	1,897.76	65.05	-	1,962.81
	DEPRECIATION										
	As At 31-March-2023	143.01	433.79	143.60	-	42.02	229.95	992.37	22.58	-	1,014.95
	Charge for the year	7.93	61.29	7.41	-	3.78	6.19	86.59	6.26	-	92.85
	Reversal for the year	-	25.65	-	-	-	-	25.65	-	-	25.65
	As At 31-March-2024	150.94	469.43	151.01	-	45.79	236.14	1,053.31	28.84	-	1,082.15
	Charge for the year	8.32	84.64	8.28	1.84	9.41	9.94	122.43	13.23	-	135.66
	Reversal for the year	-	9.49	-	-	-	-	9.49	-	-	9.49
	As At 31-March-2025	159.26	544.57	159.29	1.84	55.21	246.08	1,166.25	42.06	-	1,208.31
	NET BLOCK										
	As At 31-March-2024	170.89	144.73	31.20	-	6.87	21.60	375.30	31.96	-	407.26
	As At 31-March-2025	162.57	482.35	25.48	33.89	14.64	12.59	731.51	22.99	-	754.50



EDEN REALTY VENTURES PRIVATE LIMITED

(CIN: U70101WB2003PTC095829)

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

		Amount in ` Lakhs
14. CURRENT INVESTMENTS	31st March 2025	31st March 2024
Investment in Mutual Funds	1,091.30	79.44
	<u>1,091.30</u>	<u>79.44</u>
15. INVENTORIES	31st March 2025	31st March 2024
(valued at lower of cost and net realisable value)		
Project Work in Progress	64,384.16	67,914.41
	<u>64,384.16</u>	<u>67,914.41</u>
16. TRADE RECEIVABLES	31st March 2025	31st March 2024
Secured, Considered Good	-	-
Unsecured, Considered Good	565.03	530.53
Doubtful	-	-
	<u>565.03</u>	<u>530.53</u>
17. CASH AND BANK BALANCES	31st March 2025	31st March 2024
Cash and Bank Balances :		
Balances with Banks		
In Current Accounts	742.18	3,616.11
In Fixed Deposit Accounts	2,052.08	760.88
Cash in Hand	76.48	129.61
	<u>2,870.75</u>	<u>4,506.61</u>
18. SHORT-TERM LOANS AND ADVANCES	31st March 2025	31st March 2024
(unsecured, considered good)		
Balances with Commercial Tax Authorities	2,461.36	612.73
Advance to Related Parties	16,116.10	13,628.55
Advance to Suppliers	2,002.01	1,981.37
Advance against expenses	621.59	477.87
	<u>21,201.06</u>	<u>16,700.53</u>
19. OTHER CURRENT ASSETS	31st March 2025	31st March 2024
Pre-paid Expenses	2.50	4.33
Accrued Interest on Fixed Deposits	78.27	64.94
	<u>80.76</u>	<u>69.27</u>
20. REVENUE FROM OPERATIONS	2024-2025	2023-2024
Sale of Flats	24,828.23	4,920.34
Sale of Services	911.39	896.83
Other Operating Income	138.21	214.10
	<u>25,877.83</u>	<u>6,031.27</u>
21. OTHER INCOME	2024-2025	2023-2024
Interest Received	236.13	83.72
Profit on Sale of Fixed Assets	4.03	6.97
Profit on Sale of Investment	11.87	-
Other Miscellaneous Income	37.03	59.68
	<u>289.06</u>	<u>150.37</u>



