

MAA LAND DEVELOPERS PRIVATE LIMITED

(CIN: U45400WB2012PTC183651)

Regd. Office: I Land Park, Ground Floor, Fl. No-1, Bl-A, Chakpanchuria, New Town, North 24 Parganas, New Town, 700156, West Bengal, India
Contact : +91 88201 29081; Email : mld2013pl@gmail.com

DIRECTOR'S REPORT

To,

The Members

The Directors have pleasure in submitting their Annual Report of the Company together with the Audited Statements of Accounts for the year ended 31st March 2025.

FINANCIAL RESULTS

The Company's financial performances for the year under review along with previous year's figures are given hereunder:

(Amounts in Thousand)

Particulars	Year ended 31 st March, 2025	Year ended 31 st March, 2024
Total Revenue (A)	31,680.00	5,651.00
Total Expenses (B)	29,692.56	3,956.40
Profit or Loss before Exceptional and Extraordinary items and Tax(A-B)	1,987.44	1,694.60
Less: Exceptional Items	-	-
Less: Extraordinary Items	-	-
Add: Prior Period items	-	-
Profit or (Loss) before Tax	1,987.44	1,694.60
Mat Credit Entitlement	-	-
Less : Current Tax	(516.73)	(438.85)
Earlier Tax	-	-
Deferred Tax	-	-
Net Profit/(Loss) after Tax	1,470.70	1,255.75

SUMMARY OF OPERATION

The Company's revenue from operation during the period ended 31st March 2025 was Rs. 31,680.00 (and the Company made a profit after tax for Rs. 1,470.70 (Rs. In Thousand) in the same period.

DIVIDEND

The Directors had not recommended any dividend for the financial year ended 31st March 2025.



AMOUNTS TRANSFERRED TO RESERVE

No amount was transferred to Reserve during the year.

TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND

The provisions of Section 125(2) of the Companies Act, 2013 do not apply as there was no dividend declared and paid last year.

REVIEW OF BUSINESS OPERATIONS AND FUTURE PROSPECTS

Your Directors are optimistic about Company's business and hopeful of better performance with increased revenue in next year. There was no change in the nature of business of Company.

MATERIAL CHANGES AND COMMITMENT IF ANY AFFECTING THE FINANCIAL POSITION OF THE COMPANY OCCURRED BETWEEN THE ENDS OF THE FINANCIAL YEAR TO WHICH THESE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT

No material changes and commitments affecting the financial position of the Company occurred between the ends of the financial year to which these financial statements relate on the date of this report.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

The provisions of Section 134 (m) of the Companies Act, 2013 do not apply to our Company. However, every effort is made to ensure optimum use of energy by using energy- efficient computers, processes and other office equipment.

There was no foreign exchange inflow or Outflow during the year under review

STATEMENT CONCERNING DEVELOPMENT AND IMPLEMENTATION OF RISK MANAGEMENT POLICY OF THE COMPANY

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence are very minimal.

DETAILS OF POLICY DEVELOPED AND IMPLEMENTED BY THE COMPANY ON ITS CORPORATE SOCIAL RESPONSIBILITY INITIATIVES

The Company has not developed and implemented any Corporate Social Responsibility initiatives as the said provisions are not applicable.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS MADE UNDER SECTION 186 OF THE COMPANIES ACT, 2013

The Company has not given any loan, made any investment or given any guarantee as stipulated under the provisions of Section 186 of the Companies Act, 2013 during the year under review.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES

There were no material contracts or arrangements made with related parties as defined under Section 188 of the Companies Act, 2013 during the year under review.



**EXPLANATION OR COMMENTS ON QUALIFICATIONS, RESERVATIONS OR ADVERSE
REMARKS OR DISCLAIMERS MADE BY THE AUDITORS AND THE PRACTICING
COMPANY SECRETARY IN THEIR REPORTS**

The Auditor's Report to the members for the year, under the review, does not contain any qualification(s) or observation(s). The Notes on Financial Statement referred to in the Auditor's Report are self-explanatory and do not call for any further comments.

Further the Statutory Auditors have not reported any incident of fraud to the Board of Directors of your Company during the year under review.

The provisions relating to submission of Secretarial Audit Report in not applicable to the Company.

**COMPANY'S POLICY RELATING TO DIRECTORS APPOINTMENT AND DISCHARGE OF
THEIR DUTIES**

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company and hence the Company has not devised any policy relating to appointment of Directors, payment of Managerial remuneration, Directors qualifications, positive attributes, independence of Directors and other related matters as provided under Section 178(3) of the Companies Act, 2013.

ANNUAL RETURN

The Company being a Private Limited Company is not required to maintain any website as per the provisions of the Act. Thus, it is not required to comply with the provisions of Section 92(3) of the Act and Since the erstwhile Rule 12 of Companies (Management and Administration) Rules, 2014 has been substituted through which the requirement of annexing MGT-9 for the Financial year ended March 31, 2025 with the Board's report is not required.

PARTICULARS OF EMPLOYEES

None of the employees of the Company drawing the salary/remuneration in excess of the limit prescribed under Rule 5(2) of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

FRAUD REPORTING

Pursuant to the provisions of Section 134(3) (ca) of the Companies (Amendment) Act, 2015, no fraud was reported by the Auditors under sub-section (12) of Section 143 of the Companies Act, 2013 read with Rule 13 of the Companies (Audit and Auditors) Rules, 2014.

NUMBER OF BOARD MEETINGS CONDUCTED DURING THE YEAR UNDER REVIEW

During the year ended 31st March, 2025 the Board of Directors of the Company met 5 (Five) times on 26.06.2024; 05.09.2024; 30.09.2024; 11.12.2024 and 19.03.2025.

