

SHAH BHARAT & ASSOCIATES
Chartered Accountants

304, Wallstreet – I,
Opp. Orient Club,
Ellis bridge,
Ahmedabad – 380006
Phone – 079-26426988

INDEPENDENT AUDITORS' REPORT

To,
The Partners of
MERLIN BUILDCON (GUJARAT) LLP

REPORT ON THE FINANCIAL STATEMENTS

We have audited the accompanying financial statements of MERLIN BUILDCON (GUJARAT) LLP which comprise the Balance Sheet as at 31st March, 2024, the Statement of Profit and Loss and a summary of the significant accounting policies and other explanatory information.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The LLP's Management is responsible for the preparation and presentation of these financial statements that give a true and fair view of the financial position and financial performance of the LLP in accordance with the accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the LLP Act (herein after referred to as 'Act') for safeguarding the assets of the LLP 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.

AUDITORS' RESPONSIBILITY

Our responsibility is to express an opinion on these financial statements based on our audit. We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the LLP's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of



expressing an opinion on whether the LLP has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the LLP's Partners, as well as evaluating the overall presentation of the financial statements.

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

OPINION

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- a) In the case of the Balance Sheet, of the state of affairs of the LLP as at March 31, 2024 and
- b) In the case of the Statement of Profit and Loss, of the loss of the LLP for the year ended on that date;

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. 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 Act have been kept by the LLP so far as appears from our examination of those books;
- c) The Balance Sheet and Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified to the extent applicable.

Place: AHMEDABAD

Date : 13/07/2024



For, SHAH BHARAT & ASSOCIATES

Chartered Accountants

FRN. 116973W

JIMIL B. SHAH

Partner

M. No. 136008

UDIN: 24136008BKDGFT1749

MERLIN BUILDCON (GUJARAT) LLP
Balance Sheet as at 31 March, 2024

Particulars		Note No.	As at 31 March, 2024	As at 31 March, 2023
			₹	₹
A	EQUITY AND LIABILITIES			
1	Partners' funds			
	(a) Fixed Contribution	1	1,000,000	1,000,000
	(b) Current Accounts	2	30,165,115	73,797,164
	(c) Reserve and Surplus		0	0
			31,165,115	74,797,164
2	Non-current liabilities			
	(a) Long-term borrowings		0	0
	(b) Deferred tax liabilities (net)		0	0
	(c) Other long-term liabilities		0	0
	(d) Long-term provisions		0	0
			0	0
3	Current liabilities			
	(a) Short-term borrowings	3	15,317,630	24,210,650
	(b) Trade payables	4	76,900	57,688
	(c) Other current liabilities	5	86,448	1,439,169
	(d) Short-term provisions	6	30,000	55,000
			15,510,978	25,762,507
	TOTAL		46,676,093	100,559,671
B	ASSETS			
1	Non-current assets			
	(a) Fixed assets			
	(i) Tangible assets	7	546,960	637,485
	(b) Non-current investments		0	0
	(c) Deferred tax assets (net)		0	0
	(d) Long-term loans and advances		0	0
	(e) Other non-current assets		0	0
			546,960	637,485
2	Current assets			
	(a) Current investments			0
	(b) Inventories	8	24,904,800	71,959,364
	(c) Trade receivables	9	0	3,240,000
	(d) Cash and cash equivalents	10	1,244,524	2,709,714
	(e) Short-term loans and advances	11	19,979,809	22,013,108
	(f) Other current assets		0	0
			46,129,133	99,922,186
	TOTAL		46,676,093	100,559,671
	Significant Accounting Policies	16		
	See accompanying notes forming part of the financial statements			

In terms of our report attached.

For SHAH BHARAT & ASSOCIATES

Chartered Accountants

FRN. 116973W

CA. Jitil B. Shah

Partner

M. No. 136008

Place: AHMEDABAD

Date: 13/07/2024



FOR, MERLIN BUILDCON (GUJARAT) LLP

[Signature]

DESIGNATED PARTNER

[Signature]

