ment Number:631953131231024 Date of filing : 23-Oct-2024

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[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)

Assessment Year 2024-25

PAN	AAECN1633P		
Name	NITU DEVELOPERS PRIVATE LIMITED		
Address	VILL. LAUHATI, RAJARHAT, Lauhati B.O, lauhati , SOUTH 24 PARGANAS , 32-West Bengal, 91-INDIA, 700135		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	631953131231024

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	1,20,06,180
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	30,21,716
	Interest and Fee Payable	6	2,48,193
	Total tax, interest and Fee payable	7	32,69,909
	Taxes Paid	8	32,99,459
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 29,550
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

This return has been digitally signed by JAMALUDDIN MOLLA in the capacity of Director having PAN AIYPM1138K from IP address 171.79.87.101 on 23-Oct-2024 12:41:11 at 171.79.87.101 (Place) DSC Sl.No & Issuer 2090570 & 24455820CN=e-Mudhra Sub CA for Class 3 Individual 2022,OU=Certifying Authority,O=eMudhra Limited,C=IN

System Generated Barcode/QR Code

AAECN1633P06631953131231024bf78742e9a3787202c776700afc1541d34a3045a

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

NITU DEVELOPERS PVT. LTD.
(CIN:U74900WB2011PTC166103)
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

P. A. NO. : A A E C N 1633 P
CIN : U74900WB2011PTC166103

ACCOUNTING YEAR : 2022-2023
ASSESSMENT YEAR : 2023-2024
I.T.O WARD 3(4)/KOLKATA

COMPUTATION OF TOTAL INCOME FOR THE ASSESSMENT YEAR 2024-2025

INCOME FROM HOUSE PROPERTY			
RENTAL INCOME		120,000	
LESS: STANDARD DEDUCTION @ 30% U/S 24(a)		36,000	84,000
INCOME FROM BUSINESS			
NET PROFIT AS PER PROFIT & LOSS ACCOUNT		11,493,986	
ADD BACK :DEPRECIATION AS PER COMPANIES ACT 2013		1,843,128	
		13,337,114	
ADD: NON DEDUCTION OF TDS U/S 40(ia)		-	
Add: Sale of flat below market price u/s 43CA		-	
		13,337,114	
LESS: INCOME TO BE CONSIDERED UNDER THE HEAD OTHER SOURCES		634,744	
LESS :DEPRECIATION AS PER I.T.ACT, 1961		1,294,967	
LESS: INCOME TO BE CONSIDERED UNDER THE HEAD HOUSE PROPERTY		120,000	11,287,403
INCOME FROM OTHER SOURCES			
FDR INTEREST INCOME	-		
INTEREST INCOME FROM AGARWAL MARKETING & SERVICES (ENERGY) PRIVATE LIMITED	634,744		
INTEREST ON I.T. REFUND	-		634,744
TOTAL INCOME			12,006,147
ROUNDED OFF U/S 288A			12,006,150
INCOME TAX @ 22%			2,641,353
ADD: SURCHARGE @ 10%			264,135
			2,905,488
ADD:HEALTH & EDUCATION CESS @ 4%			116,220
			3,021,708
LESS: TCS			6,241
LESS: TDS			389,215
			2,626,252
LESS: ADVANCE TAX			
30.03.2024			700,000
			1,926,252
ADD: INTEREST U/S 234B		115,572	
ADD: INTEREST U/S 234C		132,626	
ADD: LATE FEE U/S 234F		-	248,198
			2,174,450
LESS: SELF ASST. TAX PAID			2,204,000
INCOME TAX PAYABLE			(29,550)

M/S G.L.SINGHAL & CO.
CHARTERED ACCOUNTANTS

NITU DEVELOPERS PVT. LTD.
(CIN:U74900WB2011PTC166103)
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

BALANCE SHEET AS ON 31.03.2024

PARTICULARS	Note	As At 31st March, 2024		As At 31st March, 2023	
		(Rs. In	(Rs. In	(Rs. In	(Rs. In
I. EQUITY AND LIABILITIES					
1 Shareholder's funds					
(a) Share Capital	2	19,900.00		19,900.00	
(b) Reserves and Surplus	3	2,38,304.75		1,69,029.88	
(c) Money received against share warrants		-		-	
			2,58,204.75		1,88,929.88
2 Share application money pending allotment					
3 Non- current liabilities					
(a) Long-term borrowings	4	-		-	
(b) Deferred Tax liabilities (Net)		-		-	
(c) Other Long term liabilities		-		-	
(d) Long-term Provisions		-	-	-	-
4 Current Liabilities					
(a) Short-term borrowings	5	35,500.00		21,500.00	
(b) Trade payables					
(A) Total outstanding dues of Micro enterprise & Small enterprises		-		-	
(B) Total outstanding dues of creditors other than Micro enterprises & Small Enterprises	6	3,57,948.28		4,04,223.75	
(c) Other current liabilities	7	24,18,026.15		7,58,364.92	
(d) Short-term provisions	8	52,275.71		24,278.20	
			28,63,750.14		12,08,366.86
TOTAL			31,21,954.90		13,97,296.74
II ASSETS					
1 Non-current assets					
(a) Property, Plant & Equipment & Intangible Assets					
(i) Property, Plant and Equipment	9	1,04,534.82		99,619.85	
(ii) Intangible assets		-		-	
(iii) Capital work-in-progress		-		-	
(iv) Intangible assets under development		-		-	
(b) Non-current investments	10	-		-	
(c) Deferred tax assets (net)		-		-	
(d) Long-term loans and advances				-	
(e) Other non-current assets		-	1,04,534.82	-	99,619.85
2. Current assets					
(a) Current investments		-		-	
(b) Inventories	11	22,40,688.55		10,12,314.04	
(c) Trade receivables	12	52,206.79		41,419.62	
(d) Cash and Cash equivalents	13	92,390.26		37,297.60	
(e) Short-term loans and advances	14	5,63,682.08		2,01,380.31	
(f) Other current assets	15	68,452.41	30,17,420.08	5,265.33	12,97,676.90
TOTAL			31,21,954.90		13,97,296.74

In terms of our report attached.
For G.L.SINGHAL & CO.
CHARTERED ACCOUNTANTS
FRN: 313078E

CA ROSHAN LAL SINGHAL M.NO. 054408
(Partner)

UDIN: 24054408BKDHAC9138
Place : Kolkata
Date : The 28th Day of September, 2024

G.L. SINGHAL & CO. Kolkata Chartered Accountants

For and on behalf of the Board of Directors

Jamaluddin Molla

JAMALUDDIN MOLLA
Director
(DIN:03584829)

HALIMA BIBI
Director
(DIN:03584840)

NITU DEVELOPERS PRIVATE LIMITED

P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135
CIN: U74900WB2011PTC166103

THE BOARD OF DIRECTORS' REPORT TO THE SHAREHOLDERS

Your Directors have the pleasure in presenting the Annual Report of the Company along with the Audited Accounts of the Company for the year ended 31st March, 2024.

FINANCIAL RESULTS:
The following activities have been conducted during the period ended 31.03.2024.

PARTICULARS	(Rs. in Hundreds)	
	Year Ended 31.03.2024	**Year Ended 31.03.2023**
Turnover/Gross Income	5,76,805.85	6,59,880.41
Profit Before Interest and Depreciation	1,33,371.14	53,516.10
Less: Interest/Finance Charges	NIL	NIL
Less: Depreciation	18,431.28	14,489.04
Net Profit Before Tax	1,14,939.86	39,027.07
Less: Provision for Current/Deferred Tax	27,997.51	14,358.57
Less: Income Tax of earlier year/s	NIL	NIL
Net Profit After Tax	86,942.35	24,668.50
Balance of Profit brought forward	1,69,029.88	1,47,533.56
Balance available for appropriation	2,55,972.23	1,72,202.06
Proposed Dividend on Equity Shares	NIL	NIL
Tax on Proposed Dividend	NIL	NIL
Transfer to General Reserve	NIL	NIL
Any Other Adjustments	(17,667.48)	(3,172.18)
Surplus carried to Balance Sheet	2,38,304.75	1,69,029.88

ANNUAL RETURN:

The Company doesn't have any website. Therefore, no need for publication of web link of Annual Return.

NUMBER OF BOARD MEETINGS CONDUCTED DURING THE YEAR UNDER REVIEW:

The Company had conducted 8 board meetings during the financial year under review.

DIRECTORS:

Pursuant to the provisions of the Articles of Association of the Company, the Director of the company who retire by rotation and being eligible offers himself for re-appointment.

...ITORS:

M/s. G.L. Singhal & Co., Chartered Accountants, being the existing Auditors of the Company are to hold office till the conclusion of the Annual General Meeting (AGM) to be held for the Financial Year 2023-2024. The Company intends to re-appoint M/s. **G.L. Singhal & Co.**, Chartered Accountants, being eligible for re-appointment, as their auditors for another term of 5 years, in the ensuing Annual General Meeting, subject to the approval of the members.

DIRECTORS' RESPONSIBILITY STATEMENT:

In terms of Sections 134(5) of the Companies Act, 2013 in relation to financial statements for the year 2023-2024 the Board of Directors state that:

1. The applicable accounting standards have been followed in preparation of the financial statements and there are no material departures from the said standards;

2. Reasonable and prudent accounting policies have been used in the preparation of the financial statements, that they have been consistently applied and that reasonable and prudent judgments and estimates have been made in respect of items not concluded by the year end, so as to give a true and fair view of the state of affairs of the Company as at 31-Mar-2024 and of the Profit of the year ended 31-March-2024;

3. Proper and sufficient care has been taken for 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;

4. The financial statements have been prepared on a going concern basis.

5. 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.

DECLARATION OF INDEPENDENT DIRECTORS:

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

COMPANY'S POLICY RELATING TO DIRECTORS APPOINTMENT, PAYMENT OF REMUNERATION 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.

[EXPL]ANATION OR COMMENTS ON QUALIFICATIONS, RESERVATIONS OR [ADV]ERSE REMARKS OR DISCLAIMERS MADE BY THE AUDITORS AND THE [P]RACTICING COMPANY SECRETARY IN THEIR REPORTS:

There was no qualification, reservations or adverse remarks made by the Auditors in their report. The provisions relating to submission of Secretarial Audit Report is not applicable to the Company.

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

Details of loans, guarantees and investments covered under the provisions of section 186 of the companies act, 2013 are given in notes to the financial statements if any.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES:

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

RESERVES:

No such amount has been proposed to be carried to any reserve.

DIVIDEND:

The directors are not recommending any dividend.

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

No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statement relates on the date of this report.

PARTICULARS REGARDING CONSERVATION OF ENERGY & TECHNOLOGY ABSORPTION:

The Company do not carry out manufacturing activity, the particulars regarding conservation of energy, technology absorption and other particulars as required by the Companies (Disclosure of Particulars in the Report of the Board of Directors) Rules, 1998 are not applicable.

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.

TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND:

...ere was no unpaid/unclaimed Dividend declared and paid last year, the provisions of Section ...of the Companies Act, 2013 do not apply.

SEXUAL HARASSMENT POLICY:

The Company has zero tolerance for sexual harassment at workplace and has adopted a policy on prevention, prohibition and redressal of sexual harassment at work place in line with the provisions of Sexual harassment of women at Work Place (Prevention, Prohibition and Redressal) Act, 2013 and Rules made thereunder. The Company has not received any complaints on sexual harassment during the year under review.

SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES:
The Company does not have any Subsidiary, Joint venture or Associate Company.

PUBLIC DEPOSITS:
The Company has not accepted any public deposits under Section 73 of the Companies Act, 2013 read with Companies (Acceptance of Deposits) Rules, 2014.

DISCLOSURE OF COMPOSITION OF AUDIT COMMITTEE AND PROVIDING VIGIL MECHANISM:
The provisions of Section 177 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.

CHANGE IN THE NATURE OF BUSINESS:
There was no change in the nature of business of the Company during the financial year under review.

PARTICULARS OF EMPLOYEES AS REQUIRED PURSUANT TO RULE 5(2) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014:
There is no such employee during the year under review.

COST AUDIT REPORT:
As per the Cost Audit Orders, Cost Audit is not applicable to the Company for the financial year under review.

SHARE CAPITAL:
The paid up Equity Share Capital of the company as on 31.03.2024 stood at Rs.19,90,000/- comprising of 199,000 Equity Shares of Rs.10/- each. During the year under review, the company has not issued any shares.

PRCEEDINGS UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016:
There are no pending proceedings under Insolvency and Bankruptcy Code, 2016 against the company during the year.

…e Settlement

…ompany is not making any one time settlement with any Bank or Financial …titution during the year.

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 Shareholders issued by The Institute of Company Secretaries of India and approved by Central Government under section 118(10) of the Companies Act, 2013.

ACKNOWLEDGEMENTS

The Board desires to place on record its sincere appreciation for the support and co-operation received from the Company's Bankers and Officials of the concerned Government Departments, employees and the members for the confidence reposed by them in the management.

Date: The 28th DAY OF SEPTEMBER, 2024
Place: Kolkata

For and behalf of the Board of Directors

Jamaluddin Molla	হালিমা বিবি
(Director)	(Director)
Jamaluddin Molla	Halima Bibi
DIN: 03584829	DIN: 03584840

Independent Auditor's Report

…e Members of NITU DEVELOPERS PRIVATE LIMITED

I. Report on the audit of the financial statements

1. Opinion

A. We have audited the accompanying financial statements NITU DEVELOPERS PRIVATE LIMITED ("The Company"), which comprise the balance sheet as at March 31, 2024, and 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 Financial Statements").

B. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("The Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under section 133 of the Act read with the Companies (Accounting Standards) Rules, 2021, ("AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, its profit for the year ended on that date.

2. Basis for opinion

We conducted our audit of the Financial Statements in accordance with the standards on auditing specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of 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 Act 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.

3. Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

G.L. SINGHAL & CO.
Kolkata
Chartered Accountants

4. Information other than the financial statements and auditors' report thereon

A. The Company's board of directors is responsible for the preparation and presentation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.
Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

B. In connection with our audit of the 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 during the course of our 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.

5. Management's responsibility for the financial statements

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

B. 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.

The board of directors are also responsible for overseeing the Company's financial reporting process.

G. L. SINGHAL & CO.
Kolkata
Chartered Accountants

Auditor's responsibilities for the audit of the financial statements

A. 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.

B. 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

(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.

C. 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 Statements may be influenced. We consider quantitative materiality and qualitative factors in

G. L. SINGHAL & CO. Kolkata Chartered Accountants

(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.

D. 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.

E. 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.

F. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

II. Report on other legal and regulatory requirements

1. As required by the Companies (Auditor's Report) Order, 2020 issued by the Central Govt. and on the basis of such checks of the books and records of the Company as we considered appropriate and the information and explanations given to us during the course of our audit, we further report that:

   The Company being a Private Limited Company with a paid-up capital not exceeding Rupees Four Crore and not having turnover exceeding Rupees Forty crores at any point of time during the financial year falls under the purview of Small Company as per provisions contained in Section 2(85) of The Act and hence Companies (Auditor's Report) Order, 2020 are not applicable to the same for the year under review.

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

A. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

B. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

C. The balance sheet, the statement of profit and loss statement dealt with by this report are in agreement with the books of account;

D. In our opinion, the aforesaid financial statements comply with the accounting standards specified under section 133 of the Act, read with rule 7 of the **Companies (Accounts) Rules, 2014**;

G. L. SINGHAL & CO. Kolkata Chartered Accountants

On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the board of directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act;

F. Since the Company's turnover as per last audited financial statements is less than Rs. 50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs. 25 Crores, the Company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017.

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.

3. 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:

A. The Company does not have any pending litigations which would impact its financial position;

B. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

C. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

D. (i) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity, 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 person or entity identified in any manner whatsoever by or 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, no funds have been received by the company from any person or entity including foreign entities("Funding Parties") with the understanding, whether recorded in writing or otherwise, that the company shall, whether directly or indirectly, lend or invest in other person or entity identified in any manner whatsoever by or behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the ultimate beneficiaries; and

(iii) Based on such audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has

G. L. SINGHAL & CO. Kolkata Chartered Accountants

caused us to believe that representations under sub clause (i) and (ii) contain any material misstatement.

E. The Company has neither declared nor paid any dividend during the year.

F. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility but the same has not been enable during the year . As informed to us neither the management nor the accountant has any knowledge of the said feature. As soon as they came to know about this, they are taking necessary steps to activate the same. Since there is no audit trail feature during the year, the question of tempering & preservation of audit trail doesn't arises. However, in our opinion, proper books of accounts stating true & fair states of affairs of the Company, as required under Sec 128(1) of the Companies Act, 2013, has been maintained by the company for the financial year 2023-24.

For G.L. Singhal & Co.
Chartered Accountants
Firm Reg. No. 0313078E

CA Roshan Lal Singhal
(Partner)
Membership No. 054408
UDIN: 24054408BKDHAC9138

Place: Kolkata
Date: The 28TH DAY OF SEPTEMBER, 2024

G. L. SINGHAL & CO.
Kolkata
Chartered Accountants

G.L. SINGHAL & CO.
CHARTERED ACCOUNTANTS

NITU DEVELOPERS PVT. LTD.
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135
(CIN : U74900WB2011PTC166103)

PROFIT AND LOSS STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2024

	PARTICULARS	Note No.	AS AT 31ST MARCH, 2024 (Rs. In Hundreds)	(Rs. In Hundreds)	AS AT 31ST MARCH, 2023 (Rs. In Hundreds)	(Rs. In Hundreds)
	...e from operations	16	5,68,666.41		6,49,732.97	
	...er Income	17	8,139.44		10,147.44	
	...tal Income (I + II)			5,76,805.85		6,59,880.41
/	Expenses					
	Cost of Materials Consumed		-		-	
	Purchases of Stock in Trade	18	13,09,315.25		9,39,784.86	
	Changes in inventories of finished goods, work in progress and Stock-in- trade	19	(12,28,374.50)		(5,15,720.61)	
	Employee benefits expense	20	30,824.55		5,310.00	
	Finance Costs	21	-		-	
	Depreciation and amortization expense	9	18,431.28		14,489.04	
	Other expense	22	3,31,669.42		1,76,990.06	
	Total Expense			4,61,865.99		6,20,853.34
V	**Profit before exceptional and extraordinary items and tax (III-IV)**			**1,14,939.86**		**39,027.07**
VI	Exceptional Items			-		-
VII	**Profit before extraordinary items and tax (V-VI)**			**1,14,939.86**		**39,027.07**
VIII	Extraordinary items			-		-
IX	**Profit before tax (VII-VIII)**			**1,14,939.86**		**39,027.07**
X	**Tax expense:**					
	(1) Current tax		27,997.51		14,358.57	
	(2) Deferred tax		-		-	
				27,997.51		14,358.57
XI	**Profit/(Loss) for the period from continuing operations (IX - X)**			**86,942.35**		**24,668.50**
XII	Profit/(Loss) for the period from discontinuing operations			-		-
XIII	Tax expense of discontinuing operations			-		-
XIV	Profit/(Loss) from discontinuing operations (after tax) (XII-XIII)			-		-
XV	**Profit/(Loss) for the period (XI + XIV)**			86,942.35		24,668.50
XVI	**Earnings per equity share:**					
	(1) Basic (EQUITY SHARES OF RS 10/- EACH)			43.69		0.12
	(2) Diluted			43.69		0.12

In terms of our report attached.
For G.L.SINGHAL & CO.
CHARTERED ACCOUNTANTS
FRN: 313078E

CA ROSHAN LAL SINGHAL
M.NO. 054408
(Partner)

UDIN: 24054408BKDHAC9138
Place : Kolkata
Date : The 28th Day of September, 2024

G.L. SINGHAL & CO. Kolkata Chartered Accountants

For and on behalf of the Board of Directors

Jamaluddin Molla

JAMALUDDIN MOLLA
Director
(DIN:03584829)

HALIMA BIBI
Director
(DIN:03584840)

NITU DEVELOPERS PRIVATE LIMITED

P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

CIN: U74900WB2011PTC166103

NOTES ON ACCOUNTS

Corporate information

NITU DEVELOPERS PRIVATE LIMITED is a private company domiciled in India and incorporated under the provisions of the Companies Act, 1956.

1. Summary of significant accounting policies

(a) Basis of preparation

The presentation of financial statements in conformity with the generally accepted accounting principles requires estimates and assumptions to be made that affect reportable amount of assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the year in which the results are known / materialized.

The company has ascertained its operating cycle as up to twelve months for the purpose of current and non-current assets and liabilities.

2. Changes in Accounting Policy

(a) Presentation and disclosure of financial statements

The financial statements of the Company have been prepared under the historical cost convention in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards notified under Section 211 (3C) of the Companies Act, 1956 (which continue to be applicable in respect of Section 133 of the Companies Act, 2013 in terms of General Circular 15/2013 dated 13 September, 2013 of the Ministry of Corporate Affairs) and the relevant provisions of the 1956 Act/2013 Act. The Company follows the mercantile system of accounting and recognizes significant items of income and expenditure on accrual basis.

(b) Use of estimates

The preparation of financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

(c) Property, Plant & Equipment and depreciation

Property, Plant & Equipment are stated at cost, less accumulated depreciation and impairment cost, if any. Cost comprises the purchase price and any attributable cost of bringing the asset

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NITU DEVELOPERS PVT. LTD.

DIRECTOR

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DIRECTOR

its working condition for its intended use.

Depreciation on Property, Plant & Equipment are provided on the Carrying amount/Written down Value over their remaining useful lives as prescribed by Schedule – II of the Companies Act, 2013. Further, the scrap value has been estimated at 5% of the Original cost of acquiring the asset. In instances, where the asset in use has already served the life as prescribed under the said schedule, then the carrying amount of such asset has been transferred to Retained Earnings after retaining the residual value or written down value, whichever is lower.

(d) Investments

Investments which are readily realisable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as long-term investments.

Investments are recorded as cost on the date of purchase, which includes acquisition charges such as brokerage, stamp duty, taxes etc. Current investments are stated at lower of cost and net realisable value. Long term investments are stated at cost after deducting provisions made, if any other than temporary diminution in the value.

(e) Inventories

Raw materials, components, stores and spares and packing materials are valued at lower of cost and NRV. However this item are considered to be realizable at cost if the finished product in which they will be used are expected to be sold at or above cost.

Finished goods and stock-in-trade are valued at lower of Cost and NRV. Finished goods include cost of conversion and other costs incurred bringing the inventory to their present location and condition.