Name of Directors	Date of Board Meetings				
	26.06.2024	05.09.2024	30.09.2024	11.12.2024	19.03.2025
Mr. Lal Mani Prasad	Absent	Absent	Absent	Absent	Absent
Mr. Saroj Kumar Giri	Present	Present	Present	Present	Present
Mr. Niraj Kumar Singh	Present	Present	Present	Present	Present



The Company has duly complied with the applicable provisions related to notices, Minutes and Meetings as prescribed under the Companies Act, 2013 and Rules made thereunder, if any.

INTERNAL CONTROL SYSTEMS

The Board of Directors of the Company is responsible for ensuring that Internal Financial Controls have been laid down in the Company and that such controls are adequate and operating effectively.

The Company has in placed adequate Internal Financial Controls (IFC) with reference to financial statements. During the year such controls were tested and no reportable material weaknesses in the design or operation were observed.

DIRECTORS RESPONSIBILITY STATEMENT

In accordance with the provisions of Section 134 (5) of the Companies Act, 2013 the Board hereby submits its responsibility Statement:-

- a) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- b) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the **profit** of the company for that period;
- c) the directors to the best of their knowledge & ability have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- d) the directors had prepared the annual accounts on a going concern basis; and
- e) the Directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES

The Company does not have any Joint venture or Associate and Subsidiary required to be disclosed pursuant to sub-section (3) of section 129 of the Companies Act, 2013.

DEPOSITS

The Company has not accepted any deposit during the year under review. No deposit remained unpaid or unclaimed as the end of the year and there has not been any default in repayment of deposit or payment of interest during the year.

DIRECTORS

There was no change in composition of Board of Director during the year.

DECLARATION OF INDEPENDENT DIRECTORS

The provisions of Section 149 pertaining to the appointment of Independent Directors do not apply to our Company.



STATUTORY AUDITORS

M/s. Agarwal Abhisek & Associates, Chartered Accountants (Firm Registration No. 333770E), were appointed as Statutory Auditors for a period of 5 years in the Annual General Meeting held on 30/09/2025. Their continuance of appointment and payment of remuneration are to be confirmed and approved in the ensuing Annual General Meeting. The Company has received a certificate from the above Auditors to the effect that if they are reappointed, it would be in accordance with the provisions of section 141 of the Companies Act, 2013.

The Company has received a certificate from the above Auditors to the effect that if they are reappointed, it would be in accordance with the provisions of Section 141 of the Companies Act, 2013.

COMPLIANCE WITH SECRETARIAL STANDARD

The Company has Complied with the applicable Secretarial Standards (as amended from time to time) on meetings of the Board of Directors and Meeting of Shareholders (EGM/AGM) i.e. SS-1 and SS-2 issued by The Institute of Company Secretaries of India and approved by Central Government under section 118(10) of the Companies Act, 2013.

BOARD'S COMMENT ON THE AUDITORS' REPORT

"The Auditors have not made any qualifications, reservations, adverse remarks, or disclaimers in their report on the financial statements for the financial year ended 31 March 2025. Therefore, no further explanation is required in this regard."

DISCLOSURE OF COMPOSITION OF AUDIT COMMITTEE AND PROVIDING VIGIL MECHANISM

The provisions of Section 177(8) of the Companies Act, 2013 read with Rule 6 and 7 of the Companies (Meetings of the Board and its Powers) Rules, 2013 is not applicable to the Company.

DETAILS OF APPLICATION MADE OR PROCEEDING PENDING UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016

During the year under review, there were no applications made or proceedings pending in the name of the company under the Insolvency and Bankruptcy Code, 2016.

DETAILS OF SIGNIFICANT AND MATERIAL ORDER PASSED BY THE REGULATOR/ COURT/ TRIBUNALS

There was no significant material Order passed by the Regulators/ Courts/ Tribunals which would impact the going concern status of the Company and its future operations.

COST AUDIT

In terms of the provisions of Section 148 and all other applicable provisions of the Companies Act, 2013, read with the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014, the cost audit is not applicable to company for the period ended March 31, 2025.



MATERNITY BENEFIT

The Company complies with the provisions of the Maternity Benefit Act, 1961 and the maternity Benefits (Amendment) Act, 2017. The policy provides for the paid leave, medical bonus, nursing breaks and other statutory benefits to eligible women employees. The Company is committed to promoting a supportive and inclusive work place. Details of benefits extended during the financial year:

No. of women employees who availed maternity leave during the year-	NIL
No. of women employees rejoined after availing maternity leave-	NIL
No. of women employees continuing in service for at least 3 months	
After rejoining-	NIL

DISCLOSURES UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION & REDRESSAL) ACT, 2013

The Company has in place an Anti-Sexual Harassment Policy in line with the requirements of The Sexual Harassment at the Workplace (Prevention, Prohibition & Redressal) Act, 2013 ("POSH Act"). Internal Complaints team has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy.

During the financial year under review, the Company has complied with all the provisions of the POSH Act and the rules framed thereunder. Further details are as follow:

A	Number of complaints of Sexual Harassment received in the Year	NIL
B	Number of Complaints disposed off during the year	NIL
C	Number of cases pending for more than ninety days	NIL

STATEMENT REGARDING OPINION OF THE BOARD WITH REGARD TO INTEGRITY, EXPERTISE AND EXPERIENCE (INCLUDING THE PROFICIENCY) OF THE INDEPENDENT DIRECTORS APPOINTED DURING THE YEAR

The Company being a Private Limited Company, appointment of Independent Director as per the provisions of Section 149 of the Companies, Act, 2013 read along with Rule 4 and Rule 5 of the Companies (Appointment and Qualification of Directors) Rules, 2014 is not applicable on the Company.

DETAILS OF DIFFERENCE BETWEEN VALUATION AMOUNT ON ONE TIME SETTLEMENT AND VALUATION WHILE AVAILING LOAN FROM BANKS AND FINANCIAL INSTITUTIONS

During the year under review, there has been no one time settlement of Loans taken from Banks and Financial Institutions.