DESIGNATED PARTNER

MERLIN BUILDCON (GUJARAT) LLP

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

Particulars		Note No.	For the year ended on 31 March, 2024	For the year ended on 31 March, 2023
			₹	₹
A	CONTINUING OPERATIONS			
1	Revenue from operations	12	35,841,000	67,920,000
2	Other income	13	85,056	248,262
3	Total revenue (1+2)		35,926,056	68,168,262
4	Expenses			
	(a) Cost of materials consumed	14.A	2,210,367	9,100,592
	(b) Purchases of stock-in-trade			0
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	14.B	47,054,564	55,209,967
	(d) Employee benefits expense		0	0
	(e) Finance costs		0	0
	(f) Depreciation and amortisation expense	7	90,525	106,719
	(g) Other expenses	15	0	4
	Total expenses		49,355,456	64,417,282
5	Profit / (Loss) before exceptional and extraordinary items and		-13,429,400	3,750,980
6	Exceptional items		0	0
7	Profit / (Loss) before extraordinary items and tax (5 ± 6)		-13,429,400	3,750,980
8	Extraordinary items		0	0
9	Profit / (Loss) before tax (7 ± 8)		-13,429,400	3,750,980
10	Tax expense:			
	(a) Current tax expense for current year		0	0
	(b) (Less): MAT credit (where applicable)		0	0
	(c) Current tax expense relating to prior years		0	0
	(d) Net current tax expense		0	0
	(e) Deferred tax		0	0
	Total		0	0
11	Profit / (Loss) from continuing operations (9 ± 10)		-13,429,400	3,750,980
12	Transferred to Partner's Accounts		-13,429,400	3,750,980
	Significant Accounting Policies	16		
	See accompanying notes forming part of the financial statements			

In terms of our report attached.

For SHAH BHARAT & ASSOCIATES

Chartered Accountants

FRN. 116973W

[Signature]

CA. Jimil B. Shah
Partner

M. NO. 136008

Place: AHMEDABAD

Date: 13/07/2024



FOR, MERLIN BUILDCON (GUJARAT) LLP

[Signature]

DESIGNATED PARTNER

[Signature]

DESIGNATED PARTNER

MERLIN BUILDCON (GUJARAT) LLP

Notes forming part of the financial statements

Note 1 Fixed Capital

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Amount in Rs.	Amount in Rs.
Bhairavkumar G. Sanghvi	1,00,000	1,00,000
Dineshkumar G. Sanghvi	1,10,000	1,10,000
Merlin Projects Limited	6,90,000	6,90,000
Trident Commodeal Pvt. Ltd.	1,00,000	1,00,000
Total	10,00,000	10,00,000

Note 2 Current Accounts

Particulars	As at 31 March, 2024	As at 31 March, 2023
Bhairavkumar G. Sanghvi	-55,81,813	-42,38,873
Dineshkumar G. Sanghvi	37,74,301	52,51,535
Merlin Projects Limited	-9,93,34,531	-5,98,65,596
Merlin Projects Limited (Ahmedabad)	13,22,75,000	13,22,75,000
Trident Commodeal Pvt. Ltd.	-9,67,842	3,75,098
Total	3,01,65,115	7,37,97,164

Note 3 Short-term borrowings

Particulars	As at 31 March, 2024	As at 31 March, 2023
(a) Loans repayable on demand		
From Other Parties		
Unsecured	1,53,17,630	2,42,10,650
Secured	0	0
Total	1,53,17,630	2,42,10,650
Total	1,53,17,630	2,42,10,650

No Defaults as on Balance Sheet Date in repayment of Principle and Interest for above loans.

Note 4 Trade payables

Particulars	As at 31 March, 2024	As at 31 March, 2023
Trade payables:		
Amount due to Micro and Small Enterprises		14,206
Amount due to others	76,900	43,482
Total	76,900	57,688

Note 5 Other current liabilities

Particulars	As at 31 March, 2024	As at 31 March, 2023
(a) Other payables		
(i) Tax Deducted at Source	86,224	84,892
(ii) GST Payable	0	2,91,727
(iii) Others	224	11,550
(b) Advance against Bookings	0	10,51,000
Total	86,448	14,39,169

Note 6 Short Term Provisions

Particulars	As at 31 March, 2024	As at 31 March, 2023
(a) Provision for expenses	30,000	55,000
Total	30,000	55,000



MERLIN BUILDCON (GUJARAT) LLP
Notes forming part of the financial statements
Note 7 Fixed assets

A.	Tangible assets	Gross block						
		Balance as at 1 April, 2023	Additions	Disposals	Effect of foreign currency exchange differences	Borrowing cost capitalised	Other adjustments	Balance as at 31 March, 2024
		Amount in Rs.	Amount in Rs.	Amount in Rs.	Amount in Rs.	Amount in Rs.	Amount in Rs.	Amount in Rs.
	(a) Building Owned	3,70,000	0	0	0	0	0	3,70,000
	(b) Office Equip. & Machinery Owned	4,52,649	0	0	0	0	0	4,52,649
	(c) Motor Vehicles Owned	14,05,389	0	0	0	0	0	14,05,389
	(d) Computers Owned	4,41,070		0	0	0	0	4,41,070
	Total	26,69,108	0	0	0	0	0	26,69,108
	Previous year	26,69,108	0	0	0	0	0	26,69,108