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		Amount in ` Lakhs	
22.	COST OF MATERIAL CONSUMED	2024-2025	2023-2024
	Cost of Materials Consumed	17,681.45	30,172.08
		<u>17,681.45</u>	<u>30,172.08</u>
23.	CHANGES IN INVENTORIES OF STOCK-IN-TRADE	2024-2025	2023-2024
	Inventories at the beginning of the year		
	Work in progress	67,914.41	40,243.04
	Inventories at the end of the year		
	Work in progress	64,384.16	67,914.41
		<u>3,530.25</u>	<u>(27,671.37)</u>
24.	EMPLOYEE BENEFITS EXPENSE	2024-2025	2023-2024
	Salaries, Bonus and Other Allowances	853.95	731.09
	Directors' Remuneration	180.00	180.00
	Contribution to Provident and Other Funds	22.75	21.86
	Staff Welfare Expenses	72.61	49.22
	Less: Transferred to project Cost	555.37	477.56
		<u>573.94</u>	<u>504.61</u>
25.	FINANCE COST	2024-2025	2023-2024
	Interest Paid	31.34	20.84
	Other Borrowing Cost	1.34	0.03
		<u>32.68</u>	<u>20.87</u>
26.	OTHER EXPENSES	2024-2025	2023-2024
	Advertisement & Business promotion	145.08	167.28
	Audit Fees	3.00	3.00
	Bank Charges	3.99	1.57
	Brokerage & Commission	31.69	74.84
	Communication Expenses	11.23	5.49
	Donation Paid	137.74	130.23
	Electricity Charges Paid	112.05	88.42
	Insurance Premium	62.35	39.48
	Miscellaneous Expenses	176.05	71.88
	Motor Car Exp	16.52	38.68
	Office Expenses	6.56	3.36
	Printing & Postage	12.98	15.79
	Professional Fees	256.80	260.73
	Rates & Taxes	5.51	44.28
	Rent Paid	626.54	571.76
	Repairs and Maintenance	20.08	30.11
	Security Charges	1.74	1.83
	Software & Subscription	41.19	35.64
	Transportation & Carriage	0.56	0.58
		<u>1,671.67</u>	<u>1,584.95</u>



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27.	EARNINGS PER SHARE (EPS)	2024-2025	2023-2024
	The calculation of Earnings Per Share (EPS) has been made in accordance with Accounting Standard - 20. A statement on calculation of Basic and Diluted EPS is as under :		
	Net Profit after Taxation (in ₹ lakhs)	1,844	1,275
	Weighted average number of Equity Shares	100	100
	Nominal Value of Shares (in ₹)	10	10
	Basic Earnings Per Share (in ₹)	18.44	12.75
	Diluted Earnings Per Share (in ₹)	18.44	12.75

28. RELATED PARTY DISCLOSURES

As per Accounting Standard 18, the disclosures of transactions with the related parties are given below :

(a) List of Related Parties and nature of relationship where control exists

Name of Related Party	Nature of Relationship
-----------------------	------------------------

As per Accounting Standard 18, the disclosures of transactions with related parties are given below:

(a) List of Related Parties

Key Management Personnel :

Kumar Stayaki	Director
Arya Sumant	Director

Other Related Parties

Sachhidanand Rai	Relative of Director
Indu Rai	Relative of Director
Eden Career Services Pvt Ltd	Subsidiary
Eden Infrabuild Pvt Ltd	Subsidiary
Eden Consultancy Pvt Ltd	Subsidiary
Shakhambhari Real Ventures Pvt Ltd	Subsidiary
Sudama Commodeal Pvt Ltd	Common Control
Supersoft Vincom Pvt Ltd	Common Control
Eden Renewable Energy Solution Pvt L	Common Control
Sidhishree Infracon India Pvt Ltd	Common Control
Reehal Info Solutions Pvt Ltd	Common Control
Sure Dry Laundry Services Pvt Ltd	Common Control
Sure Dry Osho Laundry Services LLP	Common Control
Tirupati Realcon Pvt Ltd	Subsidiary
Eden Transport Pvt Ltd	Subsidiary
Aadya Real Ventures Pvt Ltd	Subsidiary
Shambhavi Real Ventures Pvt Ltd	Subsidiary
Eden Infracon Pvt Ltd	Subsidiary
Sweta Agroventures Pvt Ltd	Subsidiary
Ideal Riverview Projects Private Limite	Subsidiary
Utsav Developers Pvt.Ltd.	Associate
Surehomz Realty Services Pvt Ltd	Common Control
Vishwakarma Marcom Pvt Ltd	Common Control