CHANGES IN SHARE CAPITAL

During the Financial Year 2024-25, the share capital of the Company stood at Rs. 3,00,000/- comprising 30000 Equity Shares of Rs. 10/- each and there was no change in Share Capital during the Financial Year 2024-25.



SHARES

- a) Buy Back of Securities - The Company has not bought back any of its securities during the year under review.
- b) Sweat Equity - The Company has not issued any Sweat Equity Shares during the year under review.
- c) Bonus Shares - No Bonus Shares were issued during the year under review.
- d) Employees Stock Option - The Company has not provided any Stock Option Scheme to the employees.

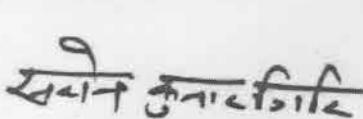
MAINTENANCE OF BOOKS OF ACCOUNTS

The Company has not adopted accounting software which has a feature of recording audit trail (edit log) facility as per the proviso to rule 3(1) of the Companies (Accounts) Rules, 2014. The company has negligible financial transactions, hence presently the Company has not adopted accounting software. The Company is maintaining books of accounts manually.

ACKNOWLEDGEMENTS

Your Directors place on record their sincere thanks to bankers, business associates, consultants, and various Government Authorities for their continued support extended to your Companies activities during the year under review. Your Directors also acknowledges gratefully the shareholders for their support and confidence reposed on your Company.

For and on behalf of the Board
Maa Land Developers Private Limited


Saroj Kumar Giri
Director
DIN: 05273143


MAA LAND DEVELOPERS PVT. LTD. * Kolkata
Niraj Kumar Singh
Director
DIN: 07826165

Place: Kolkata
Date: 5th September, 2025

MAA LAND DEVELOPERS PRIVATE LIMITED

CIN: U45400WB2012PTC183651

Registered Office: Terminus Building, 2nd Floor, Unit No- 216, BG/12,

Action Area- 1B, New Town, Kolkata - 700156, India

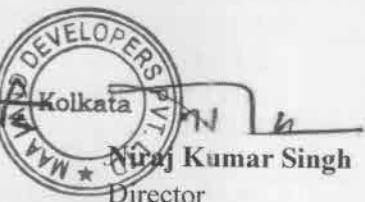
Email: mld2013pl@gmail.com; Contact No. : 033 2516 0040

List of Directors as on 31st March, 2025

Sl. No.	Name of Director	DIN	Designation	Date of Appointment
1	SAROJ KUMAR GIRI	05273143	Director	11/07/2012
2	LAL MANI PRASAD	03332232	Director	11/07/2012
3	NIRAJ KUMAR SINGH	07826165	Director	06/09/2019

For and on behalf of the Board of Directors

MAA LAND DEVELOPERS PRIVATE LIMITED


Saroj Kumar Giri
Director
DIN-05273143

Niraj Kumar Singh
Director
DIN- 07826165

MAA LAND DEVELOPERS PRIVATE LIMITED

CIN: U45400WB2012PTC183651

Registered Office: Terminus Building, 2nd Floor, Unit No- 216, BG/12,
Action Area- 1B, New Town, Kolkata - 700156, India
Email: mld2013pl@gmail.com; Contact No. : 033 2516 0040

List of Shareholders as on 31st March, 2025

Sl. No.	Name	Total Equity Shares	Total Amount (Rs.)
1	SAROJ KR. GIRI SANKHOMANI APPARTMENT, SHITALA TALA ROAD RAJARHAT GOPALPUR, NORTH 24 PARGANAS, HATIARA KOLKATA 700157	16962	169620
2	RAM VINOD SINGH 9, TOWN/VILL - RAMCHANDRAPUR ADHAİL, ANCHAL - UJIYARPUR, SAMASTIPUR- 848114 (BIHAR)	1708	17080
3	LAL MANI PRASAD AT CHANDCHAUR DIH, P.O.-VOLAMAK, SAMASTIPUR- 848114 (BIHAR)	1094	10940
4	DILIP KUMAR SAH VILL MOTIPUR PO PS TAJPUR SAMASTIPUR 854409 (BIHAR)	5107	51070
5	TRIBHUVAN PRASAD SAH 76, MOHANPUR TOWN/VILL- MOHANPUR MOHANPUR 848506 (BIHAR)	1758	17580
6	HARI SHANKAR PRASAD BHAKECHANDRA DAS LANE GAYA 823001 (BIHAR)	1562	15620
7	KIRAN SINGH 125, CHITRAGUPTA NAGAR, HANUMAN NAGAR MIG, TOWN/VILL- HANUMAN NAGAR PATNA 800020 (BIHAR)	1809	18090
Total		30000	300000

For and on behalf of the Board of Directors

MAA LAND DEVELOPERS PRIVATE LIMITED

Saroj Kumar Giri
Director
DIN-05273143





BERIWAL & ASSOCIATES

Chartered Accountants

2A, Ganesh Chandra Avenue, Kolkata - 700 013, W.B. India
Email : sunil_beriwal@hotmail.com

Independent Auditors' Report

To The Members of **MAA LAND DEVELOPERS PRIVATE LIMITED**

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone financial statements of **M/s. MAA LAND DEVELOPERS PRIVATE LIMITED** ("the Company") which comprises the Balance Sheet as at March 31, 2025 the Statement of Profit and Loss for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements") In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and profit for the year ended on that date.

Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the Standalone Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, but does not include the standalone financial statements and our auditor's report thereon. Our opinion on the standalone 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 standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Standalone 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 and financial performance 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 implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.



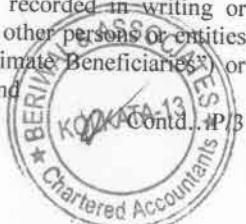
Auditor's Responsibility for the Audit of the Financial Statements

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.