B	Tangible assets	Accumulated depreciation and impairment					Net block	
		Balance as at 1 April, 2023	Depreciation expense for the year	Eliminated on disposal of assets	Other adjustments	Balance as at 31 March, 2024	Balance as at 31 March, 2024	Balance as at 31 March, 2023
		Amount in Rs.	Amount in Rs.	Amount in Rs.	Amount in Rs.	Amount in Rs.	Amount in Rs.	Amount in Rs.
	(a) Building Owned	2,40,989	12,901	0	0	2,53,890	1,16,110	1,29,011
	(b) Office Equip. & Machinery Owned	3,10,573	21,311	0	0	3,31,884	1,20,765	1,42,076
	(c) Motor Vehicles Owned	10,44,405	54,147	0	0	10,98,552	3,06,837	3,60,984
	(d) Computers Owned	4,35,656	2,166	0	0	4,37,822	3,248	5,414
	Total	20,31,623	90,525	0	0	21,22,148	5,46,960	6,37,485
	Previous year	19,24,904	1,06,719	0	0	20,31,623	6,37,485	7,44,204



MERLIN BUILDCON (GUJARAT) LLP**Notes forming part of the financial statements****Note 8 Inventories**

(At lower of cost and net realisable value)

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Amount in Rs.	Amount in Rs.
(a) Work in Progress (Dharnidhar Site) (At lower of cost and net realisable value) (As certified by the management)	2,49,04,800	7,19,59,364
Total	2,49,04,800	7,19,59,364

Note 9 Trade Receivables

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Amount in Rs.	Amount in Rs.
(a) Trade receivables outstanding for period exceeding six months from the date they were due for payment	0	0
(b) Other trade receivables unsecured, considered good	0	32,40,000
Total	0	32,40,000

Note 10 Cash and cash equivalents

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Amount in Rs.	Amount in Rs.
(a) Cash on hand	16,761	67,805
(b) Balances with banks		
(i) Current & Sweep Accounts	12,27,763	26,41,909
(ii) Fixed Deposits Accounts	0	0
Total	12,44,524	27,09,714

Note 11 Short-term loans and advances

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Amount in Rs.	Amount in Rs.
(a) Advances to Suppliers	5,12,800	5,12,835
Total	5,12,800	5,12,835
(b) Balance with Govt. Authorities		
Unsecured, considered good		
(i) Goods and Services Tax	10,744	47,410
(ii) Tax Deducted at Source - Interest from Bank	6,702	16,424
(iii) Tax Deducted at Source - Consultancy	0	18,00,000
(iv) Tax Deducted at Source - Property	1,17,500	3,10,000
(v) Tax Collected at Source Receivable 2021-22	0	0
(vi) Deposit with GST for appeal	77,573	77,573
(vii) Income Tax Refundable F.Y. 2018-19	1,48,866	1,48,866
(viii) Income Tax Refundable F.Y. 2019-20	0	0
(ix) Income Tax Refundable F.Y. 2020-21	0	0
(i) Goods and Services Tax (Cash ledger)	5,624	0
Total	3,67,009	24,00,273
(c) Security Deposits		
Unsecured, considered good	1,50,00,000	1,50,00,000
(d) Loans and Advances to Others	41,00,000	41,00,000
Total	1,99,79,809	2,20,13,108



MERLIN BUILDCON (GUJARAT) LLP

Notes forming part of the financial statements

Note - 12 Revenue From Operations

Sr. No.	Particulars	For the year ended on 31 March, 2024	For the year ended on 31 March, 2023
(a)	Realisation from Sales	3,58,41,000	4,99,20,000
(b)	Consultancy Fees		1,80,00,000
	Total	3,58,41,000	6,79,20,000

Note - 13 Other Incomes

Sr. No.	Particulars	For the year ended on 31 March, 2024	For the year ended on 31 March, 2023
(a)	Interest on IT Refund	85,056	2,48,262
	Total	85,056	2,48,262

Note 14.A Cost of Development

Sr. No.	Particulars	For the year ended on 31 March, 2024	For the year ended on 31 March, 2023
(a)	Cost of Development of Property	22,10,367	91,00,592
	Total	22,10,367	91,00,592