(b) Transactions with Related Parties

Nature of	2024-2025	2023-2024
<i>Remuneration and Bonus</i>		
Kumar Satyaki	90.00	90.00
Arya Sumant	90.00	90.00
<i>Brokerage paid</i>		
Surehomz Realty Services Pvt Ltd	416.85	480.00
<i>Rental Expenses paid</i>		
Aadya Real Ventures Pvt Ltd	18.00	18.00
Shambhavi Real Ventures Pvt Ltd	18.00	18.00
Indu Rai	18.00	18.00



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Amount in ` Lakhs

(b) Transactions with Related Parties	2024-2025	2023-2024
<i>Nature of</i>		
<i>Loan Taken/Repayment Received</i>		
Eden Consultancy Services Pvt Ltd	5.00	3.00
Eden Infrabuild Pvt Ltd	24.53	1.44
Eden Smart Agrotech Pvt Ltd	0.00	0.00
Surehomz Realty Services Pvt Ltd	136.40	13.69
Arya Sumant	13.72	1.16
Kumar Satyaki	2.32	3.90
Sachidanand Rai	3.45	0.00
Indu Rai	0.06	1.38
Shakhambari Real Ventures Pvt Ltd	26.00	122.00
Shambhavi Real Ventures Pvt Ltd	301.57	16.20
Eden Infraprojects Pvt Ltd	0.00	0.35
Tirupati Realcon Pvt Ltd	90.00	42.00
Aadya Real Ventures Pvt Ltd	202.15	293.07
Utsav Developers Pvt.Ltd.	0.00	30.00
Sure Dry Laundry Services Pvt Ltd	0.50	1.15
Eden Infracon Pvt Ltd	43.22	0.00
Sure Dry Laundry Services Private Limited	0.50	
Sure Dry Osho Laundry Services LLP	0.04	0.00
<i>Loan Given/Repayment Made</i>		
Eden Career Services Pvt Ltd	0.04	0.04
Eden Consultancy Services Pvt Ltd	13.61	11.45
Eden Infrabuild Pvt Ltd	342.41	76.09
Surehomz Realty Services Pvt Ltd	1,065.73	525.84
Arya Sumant	63.12	185.03
Indu Rai	0.70	0.31
Sachidanand Rai	0.00	106.00
Kumar Satyaki	4.40	28.74
Vishwakarma Marcom Pvt Ltd	0.02	0.04
Sudama Commodeal Pvt Ltd	0.02	0.04
Supersoft Vincom Pvt Ltd	0.02	0.04
Shakhambari Real Ventures Pvt Ltd	53.05	189.38
Shambhavi Real Ventures Pvt Ltd	200.55	30.11
Eden Renewable Energy Solution Pvt Ltd	0.07	0.07
Sidhishree Infracon India Pvt Ltd	0.05	0.09
Sweta Agroventures Pvt Ltd	8.25	0.10
Eden Automobiles Services Pvt Ltd	0.04	0.08
Eden Infraprojects Pvt Ltd	0.32	0.35
Tirupati Realcon Pvt Ltd	99.87	58.42
Aadya Real Ventures Pvt Ltd	367.58	450.85
Eden Infrabuild Pvt Ltd	19.50	20.03
Reehal Info Solutions Private Limited	0.05	0.09
Utsav Developers Pvt.Ltd.	0.11	35.77
Sure Dry Laundry Services Private Limited	1.15	39.31
Sure Dry Osho Laundry Services LLP	3.46	5.00
Eden Infracon Pvt Ltd	393.28	0.00
Eden Transport Pvt Ltd	0.23	0.13
<i>(c) Closing Credit Balance</i>		
Surehomes Realty Services Pvt.Ltd.	0.00	30.00
Eden Transport Pvt Ltd	3.24	3.46



