

MUKUL KUMAR SARKAR

Chartered Accountant

A U D I T O R ' S R E P O R T

I have audited the attached Balance of **PRATTAY**, Proprietor Partho Sarathi Das as at 31st March, 2025, along with the Profit & Loss Account for the year ended on that date, annexed thereto, signed by us under reference to this report. The financial statements are the responsibility of the management. My responsibility is to express an opinion on these financial statements.

I conducted the audit in accordance with the auditing standards generally accepted in India. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. An audit includes examination on a test basis, evidence supporting the amounts and the disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

I report that

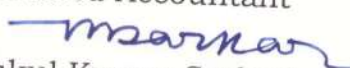
- a. I have obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purposes of my audit;
- b. In my opinion, proper books of account as required by law have been kept by the company so far as appears from our examination of those books;
- c. the Balance Sheet and Profit & Loss Account are in agreement with the books of accounts;
- d. In my opinion and to best of my information and according to the explanations given to me, the said accounts give a true and fair view in conformity with the accounting principles generally accepted in India:
 - i) in the case of Balance Sheet, of the state of affairs of the company as at 31st March, 2025
 - ii) in the case of Profit & Loss Account of the loss during the year ended on that date.

Place : 185, Ujjal Park, Brahmapur
Kolkata-700096

Dated: 15th September, 2025



For Mukul Kumar Sarkar
Chartered Accountant


(Mukul Kumar Sarkar)
Proprietor

Membership No. 055588

FRN: 331843E

UDIN: 25055588BMLBPU9600

PRATTAY
32 OLD BALLYGUNGE 1st LANE, KOLKATA-700019
PROFIT & LOSS STATEMENT AS ON 31st MARCH 2025

Particulars		(Amount in Rs.)		
		Note	31 March 2025	31 March 2024
I	Revenue from Operations			
II	Other Income		-	-
III	Total Income (I+II)	9	500	-
			500	-
IV	Expenses:			
(a)	Cost of Goods Sold			
(b)	Employee Benefits Expense	10	-	-30,050
(c)	Other Expenses	11	-	-
	Total expenses	12	28,486	30,050
			28,486	-
V	Profit/(loss) before exceptional and extraordinary items, partners' remuneration and tax (III- IV)		-27,986	-
VI	Exceptional items (specify nature & provide note/delete if none)		-	-
VII	Profit/(loss) before extraordinary items, partners' remuneration and tax (V-VI)		-27,986	-
VIII	Extraordinary Items (specify nature & provide note/delete if none)		-	-
IX	Profit before, partners' remuneration and tax (VII-VIII)		-27,986	-
X	Partners' remuneration*			
XI	Profit before tax (IX- X)			
XII	Tax expense:			
(a)	Current tax		-	-
(b)	Excess/ Short provision of tax relating to earlier years		-	-
(c)	Deferred tax charge/ (benefit)		-	-
XIII	Profit/(Loss) for the period from continuing operations (IXI-XII)			
XIV	Profit/(loss) from discontinuing operations		-27,986	-
XV	Tax expense of discontinuing operations		-	-
XVI	Profit/(loss) from discontinuing operations (after tax) (XIV-XV)		-	-
XVII	Profit/(Loss) for the year (XIII+XVI)		-27,986	-
The accompanying notes are an integral part of the financial statements * wherever applicable				

Dated : 15th September 2025.

For PRATTAY
Rajesh Sanyal Das
Proprietor



For Mukul Kumar Sarkar & Co
Chartered Accountant

Mukul Kumar Sarkar

Mukul Kumar Sarkar
(Proprietor)
Membership No.. 055588
FRN : 331843E
UDIN : 25055588BMLBPU9600

PRATTAY

32 OLD BALLYGUNGE 1st LANE, KOLKATA-700019
BALANCE SHEET AS ON 31st MARCH 2025

(Amount in Rs.)

	Particulars	Note	31 March 2025	31 March 2024
I	EQUITY AND LIABILITIES			
1	Owners' Funds			
(a)	Owners' Capital Account	3	56,57,664	-
			56,57,664	-
2	Current liabilities			
(a)	Short-Term Borrowings	4	43,37,213	1,27,496
(b)	Other Current Liabilities	5	19,89,395	-
			63,26,608	1,27,496
	Total		1,19,84,272	1,27,496
II	ASSETS			
1	Current assets			
(a)	Inventories	6	1,15,86,484	77,496
(b)	Cash and Bank Balances	7	3,39,541	-
(c)	Short Term Loans and Advances	8	58,247	50,000
	Total		1,19,84,272	1,27,496
	Brief about the Entity	1		
	Summary of significant accounting policies	2		
	The accompanying notes are an integral part of the financial statements			

Dated : 15th September 2025.

For Mukul Kumar Sarkar & Co
Chartered Accountant



Mukul

Mukul Kumar Sarkar
(Proprietor)

Membership No.. 055588

FRN : 331843E

UDIN : 25055588BMLBPU9600

For PRATTAY

Partho Sanyal
Proprietor

PRATTAY

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

Note - 1 Background

Prasanta Kumar Das is a sole proprietorship business. The business is a real estate developer engaged primarily in the business of real estate construction, development & other related activities. Having registered office at 32 Old Ballygunge 1st Lane, Kolkata-700019, and additional office at 8/13 cornfield road, Ballygunge, Kolkata-700019.

