

INDEPENDENT AUDITOR'S REPORT**To the Partners of SKDJ SKY HEIGHT LIMITED LIABILITY PARTNERSHIP****Opinion**

We have audited the financial statements of **SKDJ SKY HEIGHT LIMITED LIABILITY PARTNERSHIP, (the "LLP")** which comprise the Statement of Assets & Liabilities at **31st March 2024**, and the Statement of Profit and Loss for the year ended on **31st March 2024**, 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 a true and fair view of the financial position of the LLP as at **March 31, 2024**, and of its loss for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by Institute of Chartered Accountants of India (ICAI). 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 LLP in accordance with the Code of Ethics issued by ICAI together with the ethical requirements that are relevant to our audit of the financial statements in India, and we have fulfilled our other ethical responsibilities in accordance with these requirements and ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

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

Management is responsible for the preparation and fair presentation of the financial statements that give a true and fair view of the financial position, financial performance in accordance with the aforesaid Accounting Standards issued by ICAI, as applicable to the LLP and other accounting principles generally accepted in India.

In preparing the financial statements, management is responsible for assessing the LLP'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 entity or to cease operations, or has no realistic alternative but to do so.

The management is also responsible for overseeing the LLP's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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



As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism 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.
- 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 LLP'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 LLP 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 financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statement may be influenced. We consider a quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

Place: 11, Crooked Lane, Kolkata-69
Dated the 25th day of July, 2024.



For LIHALA & CO.
CHARTERED ACCOUNTANTS
FRN : 315052E

RAJESH LIHALA
(Partner)

Membership No. 52138

UDIN: 24052138 BKAEDE4404

SKDJ SKY HEIGHT LIMITED LIABILITY PARTNERSHIP

LLPIN : AAD-7199

BALANCE SHEET AS AT 31ST MARCH 2024

	Particulars	Note	As at 31st March, 2024	As at 31st March, 2023
			Amount (in Rs)	Amount (in Rs)
I	EQUITY AND LIABILITIES			
1	Partners' Funds			
(a)	Partners' Capital Account			
(i)	Partners' Contribution	3	5,000,000	5,000,000
(b)	Reserves and surplus	4	(833,392)	(766,145)
			4,166,608	4,233,855
2	Non Current liabilities			
	Long-term borrowings	5	156,261,541	104,809,233
3	Current liabilities			
(a)	Trade Payables			
(i)	Total outstanding dues of micro, small and medium enterprises		-	-
(ii)	Total outstanding dues of creditors other than micro, small and medium enterprises	6	165,254	96,759
(b)	Other Current Liabilities	7	925,118	629,467
	Total		161,518,521	109,769,314
II	ASSETS			
1	Non Current Asset			
	Long-term Loans & Advances	8	67,225,369	34,725,553
2	Current Assets			
(a)	Inventory	9	93,015,168	74,994,079
(b)	Trade receivables		-	-
(c)	Cash and Bank Balances	10	190,374	49,682
(d)	Other Current Assets	11	1,087,610	-
	Total		161,518,521	109,769,314
	Brief about the Entity	1		
	Summary of significant accounting policies	2		
	The accompanying notes are an integral part of the financial statements			

In terms of our report of even date attached

FOR LIHALA & CO
CHARTERED ACCOUNTANTS
 (Registration No. 315052E)