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Amount in ` Lakhs

29. ADDITIONAL REGULATORY INFORMATION

- (a) The Company does not own any immovable property whose title deeds are not registered in the name of the Company except for the lands transferred to the company from other entities merged with the company during the previous financial year. The company is in process of getting the same registered in its name.
- (b) During the year, the Company has not revalued its PPE (including Right to Use Assets) or Intangible assets and accordingly the disclosures in respect of these matters are not applicable to it.
- (c) There is no Capital Work in Progress and accordingly the disclosures in respect of it are not applicable to the Company.
- (d) There are no intangible assets under development and accordingly the disclosures in respect of it are not applicable to the Company.
- (e) The Company does not have any benami property and no proceedings have been initiated or pending against the company for holding any benami property.
- (f) The Company has not availed any cash credit facility against from any bankers.
- (g) The Company has not been declared as a wilful defaulter by any bank, financial institution or other lender.
- (h) The Company has not entered into any transactions during the year with companies struck off under section 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956.
- (i) The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 and does not hold any investments which are beyond the restrictions mentioned herein.
- (k) The Financial Ratios required to be disclosed have been disclosed in Note No 35.
- (l) The company has not advanced, loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the intermediary shall directly or indirectly lend or invest in ultimate beneficiaries or provide any guarantee, security or the like to or on behalf of such ultimate beneficiary.
- (m) The company has not received any fund from any person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Company shall directly or indirectly lend or invest in ultimate beneficiaries or provide any guarantee, security or the like to or on behalf of such ultimate beneficiary.
- (n) The Company has not surrendered or disclosed any transaction as income in income tax assessments under the Income Tax Act, 1961 carried out during the year.
- (o) The Company has not traded or invested in crypto currency or virtual currency during the financial year.
- (p) The provisions of CSR as per section 135 of the Companies Act, 2013 are not applicable to the Company. Hence no disclosures in respect of CSR Activities are required to be reported.
- (q) Since the company is not into trading of Investments, the Investments in Quoted & Unquoted Equity Instruments has been shown as Non-Current Investments and is carried at Book Value of the Investments.

30. OTHER DISCLOSURES

- (a) Based on the informations available with the Company, the company does not owe any sum to Micro and Small Enterprises as defined under Micro, Small and Medium Enterprises Development Act, 2006.
- (b) Certain balances in respect of Loans and Advances and Current Liabilities, as appearing in the books of accounts are subject to confirmations by the respective parties and adjustments/reconciliation arising therefrom, if any.
- (c) Previous year figures have been rearranged/ regrouped wherever necessary.
- (d) In the financial statements, any discrepancies in any table between the total and sum of the amounts listed are due to rounding off.



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NOTES FORMING PART OF THE FINANCIAL STATEMENTS

31 NON-CURRENT INVESTMENTS		31st March 2025		31st March 2024	
A. Trade Investments					
In Unquoted Equity Instruments (fully paid-up) :	Face Value	No. of Shares	Amount in ` Lakhs	No. of Shares	Amount in ` Lakhs
	(₹)		(₹)		(₹)
<u>In Subsidiaries</u>					
Eden Career Services Private Limited (Share)	10	9,999	1.00	9,999	1.00
Eden Infrabuild Private Limited (Share)	10	9,999	1.00	9,999	1.00
Eden Infracon Pvt. Ltd. [Share]	10	9,999	1.00	9,999	1.00
Eden Consultacy Pvt Ltd (Investment In Share)	10	6,000	0.60	6,000	0.60
Eden Smart Agrotech Pvt Ltd (Investment In Share)	10	9,999	1.00	9,999	1.00
Shakhambari Real Ventures Private Limited. [Share]	10	9,999	1.00	9,999	1.00
Shambhavi Real Ventures Pvt.Ltd. [Share]	10	9,999	1.00	9,999	1.00
Aadya Real Ventures Pvt. Ltd.	10	9,999	1.00	9,999	1.00
Sweta Agroventures Pvt. Ltd. [Share]	10	9,999	1.00	9,999	1.00
Tirupati Realcon Private Limited - Share	10	9,999	1.00	9,999	1.00
Eden Transport Private Limited -Share	10	30,10,020	301.00	30,10,000.00	301.00
Ideal Riverview Projects Private Limited -Share	10	12,499	6,494.92	-	-
		<u>31,18,510.00</u>	<u>6,805.52</u>	<u>31,05,991.00</u>	<u>310.60</u>
<u>In Associates</u>					
Utsav Developers Private Limited -Share	10	28,80,000	782.42	28,80,000	782.42
		<u>28,80,000</u>	<u>782.42</u>	<u>28,80,000</u>	<u>782.42</u>