Report on Other Legal and Regulatory Requirements

As required by Section 143(3) of the Act, we report that:

1. A further description of the auditor's responsibilities for the audit of the financial statements is included in "Annexure "A" of this auditor's report.
2. 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 Companies Act, 2013 are not applicable to the company
3. 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 dealt with by this Report are in agreement with the relevant books of account.
 - (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - (e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is 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 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:
 - (1) the Company does not have any pending litigations which would impact its financial position.
 - (2) the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - (3) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company (or, following are the instances of delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company or there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company
 - (4) (i) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, 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(s) or entity(ies), 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;
 - (ii) The management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), 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



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(3)

(iii) Based on audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

(5) The company has not declared or paid any dividend during the year in contravention of the provisions of section 123 of the Companies Act, 2013

(6) The Company is maintaining its books of account manually during the year. Consequently, the company is not required to comply with the provisions related to audit trail and reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules 2014 is not applicable.

(g) With respect to the matter to be included in the Auditors' Report under Section 197(16) of the Act, in our opinion and according to the information and explanations given to us, the limit prescribed by section 197 for maximum permissible managerial remuneration is not applicable to a private limited company.

For Beriwal & Associates

Chartered Accountants

Firm Registration No. 327762E

S. 
Sunil Beriwal

Proprietor

Membership No. 055302

UDIN: 25055302BMIFFH1544

Kolkata, The 5th day of September, 2025.



ANNEXURE - A TO THE INDEPENDENT AUDITORS' REPORT

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

- i) Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ii) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- iii) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- iv) Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- v) Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

For Beriwal & Associates

Chartered Accountants

Firm Registration No. 327762E

 Sunil Beriwal
 Proprietor
 Membership No. 055302
 UDIN: 25055302BMAFFH1544
 Kolkata, The 5th day of September, 2025.

S
 Sunil Beriwal
 Proprietor

Membership No. 055302
 UDIN: 25055302BMAFFH1544

Kolkata, The 5th day of September, 2025.

MAA LAND DEVELOPERS PRIVATE LIMITED

Balance Sheet as at **31-Mar-25**

(Rs. in Thousand)

Particulars	Note No.	31-Mar-25	31-Mar-24
I EQUITY & LIABILITIES			
1 Shareholders' Funds			
a) Share Capital	"2"	300.00	300.00
b) Reserves & Surplus	"3"	5,640.86	4,170.15
2 Non Current Liabilities			
a) Long Term Borrowings	"4"	-	-
3 Current Liabilities			
a) Short Term Borrowings	"5"	5,200.00	5,200.00
b) Trade Payables		-	-
(A) total outstanding dues of micro enterprises and small enterprises			
(B) total outstanding dues of Creditors other than micro enterprises and small enterprises			
c) Other Current Liabilities	"7"	99,744.59	87,807.69
d) Short Term Provisions	"8"	1,730.51	1,234.09
TOTAL		112,615.95	98,711.94
II ASSETS			
Non Current Assets			
1 a) Property, Plant and Equipment			
- Tangible Assets	"9"	174.74	247.65
b) Deferred Tax Assets (net)	"10"	203.00	223.32
2 Current Assets			
a) Inventories	"11"	19,985.00	7,356.80
b) Trade Receivables	"12"	-	-
c) Cash & Cash Equivalents	"13"	3,563.41	3,094.38
d) Other Current Assets	"14"	88,689.79	87,789.79
TOTAL		112,615.95	98,711.94

Significant Accounting Policies

01 - 21

Notes referred to above form an integral part of the Financial Statements

As per our report of even date attached

For Beriwal & Associates

For and on behalf of the Board

Maa Land Developers Private Limited

Firm Registration No. 327762E
Chartered Accountants

Sunil Beriwal
Proprietor
M No. 055302
UDIN: 25055302BMIFFH1544



Saroj Kumar Giri
Director
DIN: 05273143



Niraj Kumar Singh
Director
DIN: 07826165

Place: Kolkata
Date : 5th September, 2025

MAA LAND DEVELOPERS PRIVATE LIMITED

Statement of Profit & Loss for the year ended

31-Mar-25

(Rs. in Thousand)

Particulars	Note No.	31-Mar-25	31-Mar-24
I <u>Income</u> Revenue from Operations	"15"	31,680.00	5,651.00
II Other Income			
III Total Revenue (I+II)		31,680.00	5,651.00
IV Expenses			
Purchases of Stock-In-Trade		38,183.00	1,507.39
Changes in Inventories of Stock-In-Trade	"17"	(12,628.20)	607.28
Employees Benefits Expenses	"18"	2,387.80	1,114.45
Finance Costs	"9"	72.91	103.69
Depreciation & Amortizations	"19"	1,677.05	623.60
Other Expenses			
Total Expenses		29,692.56	3,956.40
V Profit before exceptional and extra-ordinary items and tax		1,987.44	1,694.60
VI Exceptional items			
VII Profit before extra-ordinary items and tax		1,987.44	1,694.60
VIII Extra-ordinary Items			
IX Profit before Tax	(VII-VIII)	1,987.44	1,694.60
X Tax Expense			
Current Tax		496.42	420.00
Deferred Tax		20.32	18.85
Income Tax for Earlier Years			
XI Profit (Loss) for the period	(IX-X)	1,470.70	1,255.75
Earning per Equity Share			
Basic		49.02	41.86
Diluted		49.02	41.86

Significant Accounting Policies

01 - 21

Notes referred to above form an integral part of the Financial Statements

As per our report of even date attached

For Beriwal & Associates

Firm Registration No. 327762
Chartered Accountants

Sunil Beriwal
Proprietor
M No. 055302
UDIN: 25055302BMIFH1544



For and on behalf of the Board
Maa Land Developers Private Limited

Saroj Kumar Giri
Director
DIN: 05273143



Niraj Kumar Singh
Director
DIN: 07826165

Place: Kolkata
Date : 5th September, 2025

MAA LAND DEVELOPERS PRIVATE LIMITED

31-Mar-25

Note No. "1" : Significant Accounting Policies

Company Information

MAA LAND DEVELOPERS PRIVATE LIMITED ("the Company") is a company limited by shares, incorporated on 11/07/2012 is a private company domiciled in India having its registered and corporate office at TERMINUS BUILDING, 2ND FLOOR, UNIT NO- 216, BG/12, ACTION AREA- 1B, NEW TOWN, KOLKATA- 700156.