Rajesh

RAJESH LIHALA
PARTNER
 Membership No. 52138
 UDIN : 24052138BKAEDE4404

Place : Kolkata
 Dated : 25th Day of July , 2024



SKDJ Sky Height LLP

Kailash Chandra Agarwal

Designated Partner

Kailash Chandra Agarwal
 DPIN No. 00994873

SKDJ Sky Height LLP

Sushil Kumar Agarwal

Designated Partner

Sushil Kumar Agarwal
 DPIN No. 03166002

SKDJ SKY HEIGHT LIMITED LIABILITY PARTNERSHIP

LLPIN : AAD-7199

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

	Particulars	Note	For the Year ended on 31st March 2024	For the Year ended on 31st March 2023
			Amount (in Rs)	Amount (in Rs)
I	Revenue from operations		-	-
II	Other Income		-	-
III	Total Income (I+II)		-	-
IV	Expenses:			
(a)	Construction Cost	12	10,136,959	809,315
(b)	Changes in inventories of finished goods, work in progress and stock-in trade	13	(18,021,089)	(5,971,312)
(c)	Finance costs	14	7,884,130	5,161,997
(d)	Other expenses	15	67,247	90,657
	Total Expenses		67,247	90,657
V	Profit/(loss) before exceptional and extraordinary items, partners' remuneration and tax (III- IV)		(67,247)	(90,657)
VI	Exceptional items (specify nature & provide note/delete if none)		-	-
VII	Profit/(loss) before extraordinary items, partners' remuneration and tax (V-VI)		(67,247)	(90,657)
VIII	Extraordinary Items (specify nature & provide note/delete if none)		-	-
IX	Profit before Partners' Remuneration and tax (VII-VIII)		(67,247)	(90,657)
X	Partners' Remuneration		-	-
XI	Profit before Tax (IX-X)		(67,247)	(90,657)
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 (XI-XII)		(67,247)	(90,657)
XIV	Profit/(loss) from discontinuing operations		-	-
XV	Tax expense of discontinuing operations		-	-
XVI	Profit/(loss) from discontinuing operations (after tax) (XIV-XV)		-	-
XVII	Profit/(Loss) for the year (XIII+XVI)		(67,247)	(90,657)
	The accompanying notes are an integral part of the financial statements			

In terms of our report of even date attached

FOR LIHALA & CO
CHARTERED ACCOUNTANTS
 (Registration No. 315052E)

RAJESH LIHALA
PARTNER

Membership No. 52138

UDIN:- 24052138BKAEDE4404

Place : Kolkata

Dated : 25th Day of July , 2024



SKDJ Sky Height LLP

[Signature]
 Designated Partner
Kailash Chandra Agarwal
 DPIN No. 00994873

SKDJ Sky Height LLP

[Signature]
 Designated Partner
Sushil Kumar Agarwal
 DPIN No. 03166002

SKDJ SKY HEIGHT LIMITED LIABILITY PARTNERSHIP

LLPIN : AAD-7199

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

NOTE 1

Brief about the Entity

The LLP is incorporated by conversion from private limited company having registered office at 8, Camac Street, 9th Floor, Room No.8 Shantiniketan Building, KOLKATA West Bengal 700017, carrying on a business of Real Estate development.

NOTE 2

SIGNIFICANT ACCOUNTING POLICIES & NOTES ON ACCOUNTS

1. METHOD OF ACCOUNTING

The Accounts are prepared on Historical Cost basis, Taking into account the Going Concern assumption.

2. INVENTORIES

Work-In-Progress (Real Estate) have been valued at cost by including, both direct and indirect identifiable expenditure for that project, less realization, if any thereof.

3. REVENUE RECOGNITION

Income and expenditure are accounted for on accrual basis.

4. RETIREMENT BENEFITS

The Payment of Gratuity Act, 1972 and the Provident Fund & Miscellaneous Provisions Act, 1952, do not apply to the firm for the year under reference. Leave, if any, standing to the credit of employees is encased in the accounting year itself.

5. OTHER NOTES

In the absence of confirmation from the parties, the balance due to and/ or receivable from them, taken as per the books.



SKDJ SKY HEIGHT LIMITED LIABILITY PARTNERSHIP
LLPIN : AAD-7199

Notes forming part of the Financial Statements for the year ended, 31st March, 2024
Note - 3 Partners Contribution Account