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NOTES FORMING PART OF THE FINANCIAL STATEMENTS

Amount in ₹ Lakhs

32. TRADE PAYABLES AGEING

Trade Payables Ageing Schedule as on 31.03.2025

Particulars	Outstanding for the following period from the due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 Years	2-3 Years	More than 3 years	
<u>Undisputed Trade Payables</u>						
Considered Good	870.90	173.02	25.26	111.86	1,648.19	2,829.24
Considered Doubtful	-	-	-	-	-	-
<u>Disputed Trade Payables</u>						
Considered Good	-	-	-	-	-	-
Considered Doubtful	-	-	-	-	-	-
	870.90	173.02	25.26	111.86	1,648.19	2,829.24

Trade Payables Ageing Schedule as on 31.03.2024

Particulars	Outstanding for the following period from the due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 Years	2-3 Years	More than 3 years	
<u>Undisputed Trade Payables</u>						
Considered Good	3,151.05	-	-	-	-	3,151.05
Considered Doubtful	-	-	-	-	-	-
<u>Disputed Trade Payables</u>						
Considered Good	-	-	-	-	-	-
Considered Doubtful	-	-	-	-	-	-
	3,151.05	-	-	-	-	3,151.05

33. TRADE RECEIVABLES AGEING

Trade Receivables Ageing Schedule as on 31.03.2025

Particulars	Outstanding for the following period from the due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 Years	2-3 Years	More than 3 years	
<u>Undisputed Trade Receivables</u>						
Considered Good	565.03	-	-	-	-	565.03
Considered Doubtful	-	-	-	-	-	-
<u>Disputed Trade Receivables</u>						
Considered Good	-	-	-	-	-	-
Considered Doubtful	-	-	-	-	-	-
	565.03	-	-	-	-	565.03

Trade Receivables Ageing Schedule as on 31.03.2024

Particulars	Outstanding for the following period from the due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 Years	2-3 Years	More than 3 years	
<u>Undisputed Trade Receivables</u>						
Considered Good	530.53	-	-	-	-	530.53
Considered Doubtful	-	-	-	-	-	-
<u>Disputed Trade Receivables</u>						
Considered Good	-	-	-	-	-	-
Considered Doubtful	-	-	-	-	-	-
	530.53	-	-	-	-	530.53



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34. RATIO ANALYSIS	NUMERATOR	DENOMINATOR	31st March 2025	31st March 2024	% Change
(a) Current Ratio	Current Assets	Current Liabilities	1.41	1.21	16.69%
(b) Debt-Equity Ratio	Total Debt	Shareholders' Equity	2.98	2.70	10.42%
(c) Debt Service Coverage Ratio	Earning Available for Debt Service	Debt Service	78.75	73.02	7.86%
(d) Return on Equity (ROE)	Net Profit after Tax	Average Shareholder's Equity	20.28%	16.92%	19.85%
(e) Inventory Turnover Ratio	Turnover	Average Inventory	0.39	0.11	250.77%
(f) Trade Receivables Turnover Ratio	Turnover	Average Trade Receivables	47.24	10.64	344.01%
(g) Trade Payables Turnover Ratio	Net Credit Purchases	Average Trade Payables	N.A.	N.A.	N.A.
(h) Net Capital Turnover Ratio	Turnover	(Current Assets - Current Liab)	5.53	-4.81	-215.02%
(i) Net Profit Ratio	Net Profit after Tax	Turnover	7.05%	20.63%	-65.83%
(j) Return on Capital Employed (ROCE)	EBIT	(Total Assets - Current Liab)	6.86%	7.85%	-12.56%
(k) Return on Investment	Net Profit	Opening Shareholder's Equity	22.57%	18.49%	22.08%

Reason for Variation

- Debt Equity Ratio has decreased considerably due to issue of share capital during the year
- Inventory Turnover Ratio has increased significantly due to increase in the value of Inventory
- Profitability Ratios has increased due to increase in turnover for the year
- Trade Receivables have increased due to start of new project.