The company is engaged in the business of Land Developing.

1.01. Basis of Preparation :

The financial statements have been prepared using historical cost convention and the accrual basis of accounting.

The Financial Statement are presented in accordance with Generally Accepted Accounting Principles in India, provisions of the Companies Act, 2013 and Accounting Standards notified by the Central Government under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounting) Rules, 2014.

The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

1.02. Current/ Non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Schedule III of the Companies Act, 2013. Based on the nature of products and the time between acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current/ non-current classification of assets and liabilities.

1.03. Use of estimates :

The preparation of financial statements in conformity with Generally Accepted Accounting Principles ('GAAP') requires the management to make judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of assets and liabilities (including contingent liabilities) as on the date of financial statements and the reported income and expenses during the reporting period. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Actual results could differ from these estimates. Any revision to accounting estimates is recognised prospectively in current and future periods.

1.04. Fixed Assets :

Fixed assets are stated at cost less accumulated depreciation as adjusted for impairment, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

Gains or losses arising from de-recognition of fixed assets 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-recognized.

1.05. Depreciation :

Depreciation on Fixed Assets, has been provided on WDV Method at applicable rates based on the useful life of the assets as prescribed in Schedule II to the Companies Act, 2013.

Depreciation on fixed assets added/disposed off during the year is provided on pro-rata basis with respect to date of acquisition/disposal.

1.06. Inventories :

Inventories are valued at Cost or Market price, whichever is lower.

1.07. Income / Revenue Recognition :

- a. Income is being recognised on accrual basis.
- b. Purchase and Sales Discount are accounted for as and when payment is made and received respectively.
- c. Sales and Purchases are net of returns & Discount if any, being integral part of the trade.

1.08. Employees benefit :

There is no present obligation of any post employment benefit including payment of gratuity during the year.

1.09. Taxes on Income :

Income-tax expense comprises of current tax (i.e. amount of tax for the period determined in accordance with the income-tax law) and deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period). Income-tax is recognised in the statement of profit and loss.

a. Current tax :

Current tax is measured at the amount expected to be paid (recovered from) the taxation authorities, using the applicable rates and tax laws.

b. Deferred tax :

Deferred Tax is recognised in respect of differences between taxable income and accounting income i.e. differences that originate in one period and are capable of reversal in one or more subsequent period(s). The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognised using the tax rates and tax laws that have been enacted or substantively enacted as on the balance sheet date. Deferred Taxes are recognized only to the extent that there is virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred taxes will be realized.



c. Minimum alternate tax (MAT) :

Minimum alternate tax ('MAT') under the provisions of the Income Tax Act, 1961 is recognised as current tax in the statement of profit and loss. The credit available under the Act in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the company will pay normal income tax during the period for which the MAT credit can be carried forward for set-off against the normal tax liability. MAT credit recognized as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

1.10. Earning per share :

The basic earnings per share ('EPS') is computed by dividing the net profit after tax attributable to the equity shareholders for the year by the weighted average number of equity shares outstanding during the year.

1.11. Cash and cash equivalents :

Cash and cash equivalents comprise cash and cash on deposit with banks and corporations. The Company considers all highly liquid investments with an original maturity at the date of purchase of three months or less and that are readily convertible to known amounts of cash to be cash equivalents.

1.12. Impairment of Assets :

The Company management periodically accesses using external and internal sources whether there is an indication that an assets may be impaired. Impairment occurs where the carrying value exceeds the present value of future cash flows expected to arise from the continuing use of the assets and its external disposal. The impairment loss is determined as the excess of the carrying amount are higher of the assets net sale price or present value as above determined. However, there is no impairment loss arised during the year.

1.13. Small & Medium Sized Company :

The company is Small and Medium sized Company (SMC) as defined in the General Instructions in respect of Accounting Standards notified under the Company Act. Accordingly, the Company has complied with the Accounting Standards as applicable to a Small and Medium-sized Company.

1.14. Provision, Contingent Liabilities and Contingent Assets :

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes.

1.15. Functional and Presentation Currency

The financial statements are presented in Indian Rupees (INR) which is the currency of the primary economic environment in which the company operates (the "functional currency"). The value are rounded to the nearest thousand, except when otherwise indicated.

For and on behalf of the Board
Maa Land Developers Private Limited

Place: Kolkata
Date : 5th September, 2025


Saroj Kumar Giri
Director
DIN: 05273143


Niraj Kumar Singh
Director
DIN: 07826165



MAA LAND DEVELOPERS PRIVATE LIMITED

Note no. "1" to "21" annexed to and forming part of accounts

(Rs. in Thousand)

NOTE NO.	PARTICULARS	31-Mar-25 No.	Amount	31-Mar-24 No.	Amount
"2"	Share Capital	1,000,000	10,000	1,000,000	10,000

"2.1" **Authorised :**

Equity Shares of 10/- each.

Issued, Subscribed & Paid up :

Equity Shares (with Voting Rights) of 10/- each fully paid up.

30,000 300 30,000 300

300 300

"2.2" **Reconciliation of the number and amount of Shares Outstanding**

Equity Shares (with Voting Rights) of 10/- each, fully paid

Shares outstanding at the beginning of the year

Add : Shares issued during the year

Less : Shares Bought Back/Surrendered/Redeemed

Shares Outstanding at the Closing of the Year

30,000 300 30,000 300

300 300

"2.3" **Equity shares:** The Company has only one class of equity shares having a par value of 10/- each. Each holder of equity share is entitled to one vote per share.