Sr. No.	Name of Partner	Share of profit/ (loss) (%)	As at 1st April 2023 (Opening Balance)	Introduced/contri buted during the year	Withdrawals during the year	(Amount in Rs.)	
						As at 31st March 2024(Closing Balance)	
1	Bimal Kumar Choudhary	10.00%	612500	-	-	612,500	
2	Biswanath Choudhary	10.00%	612500	-	-	612,500	
3	Dilip Kumar Choudhary	10.00%	612500	-	-	612,500	
4	Dropadi Devi Agarwal	20.00%	637500	-	-	637,500	
5	Govind Ram Choudhary	10.00%	612500	-	-	612,500	
6	Kanhaiya Agarwal	5.00%	0	-	-	-	
7	Kailash Chand Agarwal	10.00%	637500	-	-	637,500	
8	Inder Chand Gupta	0.00%	637500	-	-	637,500	
9	Neha Thard Agarwal	5.00%	0	-	-	-	
10	Sushil Kumar Agarwal	20.00%	637500	-	-	637,500	
Previous Year (PY)			5,000,000	-	-	5,000,000	5,000,000.00
			5,000,000.00	-	-	5,000,000.00	5,000,000.00

SKDJ Sky Height LLP
Designated Partner

SKDJ Sky Height LLP
Designated Partner



SKDJ SKY HEIGHT LIMITED LIABILITY PARTNERSHIP
LLPIN : AAD-7199

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

4	Reserves and surplus	As at 31st March 2024	As at 31st March 2023
	Undistributed Profit/(Loss) (Balance from statement of profit and loss)		
	Opening Balance	(766,145)	(675,489)
	Add: for the year	(67,247)	(90,657)
	Total	(833,392)	(766,145)

5	Long-term borrowings	As at 31st March 2024	As at 31st March 2023
	<u>Secured</u>		
(a)	Term loans		
(b)	Loans repayable on demand	-	-
	Loans and advances from Partners	9,196,174	4,953,307
	Loans and advances from related parties	7,780,424	14,190,872
	Total (A)	16,976,598	19,144,179
	<u>Unsecured</u>		
(a)	Term loans	-	-
(b)	Loans repayable on demand from other parties	139,284,943	85,665,054
	Total (B)	139,284,943	85,665,054
	Total (A) + (B)	156,261,541	104,809,233

6	Trade Payables	As at 31st March 2024	As at 31st March 2023
(a)	Total outstanding dues of micro, small and medium enterprises		
(b)	Total outstanding dues of creditors other than micro, small and medium enterprises	165,254	96,759
	Total	165,254	96,759

7	Other current liabilities	As at 31st March 2024	As at 31st March 2023
	Statutory Liability(TDS payable)	925,118	629,467
	Total	925,118	629,467

SKDJ Sky Height LLP


Designated Partner

SKDJ Sky Height LLP


Designated Partner



SKDJ SKY HEIGHT LIMITED LIABILITY PARTNERSHIP

LLPIN : AAD-7199

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

8	Loans and advances	Long Term		Short Term	
		As at 31st March, 2024	As at 31st March, 2023	As at 31st March, 2024	As at 31st March, 2023
A	(Secured)				
(a)	Loans advances to partners or relative of partners	-	-	-	-
(b)	Other loans and advances (specify nature)	-	-	-	-
	Security Deposits				
	Deposit against Joint Development Agreement (Real Estate)	67,225,369	34,725,553	-	-
	Less:- Transferred to work in progress (interest)	-	-	-	-
		67,225,369	34,725,553	-	-
	Balance with government authorities	-	-	-	-
		67,225,369	34,725,553	-	-
	Total (a)+(b)= (A)	67,225,369	34,725,553	-	-
B	Loans and advances (Unsecured)				
(a)	Loans advances to partners or relative of partners	-	-	-	-
(b)	Other loans and advances (specify nature)	-	-	-	-
	Total (a)+(b) = (B)	-	-	-	-
	Total (A + B)	67,225,369	34,725,553	-	-

9	Inventories	As at 31st March, 2024	As at 31st March, 2023
	Work-in-progress (Real Estate)	93,015,168	74,994,079
	Finished goods	-	-
	Total	93,015,168	74,994,079

10	Cash and Bank Balances	As at 31st March, 2024	As at 31st March, 2023
A	Cash and cash equivalents		
(a)	On current accounts	35,075.55	42,493.01
(b)	Cheques, drafts on hand	97,798.00	
(c)	Cash on hand	57,500.50	7,188.50
	Total Cash and bank balances	190,374.05	49,681.51