Note - 2 Significant Accounting Policies

a) Basis of Preparation and Measurement:

The financial statement have been prepared and presented on accrual basis under the historical cost convention and on a going concern basis in accordance with Generally Accepted Accounting Principales of India, the Accounting Standard issued by the Institute of Chartered Accountants of India.

b) Going Concern:

Accordingly, these financial statements have been prepared on a going concern basis and do not include any adjustments relating to the recoverability and classification of recorded assets, or to amounts and classification of liabilities that may be necessary if the entity is unable to continue as a going concern.

c) Operating Cycle:

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents and range from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

d) Property, Plant and Equipment:

i) Recognition and Measurement:

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- Any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised from the Financial Statements, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognised in the Profit and Loss in the year of occurrence.

ii) Subsequent expenditure:

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Business and the cost of the expenditure can be measured reliably.

(iii) Depreciation / Amortisation:

Depreciation has been provided using written down value method. Assets costing less than Rs.5,000/- are depreciated at 100% in the year of acquisition.

e) Inventories are valued as under:



Inventories are measured at lower of cost or net realizable value. The cost of inventory is based on specific identification method for real estate segment. It includes cost of purchase, conversion costs and other costs incurred in bringing them to their present location or condition.

Construction Work-in-Progress/Finished Goods includes cost of land, premium for development rights, construction costs, For the year ended March 31, 2025. Allocated interest and expenses incidental to the projects undertaken by the Promoter.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

Revenue comprises of sale of residential flats / properties. Under the scheme of Development Agreement the developer enters into an agreement with the prospective buyer of flats and pays the consideration to the developer in a progressive manner. No right on the flat accrue to the prospective buyer till the Completion certificate is obtained and handed over to the buyer. Revenue is recognised at the point of hand over the flats/property to the prospective buyer. In accordance with the "Guidance Note on Accounting for Real Estate Transactions (Revised 2012)" (Guidance Note), Construction revenue on such projects have been recognised on percentage of completion method provided the following thresholds have been met:

- (a) All critical approvals necessary for the commencement have been obtained;
- (b) The expenditure incurred on construction and development costs is not less than 25 percent of the total estimated construction and development costs;
- (c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyers; and
- (d) At least 10 percent of the agreement value is realised at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the financial statements for the period in which such changes are determined. Revenue from projects is recognised net of revenue attributable to the land owners. Losses, if any, are fully provided for immediately.

Interest income is accounted on an accrual basis at contracted rates.

Interest on delayed payment and forfeiture income are accounted based upon underlying agreements with customers.

g) Borrowing Costs:

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, pertaining to development of long term projects, are transferred to Construction work in progress, as part of the cost of the projects till the time all the activities necessary to prepare these projects for its intended use or sale are complete.

All other borrowing costs are recognized as an expense in the period in which they are incurred.

h) Cash and bank balances:

Cash and bank balances in the balance sheet comprise cash at banks and on hand.

Note - 3 Owners' Capital Account



(Amount in Rs.)

Sr. No.	Name of Proprietor/ Owner	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Capital Introduced/con tributed during the year	LIC Premium	Income Tax	Property Tax	Withdrawal s during the year	Share of Profit / Loss for the year	As at 31st March 2025 (Closing Balance)
1	PARTHO SARATHI DAS	100%	-	57,43,150	-	-	-	57,500	-27,986	56,57,664
Total			-	57,43,150	-	-	-	57,500	-27,986	56,57,664
Previous Year (PY)										
-										



PRATTAY

Notes forming part of the Financial Statements for the year ended 31st March, 2025

(Amount in Rs.)

		Short Term	
		31 March 2025	31 March 2024
4	Borrowings:		
	Unsecured		
	From Other Parties	43,37,213	1,27,496
	Total	43,37,213	1,27,496
5	Other Current Liabilities:		
	Other Payables	19,89,395	-
	Total	19,89,395	-
6	Inventories:	31-March-2025	31-March-2024
	Work-In-Progress	1,15,86,484	77,496
	Total	1,15,86,484	77,496
7	Cash and Bank Balances:	31-March-2025	31-March-2024
	Bank Balance	1,24,592	-
	Cash on Hand	2,14,949	-
	Total	3,39,541	-
8	Loans and Advances:		
	Other Loans and Advances	17,160	-
	Prepaid Expenses	41,087	50,000
	Total	58,247	50,000
9	Other Income:	31 March 2025	31 March 2024
	Discount Received	500	-
	Total	500.00	-
10	Cost of Goods Sold :	31 March 2025	31 March 2024
(A)	Cost of Raw Material Consumed:		
	Purchase of Land for Construction	-	-
	Materials for Construction	-	27,825
	Direct Labour Charges	-	-
	Carriage, Cartage & Coolie	-	80
	Registration & Mutation	-	19,541
	Total(A)	-	47,446
(B)	Changes in Inventories:	31 March 2025	31 March 2024
	Inventories at the beginning of the year:		
	Work-In-Progress	-	-
	Inventories at the end of the year:		
	Work-In-Progress	-	77,496
	Increase/decrease in inventories (B)	-	-77,496.10
	Total (A+B)	-	-30,050.10
11	Employee Eenefits Expense:	31 March 2025	31 March 2024
	Salaries, Wages, Bonus and Other Allowances	-	-
	Staff Welfare Expenses	-	-
	Total	-	-
12	Other Expenses:	31 March 2025	31 March 2024
	Audit Fees	20,000	-
	Bank Charges	272	-
	Labour charges	-	12,200
	Late Fees	1,150	-
	Miscellaneous Expenses	-	16,500
	Office Expenses	300	-
	Power and Fuel	-	927
	Printing and Stationery	4,264	423
	Rent, Rates and Taxes, Excluding Taxes on Income	2,500	-
	Total	28,486	30,050