In the event of liquidation of the Company, the holder of equity shares will be entitled to receive assets of the Company. The distribution will be in proportion to the number of equity shares held by the equity shareholders.

"2.4" **Shareholders holding more than 5% Shares**

Classes of Shares : Equity Share

Name of Shareholders

Name of Shareholders	No.	% of Holding	No.	% of Holding
SAROJ KUMAR GIRI	16,962	56.54%	16,962	56.54%
RAM VINOD SINGH	1,708	5.69%	1,708	5.69%
LAL MANI PRASAD	1,094	3.65%	1,094	3.65%
TRIBHUVAN PRASAD SAH	1,758	5.86%	1,758	0.06
HARI SHANKAR PRASAD	1,562	5.21%	1,562	0.05
DILIP KUMAR SAH	5,107	17.02%	5,107	0.17
KIRAN SINGH	1,809	6.03%	1,809	0.06

"2.5" **Shares held by promoters at the end of the year**

Classes of Shares : Equity Shares of Rs. 10 each fully paid up

Name of Promoters

Name of Promoters	No.	% of Holding	% change during the year
SAROJ KUMAR GIRI	16,962	56.54%	Nil
RAM VINOD SINGH	1,708	5.69%	Nil
LAL MANI PRASAD	1,094	3.65%	Nil
TRIBHUVAN PRASAD SAH	1,758	5.86%	Nil
HARI SHANKAR PRASAD	1,562	5.21%	Nil
DILIP KUMAR SAH	5,107	17.02%	Nil
KIRAN SINGH	1,809	6.03%	Nil

"2.6" As per records of the Company, the above shareholding represents both legal and beneficial ownerships of shares.

"3" **Reserves & Surplus**

"3.1" **Securities Premium**

Balance at the beginning of the year

Add : Addition during the year

Less : Deduction during the year

Balance at the Closing of the Year

"3.2" **Surplus / (Deficit) in Statement of Profit & Loss**

Balance at the beginning of the year

Add : Addition during the year

Less : Deduction during the year

Balance at the Closing of the Year

Reserves & Surplus at the Closing of the Year

"4" **Long Term Borrowings**

Secured (Secured, Considered Good)

Car Loan form HDFC Bank

Less: Current Maturities of long term debt

(secured against hypothecation of Verna and i10)

"5" **Short Term Borrowings**

Loans repayable on Demand

Unsecured Loans and Advances

From Directors & their relatives (Unsecured, Considered Good)

5,200.00

5,200.00

5,200.00

"6" **Trade Payables**

i) **Micro Enterprises and Small Enterprises**

total outstanding dues

ii) **Creditors other than micro and small enterprises**

total outstanding dues

MAA LAND DEVELOPERS PRIVATE LIMITED**NOTE NO.****"9"****Property, Plant and Equipment****31 March 2025**

PARTICULARS	Property, Plant and Equipment			Depreciation / Amortization as on 01.04.2025	Depreciation / Amortization For the Year	Deprn. Adjustment	Depreciation / Amortization as on 31.03.2025	Net Carrying Amount for the year ended 31.03.2025	Net Block for the year ended 31.03.2024
	Gross Carrying Amount as on 01.04.2024	Additions	Disposals						
I) Tangible Assets									
Car- Bolero	793.44	-	-	793.44	772.34	6.46	-	778.80	14.63
Car i10	819.68	-	-	819.68	740.75	24.18	-	764.93	54.75
Car-Verna	1,052.37	-	-	1,052.37	971.10	24.90	-	996.00	56.37
Air Conditioner	34.50	-	-	34.50	34.26	0.11	-	34.37	0.13
Coffee Machine	15.60	-	-	15.60	15.49	0.05	-	15.54	0.06
Furniture & Fixture	737.15	-	-	737.15	671.97	16.88	-	688.84	48.31
Computer	31.90	-	-	31.90	31.09	0.32	-	31.41	0.49
Total	3,484.63	-	-	3,484.63	3,236.99	72.91	-	3,309.89	174.74
Previous Year	3,484.63	-	-	3,484.63	3,133.29	103.69	-	3,236.99	247.65

1) There is no impairment or reversal of impairment of assets during the year

2) There is no acquisition of assets through business combinations or through other adjustment during the year

3) There is no increase/decrease/write off of assets under reduction of capital or revaluation of assets during the year.

For and on behalf of the Board
Maa Land Developers Private LimitedPlace: Kolkata
Date : 5th September, 2025

MAA LAND DEVELOPERS PRIVATE LIMITED

Note no. "1" to "21" annexed to and forming part of accounts

31-Mar-25

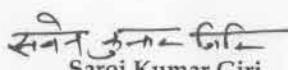
(Rs. in Thousand)