Note 14.B Changes in Inventories of Work - in - progress

Sr. No.	Particulars	For the year ended on 31 March, 2024	For the year ended on 31 March, 2023
(a)	<u>Inventories at the end of the year:</u> Work - in - Progress	2,49,04,800	7,19,59,364
		2,49,04,800	7,19,59,364
(b)	<u>Inventories at the beginning of the year:</u> Work - in - Progress	7,19,59,364	12,71,69,331
		7,19,59,364	12,71,69,331
	Net (increase) / decrease	4,70,54,564	5,52,09,967

Note 15 Other Expenses

Sr. No.	Particulars	For the year ended on 31 March, 2024	For the year ended on 31 March, 2023
(a)	Maintenance Expenses	0	0
(b)	Round Off.	0	4
	Total	0	4



MERLIN BUILDCON (GUJARAT) LLP
2023 – 2024

NOTES FORMING PART OF ACCOUNTS:

16. SIGNIFICANT ACCOUNTING POLICIES:-

A) Basis of preparation of financial statements :

The Financial Statements are prepared under the historical cost convention on the accrual basis of accounting and in accordance with accounting principles generally accepted in India. The Financial Statements comply in all material aspects with the Accounting Standards issued by the Institute of Chartered Accountants of India, the relevant provisions of the LLP Act, 2008. Accounting policies have been consistently applied except where a newly-issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

B) Use of Estimates :

The preparation of financial statements requires the management to make estimates and assumptions considered in the reported amounts of assets and liabilities as of the date of the financial statements and the reported income and expenses during the reporting period. Management believes that the estimates used in preparation of the Financial Statements are prudent and reasonable.

C) Revenue Recognition:

The income, if any, is to be recognized on **project completion method**. The LLP is in the business of development and dealing in real estate, the work remains under process till the approval of concerned local authorities etc. Till that stage, no revenue has been recognized for the projects of the LLP in view of the normally accepted accounting practices. Moreover, there is consultancy services provided during the year. Moreover, Interest earned from temporary parking of the funds has been considered as a reduction from Cost of Development.

D) Tangible Assets:

Fixed assets are stated at cost of acquisition or construction less accumulated depreciation and do not reflect current values.

E) Depreciation:

The depreciation on fixed assets has been provided as per the written down value method at the rates prescribed in the Income Tax rules.

F) Valuation of Inventories:

Closing stock, if any, is to be valued and stated at lower of cost and net realizable value.



Work In Progress is stated at accumulated cost that includes payments made against the agreement to purchase land, development costs, direct and attributable towards the real estate development.

G) Investments:

The investment made by the company during the year is long term investment and is valued at cost.

H) Employee Benefits:

No provision of gratuity is made, as the same will be paid as and when due.

I) Foreign Currencies Transactions:

There is no foreign currency transaction during the year.

J) Prior Period Items:

Taking into consideration 'The Principle of Materiality', and 'Method of Accounting' followed by the LLP during the year, there are no material items of income and/or expenditure of prior period credited or debited to profit & loss account which can have material effect on the loss of the year.

K) Extra Ordinary Items:

There is no extra ordinary item of income and / or expenditure incurred during the year.

L) Taxes on Income:

Income taxes are accounted for in accordance with Accounting Standards (AS) – 22 "Accounting for taxes on income", issued by the Institute of Chartered Accountants of India.

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.

M) Related Party Disclosures:

There is no related party transaction during the year.

17. Figures have been rounded off to the nearest rupee. Figures in the brackets are in respect of previous year.

18. Previous year figures have been regrouped and rearranged wherever necessary to make them comparable with those of the current year.

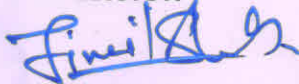
19. Estimated amount of contracts remaining to be executed on capital accounts Rs. NIL.



20. One of the Designated Partners, Mr. Bhairavkumar Girishkumar Sanghvi expired on 06/02/2024. However, no change has been made in LLP agreement so far. Moreover, amount standing in his account is also not appropriated in favor of any of his relative or any other person. Therefore, accounts have been finalized without giving effect to demise of Mr. Bhairavkumar Girishkumar Sanghvi.
21. Transactions regarding debit and credit balances of sundry creditors, loans and advances in the books of the LLP are subject to the confirmation of the parties concerned.

SIGNATURE TO NOTES 1 to 21.

FOR, SHAH BHARAT & ASSOCIATES
Chartered Accountants
FRN. 116973W



JIMIL B. SHAH
Partner
M. No. 136008

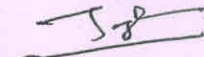


PLACE: AHMEDABAD
DATE: 13/07/2024

FOR, MERLIN BUILDCON (GUJARAT) LLP



DESIGNATED PARTNER



DESIGNATED PARTNER