Construction work-in-progress of constructed properties other than Special Economic Zone (SEZ) projects includes the cost of land (including development rights and land under agreements to purchase), internal development costs, external development charges, construction costs, overheads, borrowing cost if inventorisation criteria are met, development/ construction materials and is valued at lower of cost/ estimated cost and net realisable value.

Construction/development material is valued at lower of cost and net realizable value. Cost comprises of purchase price and other costs incurred in bringing the inventories to their present location and condition

(f) Revenue Recognition

Sale of land and plots is recognized in the financial year in which the agreement to sell is executed with the concerned buyer's and recognized net of Goods and Service tax, and it is probable that economic benefits will flow to the Company and the revenue can be reliably measured.

Revenue from sale of construction work/sale of land is recognized when the significant risk and rewards of ownership of the construction work have passed to the buyer.

Interest income is recognized on a time proportion basis taking into account the amount outstanding and applicable interest rate. Agricultural income is recognized on accrual basis.

Agricultural Income is recognized on Accrual Basis.

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DIRECTOR

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come taxes

Provision for tax for the year comprises current (net of MAT Credit entitlement) income-tax, deferred tax and fringe benefit tax. Current income-tax is determined in respect of taxable income with deferred tax being determined as the tax effect of timing differences representing the difference between taxable incomes and accounting income that originate in one period, and are capable of reversal in one or more subsequent period(s). Such deferred tax is quantified using rates and laws enacted or substantively enacted as at the end of the financial year.

Provision for current tax is made on the basis of estimated taxable income for the current accounting year in accordance with the Income Tax Act, 1961.

The deferred tax for timing differences between the book and tax profits for the year is accounted for, using the tax rates and laws that have been substantively enacted as of the balance sheet date. Deferred tax assets arising from timing differences are recognised to the extent there is reasonable certainty that these would be realized in future.

The carrying amount of deferred tax assets are reviewed at each Balance sheet date. The company writes down the carrying amount of a deferred tax asset to the extent that is no longer reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which deferred tax asset can be realized.

MAT credit is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which the Minimum Alternative tax (MAT) credit becomes eligible to be recognized as an asset in accordance with the recommendations contained in Guidance Note issued by the Institute of Chartered Accountants of India, the said asset is created by way of a credit to the statement of profit and loss account and shown as MAT Credit Entitlement. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT Credit Entitlement to the extent there is no longer convincing evidence to the effect that Company will pay normal income tax during the specified period.

(h) Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period. Earning considered in ascertaining the company's earning per share (EPS) is the net profit for the period after deducting preference dividend and any attributable tax thereto for the period. The weighted number of equity shares outstanding during the period and for all periods presented each adjusted for the events such as bonus shares, other then the conversion of potential Equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

(i) Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand including fixed deposit with original maturity period of less than three months and short term highly liquid investments with an original maturity of three month or less.

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DIRECTOR

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...ntingent liabilities and provisions

Contingent liabilities if material are disclosed by way of notes and contingent assets are not recognized or disclosed in the financial statements.

Provisions are recognized when there is a present obligation as a result of past event's, and it is probable that an out-flow of resources will be required to settle the obligation, in respect of which are reliable estimate can be made.

Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the Balance sheet Date.

(k) Additional Information

The value of imports calculated on C.I.F basis by the company during the financial year in respect of:

1. Raw Materials, Components and spare parts & Capital goods NIL
2. Expenditure in foreign currency during the financial year on account of royalty, know-how, professional and consultation fees, interest, and other matters; NIL
3. Total value of all imported raw materials, spare parts and components consumed during the financial year: NIL
4. The amount remitted during the year in foreign currencies on account of dividends. NIL

(l) Various ratios relating to Books of Accounts:

SL. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR	% CHANGE IN RATIO
I	**Current Ratio**			
	Current Assets / Current Liabilities	1.05%	1.07%	-1.89%
II	**Debt-Equity Ratio**			
	Total Debt / Shareholders' Equity	0.14	0.11	20.82%
III	**Debt Service Coverage Ratio**			
	Earnings available for Debt Service / Debt Service	3.76	2.49	50.93%
IV	**Return on Equity (ROE)**			
	Net Profits after Taxes – Pref. Dividend / Average Shareholders' Equity	38.89	13.84	180.89%
V	**Inventory Turnover Ratio**			
	Cost of Goods Sold / Sales / Average Inventory	1.10	1.54	-28.48%
VI	**Trade Receivable turnover Ratio**			

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	Net Credit Sales / Average Account Receivables	12.15	31.37	-61.28%
VII	**Trade Payables turnover Ratio** Net Credit Purchases / Average Account Payables	3.44	3.54	-3.00%
VIII	**Net Capital Turnover Ratio** Net Sales / Average Working Capital	4.68	8.04	-41.81
IX	**Net Profit Ratio** Net Profit / Net Sales	0.15	0.04	302.69%
X	**Return on Capital Employed (ROCE)** Earnings before Interest and Taxes / Capital Employed	44.61%	20.72%	115.33%
XI	**Return on Investment (ROI)** {MV(T1) – MV(T0) – Sum [C(t)]} / {MV(T0) + Sum [W(t) * C(t)]}	N.A	N.A	N.A

<u>Reasons for change in Ratios for over and above 25% compared to preceding previous year:</u>

<u>Debt Service Coverage Ratio</u>: Due to increase in Earnings available for Debt Service and a Debt Service over last year.

<u>Return on Equity (ROE) Ratio</u>: Due to an increase in Net Profits after Taxes – Pref. Dividend and an increase in Average Shareholders' Equity over last year.

<u>Inventory Turnover Ratio</u>: Due to an increase in Cost of Goods Sold / Sales and an increase in Average Inventory over last year.

<u>Trade Receivable turnover Ratio</u>: Due to a decrease in Net Credit Sales and an increase in Average Account Receivables over last year.

<u>Net Capital Turnover Ratio</u>: Due to a decrease in Net Sales and an increase in Average Working Capital over last year.

<u>Net Profit Ratio</u>: Due to an increase in Net Profit and a decrease in Net Sales over last year.

<u>Return on Capital Employed (ROCE)</u>: Due to an increase Earnings before Interest and Taxes and an increase in Capital Employed over last year.

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Details relating to ratios:

Earning for Debt Service: Net Profit before taxes + Non-cash operating expenses like depreciation and other amortizations + Interest + other adjustments like loss on sale of fixed assets etc.

Debt service: Interest & Lease Payments + Principal Repayments

Net Profit after tax means reported amount of "Profit / (loss) for the period" and it does not include items of other comprehensive income

Average inventory: {(Opening inventory + Closing inventory) / 2)}

Net credit sales: gross credit sales - sales return

Average trade debtors: (Opening + Closing balance / 2)

Net credit purchases: Gross credit purchases - purchase return

Net Sales: total sales - sales returns

Working capital: current assets - current liabilities

Capital Employed: Tangible Net Worth + Total Debt + Deferred Tax Liability (or) Total Assets – Current Liabilities

Tangible Net Worth: Total Assets – Total Liabilities – Total Intangible Assets – Deferred Tax Assets/Preliminary Expenses

T_1 = End of time period

T_0 = Beginning of time period

t = Specific date falling between T_1 and T_0

MV(T_1) = Market Value at T_1

MV(T_0) = Market Value at T_0

C(t) = Cash inflow, cash outflow on specific date

W(t) = Weight of the net cash flow (i.e. either net inflow or net outflow) on day 't', calculated as [T1 – t] / T1

(m) While every effort has been made to ensure compliance with all applicable provisions and statutory requirements in the preparation of our financial statements, if there is any under or over provision for income tax or depreciation, or any omission of income or expenses, these will be accounted for in the next financial year.

(n) Previous Year's figures have been re-grouped and reclassified wherever necessary so as make them comparable with the current year's figures.

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P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135

2 : Share Capital

Particulars	As at 31 March, 2024 (Rs. In Hundreds)		As at 31 March, 2023 (Rs. In Hundreds)	
	Number of shares	Amount	Number of shares	Amount
(a) Authorised Share Capital 250000 Equity Shares of Rs. 10 each (Previous year 100000 Equity Shares of Rs.10/- each)	2,50,000	25,000.00	2,50,000	25,000.00
(b) Issued, Subscribed & Paid Up Capital 199,000 Equity Shares of Rs. 10 each fully paid up (Previous year 100,000 Equity Shares of Rs. 10/- each)	1,99,000	19,900.00	1,99,000	19,900.00
Total	1,99,000	19,900.00	1,99,000	19,900.00
(c) Par Value Per Share		10/-		10/-
(d) Reconciliation Of The Number Of Shares				
Opening Number Of Shares Outstanding	1,99,000	19,900.00	1,99,000	19,900.00
Add: Shares Issued	-	-		
Less: Shares Bought Back				
Closing Number Of shares Outstanding	1,99,000	19,900.00	1,99,000	19,900.00

(e) Details of shares held by each shareholder holding more than

Class of shares / Name of shareholder	As at 31 March, 2024		As at 31 March, 2023	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with equal voting rights				
AS PER ANNEXURE				

(f) Term/Right attached to Equity Shares

The company has only one class of equity shares having a par value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. The dividend if any, proposed by the Board of Director is subject to the approval of the shareholders in the annual general meeting. However, no dividend has been proposed for the year.

In the event of liquidation of the company the holders of equity shares will be entitled to receive remaining assets of the company after distribution of all preferential amounts.However, no preferential amounts exists currently. The distribution will be in proportion to the number of the equity shares held by the shareholders.

(g) The company does not have any Holding company.

(h) Amount of Un-Paid Calls by :-

	2024	2023
i) Directors	NIL	NIL

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CHARTERED ACCOUNTANTS

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etails of shares held by each shareholder holding more than shares:

Class of shares / Name of shareholder	at 31 March, 2024		As at 31 March, 2023	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Equity shares with equal voting rights				
JAMALUDDIN MOLLA	1,34,000	67.34%	1,34,000	67.34%
HALIMA BIBI	65,000	32.66%	65,000	32.66%

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NITU DEVELOPERS PVT. LTD.
Jamaluddin molla
DIRECTOR

NITU DEVELOPERS PVT. LTD.
DIRECTOR

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P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135
CIN : U74900WB2011PTC166103

NOTES ANNEXED TO AND FORMING PART OF BALANCE SHEET AS AT 31.03.2024

PARTICULARS	31st March,2024 AMOUNT (RS.) (Rs. In Hundreds)	31st March, 2023 AMOUNT (RS.) (Rs. In Hundreds)
NOTE "3" OF RESERVES & SURPLUS		
(a) PROFIT AND LOSS ACCOUNT		
BALANCE AT THE BEGINNING OF THE YEAR	1,69,029.88	1,47,533.56
ADD : NET PROFIT FOR THE YEAR	1,14,939.86	39,027.07
LESS : PROVISION FOR INCOME TAX	27,997.51	14,358.57
ADD : INCOME TAX REFUNDABLE (OLD)	-	-
LESS: ADVANCE TAX (OLD)	-	500.00
LESS: TDS (OLD)	2,506.17	1,080.87
LESS: INCOME TAX PAID	15,161.31	1,591.31
	2,38,304.75	**1,69,029.88**
NOTE "4" OF LONG TERM BORROWINGS	-	-
	-	-
NOTE "5" SHORT TERM BORROWINGS		
AS PER SCHEDULE ANNEXED	35,500.00	21,500.00
	35,500.00	**21,500.00**
NOTE "6" OF TRADE PAYABLES		
SUNDRY CREDITORS	3,57,948.28	4,04,223.75
(AS PER ANNEXURE)		
	3,57,948.28	**4,04,223.75**
NOTE "7" OF OTHER CURRENT LIABILITIES		
AS PER SCHEDULE ANNEXED	24,18,026.15	7,58,364.92
	24,18,026.15	**7,58,364.92**
NOTE "8" SHORT TERM PROVISIONS		
PROVISION FOR TAX	24,278.20	9,919.63
ADD : THIS YEAR	27,997.51	14,358.57
	52,275.71	**24,278.20**
NOTE "9" PROPERTY, PLANT & EQUIPMENT		
AS PER SCHEDULE ANNEXED	1,04,534.82	99,619.85
	1,04,534.82	**99,619.85**
NOTE "10" NON-CURRENT INVESTMENTS	-	-
	-	-