NOTE

NO.	PARTICULARS	31-Mar-25		31-Mar-24	
		Amount	Amount	Amount	Amount
"10"	Deferred Tax Assets (net)				
	Opening Deferred Tax Asset/(Liability)		223.32		242.17
	Fixed Assets				
	W.D.V. as per Income Tax Act	955.52		1,106.57	
	Net Fixed Assets as per Accounts	174.74		247.65	
	Timing Difference		780.78		858.93
	Unabsorbed Depreciation		-		-
	Business Loss		-		-
	Closing Deferred Tax Asset/(Liability)		203.00		223.32
"11"	Inventories	Mode of Valuation			
	Stock-In-Trade	Lower of Cost and Net Realisable Value			
			19,985.00		7,356.80
			19,985.00		7,356.80
"12"	Trade Receivables				
i)	<u>Secured, Considered Good</u>				
	Debts exceeding six Months		-		-
	Other Debts		-		-
ii)	<u>Unsecured, Considered Good</u>				
	Debts exceeding six Months		-		-
	Other Debts		-		-
<i>Note # 12A Trade Receivables ageing</i>					
		Outstanding for following periods from due date of payments			
		Less than 6 months	6 months - 1 year	1 - 2 years	More than 2 years
					Total
Undisputed Dues :					
(i)	Considered Good	-	-	-	-
(ii)	Considered Doubtful	-	-	-	-
Disputed Dues :					
(iii)	Considered Good	-	-	-	-
(iv)	Considered Doubtful	-	-	-	-
"13"	Cash & Cash Equivalents				
i)	<u>Bank Balance</u>				
	Current Account with Scheduled Banks		3,002.40		2,697.88
ii)	Cash on hand (As certified by the management)		561.01		396.49
			3,563.41		3,094.38
"14"	Other Current Assets				
	Advance for Land		88,684.58		85,697.81
	Advance for Performance		-		1,800.00
	Deposit for Office		-		100.00
	TCS		-		-
	Advance Tax & TDS		5.21		191.99
			88,689.79		87,789.79

For and on behalf of the Board
Maa Land Developers Private Limited

Place: Kolkata
Date : 5th September, 2025


Saroj Kumar Giri
Director
DIN: 05273143


Niraj Kumar Singh
Director
DIN: 07826165




MAA LAND DEVELOPERS PRIVATE LIMITED

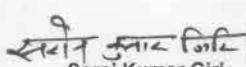
31-Mar-25

(Rs. in Thousand)

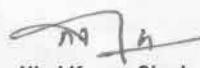
Note no. "1" to "21" annexed to and forming part of accounts

NOTE NO.	PARTICULARS	31-Mar-25	31-Mar-24
<u>"15"</u>	<u>Revenue from Operations</u>		
a)	Sale of Land	31,680.00	5,651.00
		<u>31,680.00</u>	<u>5,651.00</u>
<u>"16"</u>	<u>Other Income</u>		
	Misc Income	-	-
<u>"17"</u>	<u>Changes in Inventories of Stock-In-Trade</u>		
	Stock-In-Trade		
	Opening Stock	7,357	7,964.08
	Less: Closing Stock	19,985	7,356.80
		<u>(12,628)</u>	<u>607.28</u>
<u>"18"</u>	<u>Employees Benefit Expenses</u>		
	Salary & Wages	1,990.19	927.19
	Bonus	206.70	98.18
	Staff Welfare Expenses	190.91	89.08
		<u>2,387.80</u>	<u>1,114.45</u>
<u>"19"</u>	<u>Other Expenses</u>		
	Bank Charges	1.48	308.50
	Car Insurance	-	-
	Car Loan Interest	-	-
	Interest On Income Tax	-	-
	Business Promotion Event	1,022.12	100.00
	Office Maintenance	341.90	67.10
	Printing & Stationery	167.10	64.40
	Travelling Expenses	138.96	78.10
	Auditor's Remuneration	-	-
	- As Statutory Audit	5.50	5.50
	- As Tax Audit	-	-
		<u>1,677.05</u>	<u>623.60</u>

For and on behalf of the Board
Maa Land Developers Private Limited


Saroj Kumar Giri
Director
DIN: 05273143




Niraj Kumar Singh
Director
DIN: 07826165

Place: Kolkata
Date : 5th September, 2025



MAA LAND DEVELOPERS PRIVATE LIMITED

Note No. "20" Other Significant Notes

31-Mar-25

20.1. Related Party Transaction as per Accounting Standard -18

Nature of Transaction	Name	Related Party Description	31-Mar-25	31-Mar-24
Loan Received	Mrs. Kiran Singh	Director during the year	4,000	4,000
Loan Received	Mr. Dilip Kumar Sah	Relative of Director	1,200	1,200
Loan Received	Sweta Kumari	Common Director	-	-
Advance for Performance	Awsar Construction Pvt Ltd	Common Director	130	140
Advance for Supply	Brain Gateway Limited	Common Director	1,590	1,600
		Total	6,920	6,940

20.2. Earning Per Share (Basic) as per Accounting Standard-20

In accordance with Accounting Standard 20 on 'Earnings Per Share' as notified under the Companies (Accounting Standards) Rules, 2006, the calculation of Basic and Diluted Earnings Per Share is as under :

Description	31-Mar-25	31-Mar-24
Profit / (Loss) after taxation as per statement of Profit & Loss	1,471	1,256
Weighted average number of Equity Shares (No. in Thousand)	30	30
Add: Dilutive Potential Equity Shares	-	-
No. of Equity Shares for Dilutive EPS (No. in Thousand)	30	30
Nominal Value of Shares	10	10
Earning Per Share (Basic & Diluted)	49.02	41.86

20.3. Estimated amount of contract remaining to be executed on Capital Account & not provided for.

Nil

20.4. Value of Imports during the year.

Nil

20.5. Contingent Liabilities.

Nil

20.6. Earnings/Expenditure in Foreign currency

Nil

20.7. The figures of previous years has been regrouped, re-arranged and reclassified wherever necessary to conform with the current year's classification.

Nil

Signatures to Notes No. "1" to "21" forming part of the Balance Sheet and Profit & Loss Statement.