11	Other current Assets	As at 31st March, 2024	As at 31st March, 2023
	Advance to supplier	1,087,610	-
	Total	1,087,610	-

SKDJ Sky Height LLP


Designated Partner

SKDJ Sky Height LLP


Designated Partner



SKDJ SKY HEIGHT LIMITED LIABILITY PARTNERSHIP

LLPIN : AAD-7199

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

12 <u>Construction Cost</u>	For the Year ended on 31st March 2024	For the Year ended on 31st March 2023
Conversion charges	-	-
Architech Fees	2,189,502.00	-
Designing Charges	350,000.00	-
Staff Walfare	21,029.00	-
Corporation Property Tax	-	540
Mutation Charges	11,455.00	13,200
Consultancy fees	1,647,850.00	-
Professional fees	1,216,542.00	795,575
JCV Hire Charges	43,000.00	-
Interest Expenses (trf from JV Deposit)	-	-
Labour charges	1,144,058.00	-
Sand & Stone purchase	574,065.00	-
Plumbeing & Pipe Goods Purchase	45,778.72	-
CCTV Installation Charges	8,024.00	-
CCTV Goods Purchase	125,730.00	-
small Goods purchased for Construction	94,969.00	-
Cube Testing Charges	1,500.00	-
Fire Plan Sanction Fees	165,971.00	-
Electric Goods Purchase	33,284.76	-
Cement Purchase	87,068.75	-
Iron Purchase	108,652.00	-
TMT Bars Purchase	428,131.62	-
Brokerage	500,000.00	-
Rate & Taxes on GST	1,187,235.74	-
Security charges	133,112.00	-
Survey Fees	20,000.00	-
	10,136,959	809,315

13 <u>Changes in inventories of finished goods, work in progress and stock-in trade</u>	For the Year ended on 31st March 2024	For the Year ended on 31st March 2023
Inventories at the beginning of the year:		
(i) Stock-in-trade	-	-
(ii) Work in progress	74,994,079	69,022,767
(iii) Finished goods	-	-
	74,994,079	69,022,767
Inventories at the end of the year:		
(i) Stock-in-trade	-	-
(ii) Work in progress	93,015,167.59	74,994,079
(iii) Finished goods	-	-
	93,015,168	74,994,079
(Increase)/decrease in inventories of finished goods, work-in-progress and stock-in-trade	(18,021,089)	(5,971,312)



SKDJ Sky Height LLP

[Signature]
Designated Partner

SKDJ Sky Height LLP

[Signature]
Designated Partner

SKDJ SKY HEIGHT LIMITED LIABILITY PARTNERSHIP

LLPIN : AAD-7199

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

14 <u>Finance cost</u>	For the Year ended on 31st March 2024	For the Year ended on 31st March 2023
(a) Interest expense		
On bank loan	-	-
(b) Other borrowing costs		
Interest on unsecured Loan	7,341,263	4,376,053
Interest to partners	542,867	785,944
Interest on statutory dues	-	-
Total Finance cost	7,884,130	5,161,997

15 <u>Other Expenses</u>	For the Year ended on 31st March 2024	For the Year ended on 31st March 2023
Audit Fees	29,500	17,700
Bank Charges	1,949	382
Legal & Professional Expenses	12,286	53,030
Profession Tax	300	300
Trade License	2,250	2,250
Filing Fees	800	12,350
Printing & Stationary	10,440	4,330
Postage and Telegram	-	315
Convenience	1,380	
General Expense	3,300	
Round of	4	
Internet Broadband Expenses	3,600	
Telephone Expenses	1,437	
	67,247	90,657

Note (i):- Payment to auditors	For the Year ended on 31st March 2024	For the Year ended on 31st March 2023
-Audit fees	29,500	17,700
-Other professional fees	-	-
	29,500	17,700

SKDJ Sky Height LLP


Designated Partner

SKDJ Sky Height LLP


Designated Partner