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NOTE "11" OF INVENTORIES

WORK IN PROGRESS (LAND & BUILDING UNDER CONSTRUCTION)	21,80,943.31	9,52,569.40
STOCK IN LAND	59,745.24	59,745.24
	22,40,688.55	10,12,314.64

NOTE "12" TRADE RECEIVABLE

(AS PER ANNEXURE)	52,206.79	41,419.62
	52,206.79	41,419.62

NOTE "13" OF CASH & CASH EQUIVALENTS

CASH IN HAND	5,150.48	2,275.53
BANK BALANCES		
UCO BANK BHATENDA EAST BRANCH CURRENT A/C NO. 00140210001615 MICR CODE : 700028181 IFS CODE: UCBA0002550 (CURRENT A/C)	47,393.36	16,071.99
STATE BANK OF INDIA LAUHATI BRANCH CURRENT A/C NO. 41565628710 IFS CODE: SBIN0006208	39,715.28	18,818.94
HDFC BANK CENTRAL PLAZA BRANCH CURRENT A/C NO. 00140350010823 IFS CODE: HDFC0000014 (CURRENT A/C)	131.14	131.14
	92,390.26	37,297.60

NOTE "14" SHORT TERM LOANS AND ADVANCES

AS PER SCHEDULE ANNEXED	5,63,682.08	2,01,380.31
	5,63,682.08	2,01,380.31

NOTE "15" OF OTHER CURRENT ASSETS

PRELIMINARY EXPENSE	542.96	542.96
CGST	12,758.31	-
SGST	12,758.31	-
IGST	3,358.77	-
INPUT CGST @9%	15,907.77	-
INPUT SGST @9%	16,463.74	-
TDS ON INTEREST ON LOAN	634.47	-
TCS	67.60	5.19
TDS RECEIVABLE	-	2,506.17
TDS PAYABLE (194N)	3,749.45	-
ACCRUED INTEREST ON FD	11.01	11.01
RENT RECEIVABLE	1,200.00	1,200.00
MANOJ KUMAR BUDHIA	1,000.00	1,000.00
	68,452.41	5,265.33

NOTE "16" OF REVENUE FROM OPERATIONS

SALE OF FLAT	97,094.00	6,06,804.88
SALE OF BUNGLOW	1,02,444.81	-
SALE OF PARKING	3,500.00	-
SALE OF SHOP	15,000.00	-
SALE OF LAND	3,50,627.60	42,928.09
	5,68,666.41	6,49,732.97

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E "17" OTHER INCOME

INTEREST INCOME	-	-
INTEREST ON LOAN AGARWAL MARKETING & SERVICE PVT. LTD.	6,347.44	8,876.44
ADVANCE BOOKING REFUND	-	71.00
DISCOUNT RECEIVED	281.93	-
SURVEYAR CHARGES RECEIVED	290.00	-
RENTAL INCOME	1,200.00	1,200.00
ROUNDED OFF	0.05	-
MISC INCOME	20.02	-
	8,139.44	10,147.44

NOTE "18" PURCHASE OF STOCK IN TRADE

WIP (LAND & BUILDING UNDER CONSTRACTION)	6,95,448.87	4,16,967.98
LAND PURCHASE	5,75,299.55	5,11,530.85
LAND REGISTRATION EXPENSES	38,566.83	11,286.03
	13,09,315.25	9,39,784.86

NOTE "19" CHANGES IN STOCK-IN-TRADE

OPENING STOCK	10,12,314.04	4,96,593.43
WORK IN PROGRESS (BUILDING) (INVENTORIES)	22,40,688.55	10,12,314.04
	(12,28,374.50)	(5,15,720.61)

NOTE "20" EMPLOYEE BENEFIT EXPENSES

SALARY ACCOUNT	30,824.55	5,310.00
	30,824.55	5,310.00

NOTE "21" FINANCE COSTS

	-	-
	-	-

NOTE "22" OTHER EXPENSES

DIRECT EXPENSES		
CONSTRACTION CHARGES	138.50	-
DG EXPENSES	6.00	-
JCB WORK	6,611.80	-
PLUMBING WORK	4,545.03	-
INDIRECT EXPENSES		
ACCOUNTING & LEGAL CHARGES	1,321.60	498.00
ADVERISEMENT EXPENSES	32,254.05	15,728.66
ADVOCATE FEE	1,753.11	-
ARCRITECHTURE FEES	3,100.00	5,170.00
AUDIT FEES	500.00	500.00
BANK CHARGES	6.55	288.96
CARPENTARY WORK	148.00	-
CARRIAGE INWARD	127.50	-
CEMENT TESTING	35.40	-
COMMISSION & BROKERAGE	73,463.85	11,680.42
CONVERSION DCR PAYMENT	3,720.28	-
DELIVERY CHARGES	42.00	13.00
DIRECTOR REMUNERATION	7,000.00	-
DONATION & SUBSCRIPTION	495.00	-
ELECTRICITY EXP	1,979.05	126.37
ENTERTAINMENT EXPENSES	1,281.59	-
FOODING EXPENSES	1.00	-
SITE OFFICE EXP.	333.00	-
GARDINING EXPENSES	4,402.90	-
GENERAL EXPENSES	380.50	1,746.50
GENERATOR HIRE	190.00	-

G. L. SINGHAL & CO. Kolkata Chartered Accountants

NITU DEVELOPERS PVT. LTD.

NITU DEVELOPERS PVT. LTD.

DIRECTOR

	4,284.84	81,836.46
_HARGES	4,105.74	-
_RIAR WORK	1,400.00	-
_TERNET & MOBILE EXPENSES	453.97	-
INTERNET EXP	41.50	-
LABOUR CHARGE	1,54,657.05	27,621.00
LEGAL FEES	-	940.00
LIFTING CHARGES	50.00	-
MARKETING EXPENSES	200.00	-
MISC EXPENSES	831.41	-
MOTOR CAR EXPENSES	-	116.28
NEGUS SERVICES PVT LTD	-	-
OIL & FUEL	650.88	-
PAINTING WORK	9,538.50	-
PLAN SECTION FEES	7,905.46	25,397.61
PRINTING & STATIONERY	730.40	-
REPAIR & MAINTENANCE	2,350.37	-
RERA REGISTRATION FEES	523.60	-
ROC FILING EXPENSES	-	35.00
SECURITY SERVICES	-	5,291.80
STAFF WELFARE EXPENSES	137.00	-
STAMP & REGISTRATION FEES		-
TRAVELING & CONVEYANCE	2.00	-
	3,31,669.42	1,76,990.06

G. L. SINGHAL & CO. Kolkata Chartered Accountants

NITU DEVELOPERS PVT. LTD.

DIRECTOR

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DIRECTOR

Scanned with OKEN Scanner

NITU DEVELOPERS PVT. LTD.
P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135
CIN : U74900WB2011PTC166103

PARTICULARS	31st March,2024 AMOUNT (RS.) (Rs. In Hundreds)	31st March, 2023 AMOUNT (RS.) (Rs. In Hundreds)
NOTE "4" OF LONG TERM BORROWINGS		
	-	-
NOTE "5" SHORT TERM BORROWINGS		
JAMALUDDIN MOLLA	26,000.00	16,000.00
HALIMA BIBI	-	1,000.00
RITA FOOD & VEG SUPPLIERS	5,000.00	-
HALI AUTOMOBILE (PROP: HALIMA BIBI)	4,500.00	4,500.00
	35,500.00	21,500.00
NOTE "6" OF TRADE PAYABLES		
5 STAR BUILDERS	-	9,143.29
A K MARBLE & TILES.COM	2,976.33	-
A. R. CONSTRUCTION	146.73	-
A.K.M HAIDER ALI ENTERPRISE	3,440.74	1,890.00
ABED CHOUDHURY	5,003.46	5,003.46
ADRIJA SCIENTIFIC INSTRUMENT COMPANY	165.00	165.00
ADRISHA ENTERPRISE	30.79	-
ADVANCE SECURITY BUREAU	1,491.55	2,438.79
ADVISE ADVERTISING & MEDIA PRIVATE LIMITED	6,125.09	-
ADWORLD ADVERTISING	-	1,018.78
AIJUDDIN MONDAL	15,000.00	15,000.00
AJIJUL MOLLA	4,008.18	6,600.00
AKIB FURNITURE	131.46	-
ALIF INTERIOR	-	171.69
ANDADUL MOLLA	7,527.92	7,527.92
ANJALI ENTERPRISE	105.00	105.00
ARNAB ROY	200.00	200.00
AROMA BARTER PRIVATE LIMITED	2,443.99	2,443.99
ASADUL ISLAM	42.20	1,762.20
ASIMA NIRMAN	1,463.83	6,419.75
ASPRO KOLKATA HOUSING PVT LTD	517.64	-
AVIKAR INDIA PVT. LTD.	0.01	-
AYESHA SIDDIQUE	-	3,000.00
BAMBOO SUPPLIERS	234.00	234.00
BAPPA (BRICKS)	1,318.00	1,318.00
BISWA REALESTATE	54.45	-
CHINMAY MONDAL	262.60	-
CHOPRA UDYOG PVT. LTD.	2,816.23	524.07
CLOTHING WORLD	12,696.00	12,696.00
D3 (DIPANKAR DUTTA)	1,707.93	1,707.93
DALIYA BUILDERS	1,529.61	-
DIGITECH SERVICES	155.00	155.00
DILDAR HOSSAIN MONDAL	-	10,239.57
ECE INDUSTRIES LTD.	40.00	-
F.B.M BRICK FIELD	1,480.00	1,480.00
FARID SAPUI	-	-
FARUK HASSAN	2,094.43	2,094.43
GANAPATI TRADING CO	828.67	-

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NITU DEVELOPERS PVT. LTD.
DIRECTOR

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DERS	1,512.15	1,512.15
RDWARE	1,444.26	2,141.62
EMPORIUR	1,655.55	239.30
NDO MONDAL	375.00	375.00
POWER	2.50	2.50
AIDER	7,030.21	8,565.13
HANNAN	-	1,482.39
HASANUR ENTERPRISE	41,718.56	20,378.17
HM ENTERPRISE	271.54	166.70
HOME SOLUTION	-	124.00
HOSSAIN ELECTRIC	579.73	2,593.81
INFINITI RETAIL LIMITED (CROMA)	-	649.95
JAHANGIR MIDDYA	-	290.00
JAIPUR MARBLE EMPORIUM PVT LTD	151.08	-
JASIM MOLLA	2,882.00	2,882.00
JAY JAGANNATH UDYOG	2,850.00	-
JOY BHOLARAM MARBEL	2,575.35	9,496.66
JUNAID ENTERPRISE	2,165.74	2,122.77
KALO	1,827.60	1,827.60
KOLKATA HOUSING	7,145.59	7,145.59
KUDDUS MONDAL	7,175.49	7,175.49
L R ENTERPRISE	-	2,830.33
LALIT AGARWAL (HUF)	408.79	-
LIYAKAT ALI MOLLA	-	5,311.55
LKG HOMES	150.00	150.00
M/s LOCON SOLUTIONS PRIVATE LIMITED	475.13	443.75
MAA MANASA NURSERY	4,800.00	5,280.00
MAFIJUL ALI	-	1,897.14
MAGIC BRICKS REALTY SERVICE LTD	2,340.00	-
MD ABDUL HALIM MONDAL	5,000.00	5,000.00
MD RAFIQUE	1,300.00	3,800.00
MD REJAUL ISLAM	3,365.00	-
MD. NAJRUL ISLAM	680.00	680.00
MIDDYA BENGAL HOOD MAKER	239.00	239.00
MISTER ELECTRIC	841.75	841.75
MMS BUILDERS	821.01	821.01
MOHIDUL SANITARI	192.04	148.21
MONIRA BRICKS MF G K B	1,991.33	363.00
MORDEN WATER LINE & WATER FILTER SERVICE	267.60	-
MRITUNJOY GANGULY	57.45	-
NAJIR ALI MOLLA	7,827.00	7,827.00
NARAYANI FASHIONS	10,929.00	10,929.00
NASKAR FIBER CENTER	785.50	763.50
NASKAR FURNITURE	-	435.00
NASKAR PAINTS	2.40	2.40
NAUSAD MALLIK	0.31	-
NEGUS SERVIES PVT. LTD.	-	20,671.00
NEW RANG MAHAL	56.32	56.32
NURO	9,237.90	9,237.90
NUVOCO VISTA CORPORATION LTD.	3,597.00	3,597.00
PAL REAL NIRMAN PVT LTD	4,028.38	4,028.38
PCTECH SERVICES	47.05	-
PINTU BANERJEE	842.60	-
POPULAR STEEL AND FLOORING	289.42	-
PRAGYA FASHIONS	8,100.10	8,100.10
QUALITY MARBEL AND TILES	167.60	167.60
RABIUL MALLIK	2,200.23	-
RADHA KRISHNA ENTERPRISE	1,653.00	13,869.41
RAJ TIMBER	1,574.80	500.41
RAJARHAT GALAXY (P) LTD.	8,566.37	-
RAJJAK ALI MALLICK	13.00	-

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DIRECTOR

SAMANTA	46.50	-
RETAILS LTD.	441.08	441.08
OUP	18,388.84	18,388.84
ENTERPRISE	1,601.32	1,601.32
NURSERY	3,600.00	3,600.00
SE PLYWOOD	0.07	-
S ENTERPRISE	3,264.32	-
S.A.ENTERPRISE	111.00	1,741.00
SAHAJAT GAZI	2,029.06	2,029.06
SAHEB ALI GAZI	382.00	382.00
SAHIDUL ENGINEERING WORK	2,322.80	3,596.07
SAMANTA FURNITURE PVT. LTD.	269.00	269.00
SAMIM BISWAS	16,801.74	16,801.74
SAMSUL HAQUE SAPUI	244.50	577.59
SANTAM BANERJEE	400.00	400.00
SATYA DEO AGARWAL (HUF)	904.62	-
SEKH SAFIKUL ISLAM	1,091.54	1,091.54
SHAARP SECURITAS SOLUTION PRIVATE LIMITED	771.70	-
SHREE BALAJI TRADERS	4,193.52	-
SHREE GANAPATI TRADERS	4,373.10	4,373.10
SHRISTI DESIGN	24.30	24.30
SK GIYASUDDIN	1,000.00	5,000.00
SOHEL ENTERPRISE	0.01	-
SPANDAN ARCHITECTS	-	458.00
SPEED ADS (PROP. A.B.M.MASHIUZ ZAMAN)	-	900.10
SRI GOUR CONSTRUCTION	416.75	950.00
SRIJA ENTERPRISE	640.80	2,726.00
SUBRATA HALDER	3,071.00	3,071.00
SUJOY SAHA	344.70	-
SUMON (STEEL)	152.57	152.57
Superintendence Company of India Pvt. Ltd.	35.40	-
SURPASS ENTERPRISE	2,005.69	-
SWAPNADIP DAS (ADVOCATE)	-	940.00
SWASTIK CREATION	10,901.80	10,901.80
SWASTIK FASHION	10,503.65	10,503.65
SWASTIKA	9,372.15	9,372.15
TALLY (INDIA) PVT. LTD.	42.48	-
TARIKUL FURNITURE	270.00	270.00
TONAY KARMAKAR	-	1,101.87
TUSHAR ELECTRONICS	350.50	350.50
UNIQUE CREATION	11,381.50	11,381.50
UNIQUE FURNITURE	1,000.00	1,000.00
UNITED MODERN SAW MILL	56.00	56.00
WITHAL SERVICES PVT.. LTD.	-	19,271.53
GOLEHAR BIBI	3,726.00	-
YOUSUF KHAN	1,170.00	-
	3,57,948.28	**4,04,223.75**

NOTE "7" OF OTHER CURRENT LIABILITIES

AUDIT FEES PAYABLE	2,308.36	1,808.36
NITU ENTERPRISE	19,168.18	14,168.18
COMMISSION & BROKERAGE PAYABLE	1,750.00	1,750.00
JAMALUDDIN MOLLA	4,20,063.68	4,08,063.67
SALARY PAYABLE	560.00	560.00
SKYSCRAPER	270.00	270.00
RIPA AUTOMOBILE	62,450.00	77,450.00
PN MEMORIAL NEURO CENTRE & RES. INSTITUTE LTD	5,775.63	5,775.63
LAND REGISTRATION EXP. PAYABLE	11,176.03	11,176.03
LAUHATI SERVICE STATION	-	116.28
TDS PAYABLE	-	893.37
TDS ON CONSULTING (194J)	50.00	-

G. L. SINGHAL & CO. Kolkata Chartered Accountants

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194C (CONTRACTOR)	[illegible]	-
S 194H (COMMISSION)	522.17	-
ADVANCE FROM CUSTOMER	-	6,000.00
ABDUL MANNAN MOLLA	15,743.21	-
ABHINANDAN SARKAR / SNIGDHA KUNDU	510.00	-
ADHIRAJ MAJUMDER	36,527.03	510.00
ADITYA SAHA	18,479.20	-
AJIJUL ALI	4,000.00	-
ALAM KHAN	4,000.00	-
ALOK KUMAR	36,151.51	-
AMAR BHAKAT	510.00	-
ANINDYA ROY CHOUDHURY	510.00	-
ANIRBAN JANA	2,947.92	-
APARAJITA BASU	27,347.29	6,077.18
ARCHISMAN GANGULY	32,000.98	-
ARPAN CHATTARAJ	100.01	-
ARPITA MUKHERJEE	7,000.00	7,000.00
ASIF ALI MONDAL	24,775.73	-
ATANU KUMAR DEY	3,266.83	3,266.83
BIPLAB GHOSH	12,750.00	-
BISWADIP MAJUMDER	25,696.53	-
BISWAJIT SAHA / SANKARI SAHA	510.00	-
CHUMKI BHATTACHARYA	50.01	-
COUNTER PARTY RECEIVED	11,900.07	-
DEBASHREE PATRA	-	9,600.00
DIPAK GHOSH	50,000.00	-
GLF PROJECTS LIMITED	36,690.18	-
SK MOHAMMAD ARIF	4,222.24	510.00
GOURAB POREL	5,000.00	-
HARSH AGARWAL	6,990.00	-
INDRANI KUMAR	*1,000.00*	5,000.00
INDULEKHA HAZRA	2,500.00	5,000.00
IYAJUL HOSSAIN MOLLA	6,749.99	-
JAYANTA KUMAR CHAKRABORTI	5,60,000.00	-
JUPITER DEVELOPERS	26,817.50	6,204.36
KAMAL ROY	15,000.00	-
KANIZE MOULLA	2,000.00	-
KAUSIK MUKHERJEE	22,394.33	2,800.00
KIRAN VERMA	-	15,000.00
KOYEL BHOWMIK	37,269.47	2,510.00
LABONI MAJI	6,947.92	-
LILI SAHOO	1,000.00	-
MAITREYEE JAGANNATH	38,374.42	32,374.42
MASHKOOR AHMAD	510.00	-
MD DILWAR HUSSAIN	9,000.00	7,000.00
MD JAHANGIR ALI	26,592.73	-
MEHENUR YASMIN	4,076.69	-
MILI BANERJEE		

G.L. SINGHAL & CO.
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NITU DEVELOPERS PVT. LTD.
Smatullah Molla
DIRECTOR

NITU DEVELOPERS PVT. LTD.
DIRECTOR

...MAR TRIPATHI	2,946.88	-
...TA RAY CHOUDHURY DHAR	510.00	-
...L DAS	74,200.18	-
...KUND MISHRA	22,510.00	-
...USTAFA KHASAMWALA	1,000.00	10,500.00
NAININ PARVIN	-	1,000.00
NASRIN PARVIN	-	1,000.00
NASRIN PARVIN	-	60.00
NEHA CHOMAL	110.01	-
NICKY COMMERCIAL P LTD	50,000.00	-
NILAY MAJI	5,973.00	-
NRDS MGMNT PVT LTD	24,000.00	-
PARIMAL MONDAL	-	9,000.00
PRANAB SARKAR	500.00	500.00
PRATITI LAHIRI	22,720.05	-
PURABI BANERJEE	20.00	-
PURENDU LAL BOSE	28,172.64	-
RABIUL MOLLA	3,000.00	3,000.00
RAHUL GHOSH / DALIYA GHOSH SARKAR	9,189.73	-
RAHUL KUMAR SHAW	25,012.04	-
RAJAUL RAHAMAN	13,500.00	13,500.00
RAJIB SENGUPTA	42,120.00	-
RAYAN DASGUPTA	4,100.00	-
RIMSA NAZ	27,551.02	5,801.02
RIYA CONSTRUCTION	3,800.00	3,800.00
SADDAM MALLICK	10,131.00	10,131.00
SAFIQUE HASAN	3,000.00	-
SAFIQUE HOSSAIN	190.00	-
SANTOSH KUMAR MOHAPATRA	14,000.01	-
SATESH KUMAR AGARWAL	11,375.00	-
SEKH HUMAYUN KABIR	-	9,500.00
SELIMA KHATUN	7,000.00	-
SHAH NOOR HOSSAIN	-	7,000.00
SHALINI ROY / BISWADIP BISWAS	7,050.00	-
SHREYAN	50.00	-
SK ABUL KALAM AZAD	18,835.00	-
SK ARIFUL ALAM	48,000.00	-
SK FEROZE	12.34	-
SK SAFIUDDIN	510.00	-
SOMA CHAKRABORTY	2,000.00	-
SUBRATA KAR	27,347.31	3,038.59
SUBRATA KUMAR GHOSH	-	10,500.00
SUDIP GHOSH	55,000.00	30,000.00
SUHITA DAS	510.00	-
SUJIT KUMAR SHAW	25,012.04	-
SUMAN KUMAR GHOSH	4,500.00	-
SUMIT SARAOGI	8,500.00	6,000.00
SURAJIT KUMAR DAS	13,387.50	-
SUVAM KUMAR SAR	24,581.00	-
SUVODIP SAHA	10,663.58	-
TANMAY ANAND CHATTERJEE	23,575.02	-
TANUSHREE SINHA	13,890.42	-
TAPAN DAS / RUNU DAS	8,446.88	-
TAPAN MAITI	28,351.71	3,150.00
TAPAS BANIK	510.00	-
VISWAROOP SETT	38,428.03	-
	24,18,026.15	7,58,364.92

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12" TRADE RECEIVABLE

CHI VANIJAYA (P) LTD.	43,896.79	41,419.62
ADISE DIAGNOSTIC CENTRE	1,000.00	-
MIT TRADING COMPANY	6,800.00	-
NIKHIL KHANDELWAL	510.00	-
	52,206.79	**41,419.62**

NOTE "14" SHORT TERM LOANS AND ADVANCES

ADVANCE TAX (F.Y.2023-24)	7,000.00	-
AGARWAL MARKETING & SERVICE ENERGY PVT LTD	50,351.49	54,638.52
HALIMA BIBI (LOAN)	20,000.00	-
HALIMA BIBI	4,000.00	-
TANUSHKA AUTO	5,000.00	5,000.00
INPUT CGST	695.49	306.00
INPUT SGST	695.49	306.00
RIPA AUTOMOBILE	13,000.00	-
ROBIUL MOLLA	3,000.00	-
SAIFUL MOLLA (DEBTORS)	13,000.00	-
MRINAL KANTI MUKHERJEE	9,506.00	1,000.00
PROJECT MANAGEMENT CONSTRUCTION	292.00	292.00

ADVANCE TO CUSTOMER

AAKTAR MOLLA	2,000.00	-
ABDULLA MOLLA	5,877.91	5,877.91
ABED ALI MOLLA	3,000.00	3,000.00
AJIBAR ENTERPRISE	1,287.80	1,287.80
ALI ENTERPRISE	676.50	676.50
ALIF INTERIOR	264.74	-
ALIMUDDIN SANPUI	2,500.00	-
AMAL KUMAR JHORI	-	5,000.00
AMIR ALI MOLLA	4,300.00	-
AMRITA ELECTRONICS	700.00	700.00
ANJALI JHURI	2,500.00	2,500.00
ANJAN KUMAR GHOSH	-	5,000.00
ARUP KUMAR JHURI	-	5,000.00
ASHIKUR RAHMAN	1,000.00	1,000.00
ASPRO KOLKATA HOUSING PVT LTD	-	7,578.40
ASRUF ALI MOLLA	8,203.00	-
ATIYAR RAHAMAN MOLLYA	8,203.00	-
AUTO SPARES INDIA	220.00	-
AZAHARUDDIN MOLLA	60.00	-
AZGAR ALI SHA	1,000.00	-
BIJAN BHOWMICK	2,870.82	-
BRINDAYAN GIRI	1,000.00	-
BT REALTORS	500.00	500.00
BUNGLOW SANCTION FEES	181.12	181.12
DIN ALI MOLLA	2,000.00	-
DIPAK GHOSH	5,000.00	-
DULI MOLLA	4.00	-
EASTERN SERVICE STATION	3.00	-
FARUK RAHAMAN	1,000.00	-
FARUQUE ALAM BISWAS	1,000.00	-
GAZI TRADERS	2,976.60	2,976.60
GIYASUDDIN MOLLA	1,300.00	-
GOLBANU BIBI	3,726.00	-
HASANUR MOLLA (LAND)	5,000.00	-
HAYDAR ALI	2,000.00	-

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NITU DEVELOPERS PVT. LTD.

Smail Molla

DIRECTOR

NITU DEVELOPERS PVT. LTD.

DIRECTOR

	726.00	-
E SOLUTION	1,870.00	-
AHIM SHA	660.00	660.00
DRAJIT NASKAR	3,500.00	-
INDRANI BHATTACHARJEE	4,270.00	4,270.00
JAGDAMBA TRADERS	2,000.00	-
JAMIR ALI MOLLA	-	147.50
KEDIACORPRATE ADVISORS PRIVATE LTD	3,000.00	-
KOUSHIK ACHARYA	300.00	-
KUM ARIFA TANJIM MOLLA	700.00	700.00
M S ENTERPRISE	-	6,721.31
M.S.D GRANTILES	2,285.98	-
MAFIJUL ALI	5,000.00	5,000.00
MAHADEB JHURI	1,129.66	154.10
MANSUR ALI MOLLA	640.00	-
MANU MOLLA	1,500.00	-
MD ABDUL CHIDDIQUE	4,810.00	4,810.00
MD AMINUL ISLAM	4,810.00	4,810.00
MD NURUL ISLAM	12,715.00	-
MD SARIFUL ISLAM	50,000.00	-
MEGACITY GREEN VALLEY	9,768.00	-
MOMENA BIBI	2,137.00	2,137.00
MOSAREPH MOLLA	147.00	-
MOSILUDDIN SARKAR	1,000.00	-
MOZAMMEL SANPUI	69.55	-
NABANITA BHATTACHARJEE	2,000.00	-
NASIR ALI	5,940.00	-
NAVIN KUMAR	8,432.00	-
NAZIR ALI MOLLA	29,129.00	-
NEGUS SERVICES PVT LTD	-	17,000.00
NOOR HOSSAIN MONDAL	25,200.00	30,000.00
PABAN CHANDRA MONDAL	1,000.00	-
PAWAN KUMAR SING	1,500.00	-
POULOMI DE	612.48	-
PSC KOLKATA HOUSING	4,310.00	4,310.00
RAFIKUL ISLAM	1,000.00	-
RAFIYA BIBI	1,000.00	-
RAHAMAN ENTERPRISE	14.00	-
RAHAMAN MOLLA	1,500.00	-
RAJAJ SUBHRA BHATTACHARJEE	1,000.00	-
RAJIA BIBI	500.00	500.00
RAJIBUL ISLAM	300.00	-
RAKIUL HOQUE	720.39	1,389.99
RASHMI CEMENT LTD	470.00	270.00
RASIDUL ISLAM	1,000.00	1,000.00
REJAUL SHA	450.00	450.00
RESAR ELEVATOR	0.05	0.05
RISHIKA TRADING CO.	6,343.31	-
ROYAL SANITARIO	4.40	4.40
S.P INDUSTRIES	1,700.00	-
SABBIRALI SARKAR	1,482.39	1,482.39
SABERA BIBI	200.00	200.00
SABIR HOSSAIN	-	400.00
SAHEB ALI MOLLA	1,000.00	-
SAHIDA BIBI	10,000.00	-
SAHIDUL ISLAM SHA	10,228.00	-
SAIDUL ISLAM	1,000.00	-
SAIFUL SHA	1,275.00	-
SAIKUL ISLAM	24,090.52	5,000.00
SAMRAT CONSTRUCTION	500.00	-
SAR EARTH MOVERS	-	140.00
SATELLITE LINK CABLE		

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NITU DEVELOPERS PVT. LTD.

DIRECTOR

...AT ALI MONDAL	1,000.00	-
...GHA SANITARY	6,504.89	-
SOHANI ENTERPRISE	32.00	-
SOHANI ENTERPRISE (SOIL)	9,588.00	-
SOMNATH KORMAKAR	77.00	-
SONAPAN NACHA	8,565.00	-
SPANDAN ARCHITECTS	42.00	-
SPS STEELS ROLLING MILLS LTD	16,841.12	59.11
SRABANA GHOSH	500.00	-
SS FLOORING	2,500.00	-
SUBHA GHOSH	381.00	-
SUBHADEEP GHOSH	25.00	-
SUBRATA DAS	50.00	-
SURAJ RATAN JHAWAR	2,443.60	2,443.60
TAHER ALI MOLLA	25,000.00	-
TANUJA DEY	50.00	-
UNIQUE CONSTRUCTION	7,921.14	2,000.00
UPALA JHURI	2,804.55	2,500.00
ADWORLD ADVERTISING	20.80	-
LAUHATI SERVICE STATION	1,146.74	-
WITHAL SERVICES PVT LTD	24,354.55	-
	5,63,682.08	**2,01,380.31**

G. L. SINGHAL & CO. Kolkata Chartered Accountants

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P.O. & VILLAGE - LAUHATI, RAJARHAT, KOLKATA - 700 135
CIN : U74900WB2011PTC166103

NOTE "9" OF PROPERTY,PLANT & EQUIPMENT AS ON 31/03/2024

(Rs. In Hundre…

Particulars	GROSS BLOCK			DEPRECIATION			Adjusted with Retained Earnings	NET BLOCK	
	As On 31.03.2023	Addition during the year	As On 31.03.2024	As On 31.03.2023	For the year	As On 31.03.2024		As On 31.03.2023	As On 31.03.2024
LAND & BUILDING	1,16,085.51	-	1,16,085.51	30,148.36	8,345.89	38,494.25	-	85,937.15	77,591.26
ELEVATOR	4,000.00	-	4,000.00	1,119.02	806.20	1,925.22	-	2,880.98	2,074.78
OFFICE EQUIPMENT XEROX MACHINE	554.63	540.00	1,094.63	199.55	290.55	490.10	-	355.08	604.53
CABLE MACHINE WITH ROUTER	66.00	-	66.00	62.70	-	62.70	-	3.30	3.30
GENERATOR	12,457.63	-	12,457.63	3,328.86	2,440.00	5,768.85	-	9,128.77	6,688.77
FURNITURE	1,497.97	308.48	1,806.44	481.67	424.93	906.59	-	1,016.30	899.85
AIR CONDITIONER	441.08	1,748.88	2,189.96	142.81	681.99	824.79	-	298.28	1,365.17
ELECTRIC TRANSFORMER	-	20,748.89	20,748.89	-	5,441.74	5,441.74	-	-	15,307.15
	1,35,102.82	23,346.25	1,58,449.06	35,482.97	18,431.28	53,914.24	-	99,619.85	1,04,534.82

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"Note -6" of Trade Payables ageing schedule for the year ended 31.03.2024

(Rs. In Hundreds)

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	3,29,788.64	28,159.64	-	-	3,57,948.28
(iii) Disputed dues: MSME	-	-	-	-	-
(iv) Disputed dues: Others	-	-	-	-	-
	3,29,788.64	28,159.64	-	-	3,57,948.28

"Note -6" of Trade Payables ageing schedule for the year ended 31.03.2023

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	3,08,657.45	48,159.64	-	47,406.66	4,04,223.75
(iii) Disputed dues: MSME	-	-	-	-	-
(iv) Disputed dues: Others	-	-	-	-	-
	3,08,657.45	48,159.64	-	47,406.66	4,04,223.75

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"Note -12" of Trade Receivables ageing schedule for the year ended 31.03.2024

(Rs. In Hundreds)

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 mon - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables considered good	10,787.17	-	41,419.62	-	-	52,206.79
(ii) Undisputed Trade Receivables considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
	10,787.17	-	41,419.62	-	-	52,206.79

"Note-12 " of Trade Receivables ageing schedule for the year ended 31.03.2023

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 mon - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables considered good	41,419.62	-	-	-	-	41,419.62
(ii) Undisputed Trade Receivables considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
	41,419.62	-	-	-	-	41,419.62

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CIN : U74900WB2011PTC166103

ALLOWABLE DEPRECIATION AS PER I.T. ACT FOR THE YEAR ENDED 31.03.2024

Description	Rate of Depreciation	GROSS BLOCK					WDV
		As at 01.04.2023 (Rs.)	Addition Before 30.09.2023	Addition After 30.09.2023	Deduction	Depreciation the year	As at 31.03.2024 (Rs.)
LAND & BUILDING	10%	84,99,333	-	-	-	8,49,933	76,49,400
FURNITURE	10%	1,42,307	-	30,848	-	15,773	1,57,381
		86,41,640	**-**	**30,848**	**-**	**8,65,706**	**78,06,781**
PLANT & MACHINERY	15%	15,95,403	2,28,888	20,74,889	-	4,29,260	34,69,920
		15,95,403	**2,28,888**	**20,74,889**	**-**	**4,29,260**	**34,69,920**
TOTAL		**1,02,37,043**	**2,28,888**	**21,05,737**	**-**	**12,94,967**	**1,12,76,701**

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DETAILS OF WORK IN PROGRESS AS ON 31.03.2024

1) OPENING WORK-IN-PROGRESS (CHAR KANYA PROJECT)				3,12,515
2) THE NUCLEUS (KALIKAPUR PROJECT, JOINT VENTURE)				
COST OF CONSTRUCTION B/F		1,68,18,000		
ADD: AMOUNT PAID TO LAND OWNER		-		
ADD: PROPORTIONATE AMOUNT OF GST DURING THE YEAR		-		
ADD: COST INCURRED DURING THE YEAR				
		1,68,18,000		
LESS: COST OF SALES		18,94,000		1,49,24,000
4) SUN SHINE PROJECTS				
OPENING BALANCE		7,20,68,834		
ADD: OTHER EXPENSES				
BUILDING MATERILAS	6,95,44,887			
JCB WORK	6,61,180			
PLUMBING WORK	4,54,503			
ARCRITECHTURE FEES	3,10,000			
CARPENTARY WORK	14,800			
CARRIAGE INWARD	12,750			
CEMENT TESTING	3,540			
CONVERSION DCR PAYMENT	3,72,028			
ELECTRICITY EXP	1,38,534			
GENERATOR HIRE	19,000			
HIRE CHARGES	4,10,574			
INTERIAR WORK	1,40,000			
LABOUR CHARGE	1,54,65,705			
MARKETING EXPENSES	20,000			
PAINTING WORK	65,088			
PLAN SECTION FEES	9,53,850			
RERA REGISTRATION FEES	52,360			
		8,86,38,798		
		16,07,07,633		
LESS: COST OF SALE				
BUNGLOW	72,65,600			
FLAT	45,00,000	1,17,65,600		14,89,42,033
		CLOSING WIP		**16,41,78,548**
5) OTHER LAND				
BALANCE B/F			60,57,531	
ADD: PURCHASE OF LAND			5,75,29,955	
ADD: LAND REGISTRATION EXP.			38,56,683	
			6,74,44,169	
LESS: SOLD DURING THE YEAR			1,35,28,386	5,39,15,783
				21,80,94,331

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S. NO	Name	Full Address With Pin Code	Opening Bal.	Advance Received During The Year	Advance Refund During The Year	Advance Adjusted Against Sales	CLOSING BALANCE	Mode Of Receipt and Refund of Advance
1	ABHINANDAN SARKAR / SNIGDHA KUNDU	GOPAL NAGAR COLONY, NEAR KANU TEA STALL, KALLA CENTRAL HOSPITAL, PO- KALLA C. H., PS- ASANSOL NORTH, DIST- PASCHIM BARDHAMAN, PIN-713340	-	15,74,321	-	-	15,74,321	NEFT/RTGS/CHEQUE
2	ALAM KHAN	A-12, RAJARHAT MAIN ROAD, NEAR DEROZIO COLLEGE, RAJARHAT GOPALPUR (M), N24PGS WEST BENGAL-700136	-	4,00,000	-	-	4,00,000	NEFT/RTGS/CHEQUE
3	ALOK KUMAR	SINGH MANSION, NEAR PAVITRI HOSPITAL. PO& PS-GIRIDIH DIST- GIRIDIH JHARKHAND- 815301	-	4,00,000	-	-	4,00,000	NEFT/RTGS/CHEQUE
4	BISWADIP MAJUMDER	GOPAL NAGAR, PO- KALLA (C.H) PS- ASANSOL NORTH WEST BENGAL- 713340	-	12,75,000	-	-	12,75,000	NEFT/RTGS/CHEQUE
5	DEBASHREE PATRA	C/O C PADMA, 48/8-133, 8TH C CROSS,3RD MAIN, VENKATAPURA, KORAMANGALA, BANGALORE SOUTH, KARNATAKA- 560034	-	86,10,025	-	-	86,10,025	NEFT/RTGS/CHEQUE
6	HARSH AGARWAL	268/9 G.T. ROAD, LILUAH, HOWRAH, PIN-711204	-	5,00,000	-	-	5,00,000	NEFT/RTGS/CHEQUE
7	KAUSIK MUKHERJEE	29/1, S. N. ROY ROAD, PO-BEHALA, PS- SAHAPUR, DIST-KOLKATA 700038	-	2,00,000	-	-	2,00,000	NEFT/RTGS/CHEQUE
8	NRDS MGMNT PVT LTD	PRABHA BHAWAN, 4TH FLOOR, ABOVE UCO BANK, ADABARI TINALI, PO-PANDU, PS- JALUKBARI, DIST-KAMRUP (METRO)GUWAHATI, ASSAM-781012	-	24,00,000	-	-	24,00,000	NEFT/RTGS/CHEQUE
9	RAJIB SENGUPTA	167, RADHA GOBINDA NAGAR UTTARPARA KOTRUNG(M) HINDMOTOR SERAMPUR UTTARPARA HOOGHLY WEST BENGAL 712233	-	42,12,000	-	-	42,12,000	NEFT/RTGS/CHEQUE
10	RAYAN DASGUPTA	ANUPAM HOUSING ESTATE, BLOCK-C, FLAT-2D, PO&PS-DUM DUM, DIST- N24PGS, WEST BENGAL-700028	-	4,10,000	-	-	4,10,000	NEFT/RTGS/CHEQUE
11	SANTOSH KUMAR MOHAPATRA	SIRLO, NABAGRAM, PO- SIRLO, PS- KISAN NAGAR, DIST - CUTTACK, ODISHA-754132	-	14,00,001	-	-	14,00,001	NEFT/RTGS/CHEQUE
12	SOMA CHAKRABORTY	234, S. K. DEB ROAD, SOUTH DUM DUM(M) N24PGS, SREEBHUMI, WEST BENGAL KOLKATA- 700048	-	2,00,000	-	-	2,00,000	NEFT/RTGS/CHEQUE
13			-		-	-	-	NEFT/RTGS/CHEQUE
14	SURAJIT KUMAR DAS	194J.C BOSE LANE SOUTH DHADKA ROAD ASANSOL NORTH PS- PASCHIM BARDDHAMAN WEST BENGAL-713302	-	13,38,750	-	-	13,38,750	NEFT/RTGS/CHEQUE
15	ADHIRAJ MAJUMDER	A/41, PURBA RAJAPUR, PO- SANTOSHPUR, PS- SERVEY PARK, S.O. KOLKATA 700075	-	51,000	-	-	51,000	NEFT/RTGS/CHEQUE
16	ADITYA SAHA	C3/8 DANKUNI HOUSING ESTATE PO-DANKUNI PS-DANKUNI DIST-HOOGHLY WEST BENGAL PIN-712311	-	36,01,703	-	-	36,01,703	NEFT/RTGS/CHEQUE
17	AJIJUL ALI	RAJARHAT, PIN 700135	-	18,47,920	-	-	18,47,920	NEFT/RTGS/CHEQUE
18	AMAR BHAKAT	PARBATIPUR, TAMLUK, PO & PS- TAMLUK DIST- PURBA MEDINIPUR WEST BENGAL -721636	-	36,15,151	-	-	36,15,151	NEFT/RTGS/CHEQUE
19	ANINDYA ROY CHOUDHURY	11/1, SARADAMANI ROAD, NABAGRAM, WEST BENGAL, HOOGHLY-712246	-	51,000	-	-	51,000	NEFT/RTGS/CHEQUE
20	ANIRBAN JANA	KANTHI, ATHILAGARI, PO &PS- CONTAI, DIST- PURBA MEDINIPUR, WEST BENGAL-721401	-	51,000	-	-	51,000	NEFT/RTGS/CHEQUE
21	APARAJITA BASU	13A, SUHASINI GANGULY SARANI, AMAR PHARMACY, PO & PS-KALIGHAT, DIST.- KOLKATA, WEST BENGAL- 700025	-	2,94,792	-	-	2,94,792	NEFT/RTGS/CHEQUE

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22	ARPAN CHATTARAJ	VILL-MITHANI , CITY- ASANSOL, PO-MITHANI, PS-KULTI, DIST-PASCHIM BARDHAMAN, WEST BENGAL PIN-713371		-	32,00,098	-	-	32,00,098	NEFT/RTGS/CHEQUE
23	ARPITA MUKHERJEE	3/13, LIG TOWER 3,ACTION AREA 2, AKANKHA MORE,P.O.- & P.S.- NEWTOWN, DIST-NORTH24PGS,STATE- WEST BENGAL, PIN-700156		-	10,001	-	-	10,001	NEFT/RTGS/CHEQUE
24	ATANU KUMAR DEY	3NO NARASIGHAPUR PO- PS-NANDIGRAM DIST-NEAST MIDNAPUR, WEST BENGAL, PIN-721656		-	24,77,573	-	-	24,77,573	NEFT/RTGS/CHEQUE
25	BISWAJIT SAHA / SANKARI SAHA	RAMKRISHNA MISSION ROAD EXTN., TOWN BARDOWALI, PO-AGARTALA, PS- WEST AGARTALA, DIST- WEST TRIPURA PIN-799001		-	25,69,653	-	-	25,69,653	NEFT/RTGS/CHEQUE
26	CHUMKI BHATTACHARYA	MEGADRI COOPEARATIVE HOUSING SOCIETY, FLAT NO- 804. NEW TOWN MAIN ROAD, OPPOSITE TANK NO-8 PO & PS- NEW TOWN, DIST- N24PARGANAS WEST BENGAL - 700156		-	51,000	-	-	51,000	NEFT/RTGS/CHEQUE
27	KAMAL ROY	DOSHI RESIDANCY,FLAT NO-1C DHANDAPANI STREET,PO-T NAGAR, P.S- DIST-CHENNAI, TAMILNADU-600017		-	20,61,314	-	-	20,61,314	NEFT/RTGS/CHEQUE
28	KIRAN VERMA	161/1J DR. G. S. ROAD PO-TIJALA PS-KASBA DIST-S24PGS WB PIN-700039		-	19,59,433	-	-	19,59,433	NEFT/RTGS/CHEQUE
29	LABONI MAJI	SUDHA VILLA RABINDRANAGAR PO-CHELIDANGA PS-HIRAPUR DIST- PASCHIM BARDHAMAN WB PIN-713304		-	34,75,947	-	-	34,75,947	NEFT/RTGS/CHEQUE
30	LILI SAHOO	JEMADEIPUR, PO&PS- CHANDPUR, DIST- NAYAGARH, ODISHA-752024/		-	6,94,792	-	-	6,94,792	NEFT/RTGS/CHEQUE
31	MAITREYEE JAGANNATH	BADAMBAGARH, BADAMGARH, BADAMBA (NIZIGARH), CUTTACK, BARAMBAGARH, ODISHA 754031		-	1,00,000	-	-	1,00,000	NEFT/RTGS/CHEQUE
32	MD DILWAR HUSSAIN	S/O MD. SUJAYET ALI, ALINAGAR, PO- DAKSHIN ALINAGAR, PS-MALDA,DIST- N24PGS , STATE - WEST BENGAL, PIN-700135		-	51,000	-	-	51,000	NEFT/RTGS/CHEQUE
33	MEHENUR YASMIN	RAJNAGAR MODEL, KALIACHAK, KALIACHAK-1, MALDA, WESTBENGAL 732201		-	26,59,273	-	-	26,59,273	NEFT/RTGS/CHEQUE
34	MILI BANERJEE	11A/34, SAPTARSHI PARK, SANKARPUR WEST, PO-ABL TOWNSHIP, PS- DURGAPUR, DIST- PASCHIM BARDHAMAN, PIN-713206		-	4,07,669	-	-	4,07,669	NEFT/RTGS/CHEQUE
35	MILON KUMAR TRIPATHI	NANDIGRAM, PO- NANDIGRAM, PS- NANDIGRAM, DIST- PURBA MEDINIPUR, WEST BENGAL-721631		-	2,94,688	-	-	2,94,688	NEFT/RTGS/CHEQUE
36	MOUMITA RAY CHOUDHURY DHAR	PROPER NO-125, FIRST FLOOR, T-EXTN., NEAR SURYA MODEL SCHOOL, VISHWAS PARK, PO-PALAM, PS- UTTAM NAGAR, WEST DELHI-110059		-	51,000	-	-	51,000	NEFT/RTGS/CHEQUE
37	MUKUND MISHRA	NANDAN, RANISAYAR, P.O.- RANIGAUNJ, DIST.- WEST BURDWAN, PIN-713358		-	22,51,000	-	-	22,51,000	NEFT/RTGS/CHEQUE
38	NEHA CHOMAL	16, BAGMARI LANE, PO- PS- DIST- NORTH 24PGS WEST BENGAL 700054		-	11,001	-	-	11,001	NEFT/RTGS/CHEQUE
39	NILAY MAJI	S/O : NAKUL MAJI, RANGIBASAN, PURBA MEDINIPUR, MAHISADAL WEST BENGAL 721628		-	5,97,300	-	-	5,97,300	NEFT/RTGS/CHEQUE
40	PRATITI LAHIRI	41,BANGHA BHANGA PALLY, KOLKATA, PO.- PURBA PUTIARY,PS.- REGENT PARK,DIST.- SOUTH 24 PGS.WEST BENGAL-700093		-	22,72,005	-	-	22,72,005	NEFT/RTGS/CHEQUE
41	PURENDU LAL BOSE	TIRUPATI PLAZA, 3RD FLOOR, 74/2 AJC BOSE ROAD PO-PARK STREET, PS-PARK STREET, DIST - KOLKATA STATE- WB 700016		-	28,17,264	-	-	28,17,264	NEFT/RTGS/CHEQUE
42	RAHUL GHOSH / DALIYA GHOSH SARKAR	DHARA PARA, MADRASI BAGAN, PO & PS-CHANDANNAGAR, DIST HOOGHLY, WEST BENGAL-712136		-	9,18,973	-	-	9,18,973	NEFT/RTGS/CHEQUE
43	RAHUL KUMAR SHAW	22/91 RAJA MANINDRA ROAD PO- BELGACHIA PS- CHITPORE KOLKATA 700037		-	25,01,204	-	-	25,01,204	NEFT/RTGS/CHEQUE
44	RIMSA NAZ	VILL-URDU CHOWK GHAZIPUR PO-TARAPUR PS-TARAPUR DIST MUNGER STATE- BIHAR PIN-813321		-	21,75,000	-	-	21,75,000	NEFT/RTGS/CHEQUE
45	SK ABUL KALAM AZAD	BHATURIA , P.O.- MATIAGHACHHA,P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS WEST BENGAL-700135		-	18,83,500	-	-	18,83,500	NEFT/RTGS/CHEQUE
46	SK MOHAMMAD ARIF	MIYABAZAR, PANPARA, MIDNAPORE, PO- MIDNAPORE, PS-KATWALI, DIST- WEST MIDNAPORE, WEST BENGAL 721101		-	36,69,018	-	-	36,69,018	NEFT/RTGS/CHEQUE
47	SK SAFIUDDIN	S/O SHEKH KAMAL UDDIN PO-DUMKA, PS- DUMKA, KHIJURIA DUMKA JHARKHAND PIN-814101		-	51,000	-	-	51,000	NEFT/RTGS/CHEQUE
48	SUBRATA KAR	SRISHTI VALLY FLAT NO-2A KAIKHALI CHIRIAMORE PIN-700136		-	24,30,872	-	-	24,30,872	NEFT/RTGS/CHEQUE

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49	SUNITA DAS	BLOCK- F E-501,SECTOR-3, SALT LAKE CITY, PO-IB MARKET, PS-BIDHANNAGAR SOUTH,N24PGS, WEST BENGAL -700106	-	51,000	-	-	51,000	NEFT/RTGS/CHEQUE
50	SUJIT KUMAR SHAW	43/1 JIBAN KRISHNA MITRA ROAD PO-BELGACHIA PS- CHITPUR KOLKATA-700037	-	25,01,204	-	-	25,01,204	NEFT/RTGS/CHEQUE
51	SUVAM KUMAR SAR	76/A, K. G. BOSE SARANI KOLKATA WEST BENGAL 700085	-	24,58,100	-	-	24,58,100	NEFT/RTGS/CHEQUE
52	SUVODIP SAHA	17,BEDIA DANGA MASJID BARI LANE, KASBA, LALKUTHI, SAILA GARDEN APARTMENT FLAT NO-404 4TH FLOOR KOLKATA 700039	-	10,66,358	-	-	10,66,358	NEFT/RTGS/CHEQUE
53	TANMAY ANAND CHATTERJEE	9/4, ASHOKE AVENUE, A- ZONE, DURGAPUR, PO- DST A- ZONE, PS. AUROBINDO, DIST- WEST BENGAL 713204	-	23,57,502	-	-	23,57,502	NEFT/RTGS/CHEQUE
54	TANUSHREE SINHA	C/O PARTHA SARATHI DESHBANDHU ROAD PO- NOAPARA PS- BARASAT DIST- KOLKATA WEST BENGAL PIN-700125	-	13,89,042	-	-	13,89,042	NEFT/RTGS/CHEQUE
55	TAPAN DAS / RUNU DAS	DUILLYA DAS PARA (MILL GATE), PO- DUILYA, PS- SANKRAIL, DIST- HOWRAH. WEST BENGAL 711302	-	8,44,688	-	-	8,44,688	NEFT/RTGS/CHEQUE
56	TAPAN MAITI	NEAR OF SBI PORT BRANCH VILL-KHANJANCHAK HALDIA (M) KHANJANCHAK,PURBA MEDINIPUR WEST BENGAL PIN-721602	-	25,20,171	-	-	25,20,171	NEFT/RTGS/CHEQUE
57	TAPAS BANIK	BB12/4 RABINDRA PALLY, JYANGRA, RAJARHAT GOPALPUR (M), N24PGS, WEST BENGAL 700059	-	51,000	-	-	51,000	NEFT/RTGS/CHEQUE
58	VISWAROOP SETT	ASHIRWAD MANKUNDU STATION ROAD, PIRTALA, CHANDANNAGAR, HOOGLY WB 712136	-	38,42,803	-	-	38,42,803	NEFT/RTGS/CHEQUE
59	JAYANTA KUMAR CHAKRABORTI	C/O BATA KRISHNA CHAKRABORTY, SWAMIJI APARTMENT, PHASE 2, BLOCK-B FLAT 502, 222/16 GIRISH GHOSH ROAD, BELUR, BALLY (M), HOWRAH, WEST BENGAL-711202	-	6,74,999	-	-	6,74,999	NEFT/RTGS/CHEQUE
60	SATESH KUMAR AGARWAL	DEFFODIL LABELLA VITA, BL-B, FL-3G, AS130, TEGHORIA, RAJARHAT, DIST-N24PGS WEST BENGAL 700157	-	11,37,500	-	-	11,37,500	NEFT/RTGS/CHEQUE
61	SHALINI ROY / BISWADIP BISWAS	FLAT NO-307, 3RD FLOOR, KRISHTI PLAZA, KALIPARK, RAJARHAT, GOPALPUR (M), N24PGS WEST BENGAL 700136	-	7,05,000	-	-	7,05,000	NEFT/RTGS/CHEQUE
62	SUDIP GHOSH	304/2 BAGMARI ROAD PO-KANKURGACHI PS-KANKURGACHI DIST-KOLKATA PIN-700054	-	25,00,000	-	-	25,00,000	NEFT/RTGS/CHEQUE
63	SUMAN KUMAR GHOSH	GREENFIELD ELEGANCE, HIG-3 PANACHE FL-2B, GOURANGANAGAR, N24PGS, WEST BENGAL 700162	-	4,50,000	-	-	4,50,000	NEFT/RTGS/CHEQUE
			-	9,66,23,607	-	-	9,66,23,607	

G.L. SINGHAL & CO.
Kolkata
Chartered Accountants

NITU DEVELOPERS PVT. LTD.

DIRECTOR

NITU DEVELOPERS PVT. LTD.

DIRECTOR

NITU DEVELOPERS PRIVATE LIMITED
(CIN:U74900WB2011PTC166103)
P.O. & VILL - LAUHTI, RAJARHAT, KOLKATA - 700135

LIST OF SHARE HOLDERS AS ON 31.03.2024

SL.NO	FOLIO NO	NAME & ADDRESS	NO.OF SHARES	PERCENTAGE (%)
1	1	*JAMALUDDIN MOLLA* LAUHATI, RAJARHAT, NORTH 24 PARGANAS, KOLKATA - 700135	1,34,000	67.34%
2	2	*HALIMA BIBI* LAUHATI, RAJARHAT, NORTH 24 PARGANAS, KOLKATA - 700135	65,000	32.66%
TOTAL NUMBER OF SHARES			**1,99,000**	**100.00%**

NITU DEVELOPERS PVT. LTD.
Jamaluddin Molla
DIRECTOR

NITU DEVELOPERS PVT. LTD.
DIRECTOR

NITU DEVELOPERS PRIVATE LIMITED
(CIN: U74900WB2011PTC166103)
P.O. & VILL - LAUHTI, RAJARHAT, KOLKATA - 700135

LIST OF DIRECTORS AS ON 31.03.2024

SL NO.	NAME & ADDRESS	DIN	PAN	DESIGNATION
1	JAMALUDDIN MOLLA LAUHATI, RAJARHAT, NORTH 24 PARGANAS, KOLKATA - 700135	03584829	AIYPM1138K	DIRECTOR
2	HALIMA BIBI LAUHATI, RAJARHAT, NORTH 24 PARGANAS, KOLKATA - 700135	03584840	AHPPB7957D	DIRECTOR

NITU DEVELOPERS PVT. LTD.
DIRECTOR

NITU DEVELOPERS PVT. LTD.
Jmaluddin Molla
DIRECTOR