For Beriwal & Associates

Firm Registration No. 327762E
Chartered Accountants



Sunil Beriwal
Proprietor
M No. 055302
UDIN: 25055302BMLFFH1544

For and on behalf of the Board

Maa Land Developers Private Limited

Saroj Kumar Giri
Director
DIN: 05273143

Niraj Kumar Singh
Director
DIN: 07826165



Place: Kolkata

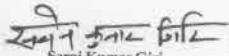
Date : 5th September, 2025

Note No. "21" OTHER STATUTORY INFORMATION

- i) There is no Immovable Property which is not held in the name of the Company.
- ii) The Company has not given any loans and advances to the related parties.
- iii) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- iv) The Company does not have borrowings from financial institutions on the basis of security of current assets and the monthly/quarterly statements filed by the company with financial institutions are in agreement with the books of accounts.
- v) The Company has not been declared as wilful defaulter by any bank or financial institution or other lender.
- vi) The Company does not have any transactions with companies struck off.
- vii) There are no charges or satisfaction yet to be registered with ROC beyond the statutory period.
- viii) 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.
- ix) The Company has not advanced or given loan or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) 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
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- x) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall:
 - (a) 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
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- xi) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- xii) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- xiii) The company is not covered under section 135 of the Companies Act 2013 and hence, Corporate Social Responsibilities Activities are not required by the company.

For and on behalf of the Board
Maa Land Developers Private Limited

Place: Kolkata
Date : 5th September, 2025

	Saroj Kumar Giri		Niraj Kumar Singh
Director	Director	Director	Director
DIN: 05273143		DIN: 07826165	



xiv) Ratio Analysis as required are given below:

Particulars	Formula	31-Mar-25			31-Mar-24			Variance%
		Numerator Rs. in thousand	Denominator Rs. in thousand	Ratio	Numerator Rs. in thousand	Denominator Rs. in thousand	Ratio	
Current Ratio	Current assets/ Current liabilities	112,238.21	106,675.09	1.05	98,240.97	94,241.78	1.04	0.93
Debt-Equity Ratio	Total debt/ Shareholder's Equity	5,200.00	5,940.86	0.88	5,200.00	4,470.15	1.16	-24.76
Debt Service Coverage Ratio	Earnings available for debt service/ Debt Service	Not Applicable			Not Applicable			-
Return on Equity Ratio	[Net Profits after taxes - Preference Dividend (if any)]/ Average Shareholder's Equity	1,470.70	5,205.50	0.28	1,255.75	3,842.28	0.33	-13.55
Inventory Turnover Ratio	Sales/ Inventory	31,680.00	13,670.90	2.32	5,651.00	7,660.44	0.74	214.14
Trade Receivable Turnover Ratio	Net Credit Sales/ Average Accounts Receivable	31,680.00	-	-	5,651.00	-	-	-
Trade Payables Turnover Ratio	Net Credit Purchases/ Average Trade Payables	38,183.00	-	-	-	-	-	-
Net Capital Turnover Ratio	Net Sales/ Working Capital	31,680.00	5,563.12	5.694651	5,651.00	3,999.19	1.413036	303.01
Net Profit Ratio	Net Profit/ Net Sales	1,470.70	31,680.00	0.046424	1,255.75	5,651.00	0.222217	-79.11
Return on Capital Employed	Earnings before interest and taxes(EBIT)/ Capital Employed	1,987.44	11,140.86	0.178392	1,694.60	9,670.15	0.17524	1.80
Return on Investment	Income generated from investments/Time weighted average investments	Not Applicable			Not Applicable			-

Reasons for Variance- Explanation for change in the ratio by more than 25% as compared to the preceding year.

- Return on Equity Ratio: Variance is due to increase in Operations.
- Inventory Turnover Ratio: Variance is due to increase in Operations.
- Net Profit Ratio: Variance is due to increase in Operations Margin.
- Return on Capital Employed: Variance is due to increase in Operations Margin.

xv) Other information pursuant to the provision of Schedule III of the Companies Act 2013 are not applicable and thereby not given.

Signatures to Notes No. "1" to "21" forming part of the Balance Sheet and Profit & Loss Statement.

For Beriwal & Associates
Firm Registration No. 3277622
Chartered Accountants

For and on behalf of the Board
Maa Land Developers Private Limited

Sunil Beriwal
Proprietor
M. No. 055302
UDIN: 25055302BMIFH1544



Saroj Kumar Giri
Director
DIN: 05273143



Niraj Kumar Singh
Director
DIN: 07826165

Place: Kolkata
Date: 5th September, 2025

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT <small>[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)</small>				Assessment Year	
PAN		AAICM4020H			2025-26
Name		MAA LAND DEVELOPERS PRIVATE LIMITED			
Address		GROUND FLOOR, FL. NO-1, BL-A, I LAND PARK, CHAKPANCHURIA, NEW TOWN , NORTH 24 PARGANAS , 32-West Bengal, 91-INDIA, 700156			
Status		7-Private company	Form Number	ITR-6	
Filed u/s		139(4)-After due date	e-Filing Acknowledgement Number	141102831301225	
Taxable Income and Tax Details	Current Year business loss, if any			1	0
	Total Income			1A	19,09,290
	Book Profit under MAT, where applicable			2	19,87,438
	Adjusted Total Income under AMT, where applicable			3	0
	Net tax payable			4	4,96,416
	Interest and Fee Payable			5	78,923
	Total tax, interest and Fee payable			6	5,75,339
	Taxes Paid			7	5,75,340
	(+/-) Tax Payable /(-) Refundable (6-7)			8	0
Accrued Income and Tax Detail	Accrued Income as per section 115TD			9	0
	Additional Tax payable u/s 115TD			10	0
	Interest payable u/s 115TE			11	0
	Additional Tax and interest payable			12	0
	Tax and interest paid			13	0
	(+/-) Tax Payable /(-) Refundable (12-13)			14	0
	This return has been digitally signed by SAROJ KUMAR GIRI in the capacity of Director having PAN AHUPG3184G from IP address 117.99.87.83 on 30-Dec-2025 21:24:41 at KOLKATA (Place) DSC SI.No & Issuer 6350073 & 25488303CN=e-Mudhra Sub CA for Class 3 Individual 2022,OU=Certifying Authority,O=eMudhra Limited,C=IN				
System Generated					
Barcode/QR Code		AAICM4020H06141102831301225521eac46a8f4c98e27ff1bf2f9c7693f9d390662			
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU					