



DAMLE DHANDHANIA & CO.

TEMPLE TOWER
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Opp. Ballygunge Birla Mandir
Kolkata - 700 019
Phone : 033 4003 1388
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AUDITORS' REPORT

TO THE PARTNERS OF JOKA VATIKA PROJECTS

We have audited the attached Balance Sheet of **JOKA VATIKA PROJECTS** as at 31st March 2025, and the related Profit and Loss Account annexed thereto, which we have signed under reference to this report. These financial statements are the responsibilities of Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

We report that:

- i. We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of our audit;
- ii. In our opinion, proper books of account as required by law have been kept by the firm, so far as appears from our examinations of those books;
- iii. The Balance Sheet and Profit and loss Account dealt with by this report is in agreement with the books of accounts;
- vi. In our opinion and to the best of our information and according to the explanations given to us, the said accounts and read with the other notes thereon, give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:



- a. In the case of Balance Sheet, of the state of affairs of the Company as at 31st March 2025.
- b. In the case of the Profit and Loss Account, of the Profit of the firm for the year ended on that date;

For DAMLE DHANDHANIA & CO.
Chartered Accountants
Firm's Registration No. 325361E



A handwritten signature in blue ink, appearing to read "Ajay Dhandhania", written over a horizontal line.

Place of Signature: Kolkata

Date: 15-07-2025

UDIN No. 25059061BMFYBA7484

Ajay Dhandhania, FCA
Partner
Membership No. 059061

JOKA VATIKA PROJECTS

54A, SARAT BOSE ROAD, 5TH FLOOR, KOLKATA- 700025

Balance Sheet as at 31 March 2025

(Amount in Rs.)

	Particulars	Note	31 March 2025	31 March 2024
I	EQUITY AND LIABILITIES			
1	Owners' Funds			
(a)	Partners' contribution as fixed capital	1	10,00,000	10,00,000
(b)	Partners contribution as current capital		10,21,305	9,30,299
			20,21,305	19,30,299
2	Non-current liabilities			
(a)	Long-term borrowings	2	17,02,97,753	1,20,18,517
			17,02,97,753	1,20,18,517
3	Current liabilities			
(a)	Short-term borrowings	2	10,56,67,181	17,82,96,553
(b)	Trade payables	3	22,62,305	22,10,711
(c)	Other current liabilities	4	17,36,25,796	9,00,39,220
(d)	Short-term provisions	5	1,30,583	34,160
			28,16,85,865	27,05,80,643
	Total		45,40,04,923	28,45,29,459
II	ASSETS			
1	Non-current assets			
	Property, Plant and Equipment and Intangible assets			
	Capital work in progress	6	39,90,26,940	16,69,08,635
			39,90,26,940	16,69,08,635
2	Current assets			
(a)	Trade Receivables	7	2,09,21,541	2,79,38,170
(b)	Cash and bank balances	8	1,34,22,407	1,86,56,431
(c)	Short Term Loans and Advances	9	2,06,34,035	7,00,37,233
(d)	Other current assets	10	-	9,88,990
			5,49,77,983	11,76,20,825
	Total		45,40,04,923	28,45,29,459

As per our report of even date attached

For Damle Dhandhanian & Co.

Chartered Accountants

Firm's registration number : 325361E




Ajay Dhandhanian, FCA

Partner

Membership number : 059061

Place : Kolkata

Date: 15-07-2025

UDIN: 25059061BMF4BA7484

Joka Vatika Projects


Partner/Authorised Signatory

(Harsh Jain)

(Partner)

Joka Vatika Projects


Partner/Authorised Signatory

(Sutesh Kedia)

(Partner)

JOKA VATIKA PROJECTS

54A, SARAT BOSE ROAD, 5TH FLOOR, KOLKATA- 700025

Statement of Profit and Loss for the year ended, 31st March, 2025

(Amount in Rs.)

	Particulars	Note	31 March 2025	31 March 2024
II	Other Income	11	4,47,269	1,25,308
III	Total Income (I+II)		4,47,269	1,25,308
IV	Expenses:			
(d)	Other expenses	12	28,734	17,274
	Total expenses		28,734	17,274
V	Profit/(loss) before exceptional and extraordinary items, partners' remuneration and tax (III- IV)		4,18,536	1,08,034
VI	Exceptional items (specify nature & provide note/delete if none)		-	-
VII	Profit/(loss) before extraordinary items, partners' remuneration and tax (V-VI)		4,18,536	1,08,034
VIII	Extraordinary Items (specify nature & provide note/delete if none)		-	-
IX	Profit before, partners' remuneration and tax (VII-VIII)		4,18,536	1,08,034
X	Partners' remuneration*			
XI	Profit before tax (IX- X)			
XII	Tax expense:			
(a)	Current tax		1,30,583	34,160
(b)	Excess/ Short provision of tax relating to earlier years		-	-
(c)	Deferred tax charge/ (benefit)		-	-
			1,30,583	34,160
XIII	Profit/(Loss) for the period from continuing operations (IXI-XII)		2,87,952	73,874
XIVII	Profit/(loss) from discontinuing operations		-	-
XVIII	Tax expense of discontinuing operations		-	-
XIVI	Profit/(loss) from discontinuing operations (after tax) (XIVII-XVIII)		-	-
XVII	Profit/(Loss) for the year (XIII+XIVI)		2,87,952	73,874
	The accompanying notes are an integral part of the financial statements			

As per our report of even date attached

For Damle Dhandhanian & Co.

Chartered Accountants

Firm's registration number : 325361E

Ajay Dhandhanian, FCA

Partner

Membership number : 059061

Place : Kolkata

Date: 15-07-2025

UDIN: 25059061B4F4BA7484



Joka Vatika Projects

Partner/Authorised Signatory

(Harsh Jain)

(Partner)

Joka Vatika Projects

Partner/Authorised Signatory

(Sutesh Kedia)

(Partner)

JOKA VATIKA PROJECTS

54A, SARAT BOSE ROAD, 5TH FLOOR, KOLKATA- 700025

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

Note - 1 Partners' Capital Account

(Amount in Rs.)

Sr. No.	Name of Partner/ Proprietor/ Owner	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Capital Introduced/ contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2025 (Closing Balance)
1	Ankit Anchalia	14.00%	1,40,000		-	-	-		1,40,000
2	Deepali Poddar	14.00%	1,40,000		-	-	-		1,40,000
3	Harsh Kumar Jain	14.00%	1,40,000		-	-	-		1,40,000
4	Suchait Patni	14.00%	1,40,000		-	-	-		1,40,000
5	Sutesh Kedia	14.00%	1,40,000		-	-	-		1,40,000
6	Nupur Poddar	20.00%	2,00,000		-	-	-		2,00,000
7	Sonal Khandelwal	10.00%	1,00,000		-	-	-		1,00,000
			10,00,000	-	-	-	-	-	10,00,000

Note-1 Partners' Current Account

(Amount in Rs.)

Sr. No.	Name of Partner/ Proprietor/ Owner	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Capital Introduced/ contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2025 (Closing Balance)
1	Ankit Anchalia	14.00%	(1,16,879)	-	-	-	14,400.00	40,313	(90,966)
2	Deepali Poddar	14.00%	(1,16,879)	-	-	-	14,400.00	40,313	(90,966)
3	Harsh Kumar Jain	14.00%	2,28,194	13,20,235	-	-	14,400.00	40,313	15,74,341
4	Mayank Jajodia	0.00%	14,97,182	-	-	-	14,97,181.67	-	-
5	Suchait Patni	14.00%	(1,16,879)	-	-	-	14,400.00	40,313	(90,966)
6	Sutesh Kedia	14.00%	(1,16,879)	-	-	-	14,400.00	40,313	(90,966)
7	Nupur Poddar	20.00%	-	26,400	-	-	2,10,680.27	57,591	(1,26,689)
8	Sonal Khandelwal	10.00%	-	25,600	-	-	1,16,879.17	28,796	(62,483)
9	M/s AKD Vinimay Pvt Ltd	0.00%	(1,16,879)	1,16,879	-	-	-	-0	(0)
10	M/s Ionic Exports Pvt Ltd	0.00%	(2,10,680)	2,10,680	-	-	-	-	-
			9,30,299	16,99,794	-	-	18,96,741	2,87,952	10,21,305
Total			19,30,299	16,99,794	-	-	18,96,741	2,87,952	20,21,305
Previous Year (PY)			7,36,953	12,37,715	-	-	10,18,242	73,874	10,30,299



JOKA VATIKA PROJECTS

54A, SARAT BOSE ROAD, 5TH FLOOR, KOLKATA- 700025

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

Note	Particulars	(Amount in Rs.)		(Amount in Rs.)	
		Long Term		Short Term	
		31 March 2025	31 March 2024	31 March 2025	31 March 2024
2	Borrowings				
	<u>Secured</u>				
(a)	Term loans				
	From Banks:				
	ICICI Bank Ltd- Loan A/c 603090031364	11,78,04,862	-	9,75,00,000	13,41,40,887
(b)	Loans repayable on demand				
	From Banks				
	Bank Overdraft	-	-	81,704	-
	Total (A)	11,78,04,862	-	9,75,81,704	13,41,40,887
	<u>Unsecured</u>				
(c)	Loans repayable on demand, Interest Free from other parties:				
	Chariot India Pvt Ltd	50,00,000	-	3,17,982	50,61,274
	Core Resource Finance Ltd	1,06,37,339	1,00,06,904	6,70,152	6,30,435
	Mahendra Kumar Jain	10,00,000	10,05,696	64,693	63,359
	Mangalam Capacitor Pvt. Ltd.	-	-	10,30,206	-
	Meena Devi Patni Jain	21,30,219	10,05,917	1,34,203	11,24,302
	Namokar Properties Pvt. Ltd.	20,98,039	-	1,32,177	40,98,039
	Namokar Residency Pvt Ltd	-	-	21,26,000	-
	Sargam Vinimay Pvt Ltd	10,00,000	-	63,597	10,12,254
	Vendure Agents Pvt Ltd.	80,28,997	-	5,05,827	80,28,997
	Vikramshilla Credit & Fincest Pvt Ltd	85,98,297	-	5,41,692	85,98,297
	J. C. Properties Pvt. Ltd.	-	-	-	10,00,000
	from related parties:				
	Mahendra Kumar Pandya HUF	1,40,00,000	-	8,86,184	1,45,38,709
	Mayank Jajodia (U/L)	-	-	16,12,765	-
	Total (B)	5,24,92,891	1,20,18,517	80,85,478	4,41,55,666
	Total (A) + (B)	17,02,97,753	1,20,18,517	10,56,67,181	17,82,96,553



JÖKA VATIKA PROJECTS

54A, SARAT BOSE ROAD, 5TH FLOOR, KOLKATA- 700025

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

(Amount in Rs.)

Particulars		31 March 2025	31 March 2024																				
3	Trade payables	31 March 2025	31 March 2024																				
(a)	Total outstanding dues of micro, small and medium enterprises	-	-																				
(b)	Total outstanding dues of creditors other than micro, small and medium enterprises	22,62,305	22,10,711																				
	Total Trade payables	22,62,305	22,10,711																				
4	Other current liabilities	31 March 2025	31 March 2024																				
(a)	Goods and Service tax payable	5,36,228	3,96,615																				
(b)	TDS payable	5,20,476	5,83,912																				
(c)	Other payables																						
	-Professional Tax Payable	-	(300)																				
	-Audit Fees payable	5,000	-																				
		10,61,704	9,80,227																				
(d)	Advance received against Land																						
	-Opening	8,90,58,993	1,04,37,152																				
	-Received During the Year	8,21,05,100	7,86,21,841																				
		17,11,64,092	8,90,58,993																				
(e)	Advance received against Property	14,00,000	-																				
	Total Other current liabilities	17,36,25,796	9,00,39,220																				
5	Provisions	<table> <tr> <th colspan="2">Long term</th><th colspan="2">Short term</th></tr> <tr> <th>31 March 2025</th><th>31 March 2024</th><th>31 March 2025</th><th>31 March 2024</th></tr> <tr> <td>-</td><td>-</td><td>-</td><td>-</td></tr> <tr> <td></td><td></td><td>1,30,583</td><td>34,160</td></tr> <tr> <td>-</td><td>-</td><td>1,30,583</td><td>34,160</td></tr> </table>		Long term		Short term		31 March 2025	31 March 2024	31 March 2025	31 March 2024	-	-	-	-			1,30,583	34,160	-	-	1,30,583	34,160
Long term		Short term																					
31 March 2025	31 March 2024	31 March 2025	31 March 2024																				
-	-	-	-																				
		1,30,583	34,160																				
-	-	1,30,583	34,160																				
(a)	Other provisions																						
	Provision for Income tax																						
	Total Provisions																						



JOKA VATIKA PROJECTS

54A, SARAT BOSE ROAD, 5TH FLOOR, KOLKATA- 700025

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

(Amount in Rs.)

6	Capital Work in Progress	31-Mar-25	31-Mar-24
	Opening Balance	16,69,08,634.92	25,69,845.62
	Add: Additions during the year		
	Land	-	-
	Construction Material Cost & Labour	19,15,10,720.78	12,46,90,155.14
	Construction Indirect Expense	1,78,02,800.79	2,54,63,580.73
	Construction Legal Charges	-	12,08,974.00
	Construction Financial Cost	2,26,36,982.71	1,26,46,557.43
	Statutory Expenses	1,67,801.00	3,29,522.00
	Accrued Expenses	-	-
	Less: Capitalized during the year	-	-
	Closing Balance (B)	39,90,26,940.20	16,69,08,634.92



JOKA VATIKA PROJECTS

54A, SARAT BOSE ROAD, 5TH FLOOR, KOLKATA- 700025

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

(Amount in Rs.)

7	Trade receivables	31 March 2025	31 March 2024								
(a)	Secured Considered good	-	-								
(b)	Unsecured Considered good	2,09,21,541	2,79,38,170								
(c)	Doubtful	-	-								
	Less: Provision for doubtful receivables	-	-								
	Total	2,09,21,541	2,79,38,170								
8	Cash and Bank Balances	31-March-2025	31-March-2024								
A	<u>Cash and cash equivalents</u>										
(a)	On current accounts	68,88,609	1,48,98,321								
(b)	Fixed Deposits	65,31,462	36,50,974								
(c)	Cash on hand	2,336	1,07,136								
	Total	1,34,22,407	1,86,56,431								
	Total Cash and bank balances	1,34,22,407	1,86,56,431								
9	Loans and advances	<table> <tr> <th colspan="2">Long Term</th><th colspan="2">Short Term</th></tr> <tr> <th>31 March 2025</th><th>31 March 2024</th><th>31 March 2025</th><th>31 March 2024</th></tr> </table>		Long Term		Short Term		31 March 2025	31 March 2024	31 March 2025	31 March 2024
Long Term		Short Term									
31 March 2025	31 March 2024	31 March 2025	31 March 2024								
	(Unsecured)										
(a)	Other loans and advances										
	- Advance to Supplier	65,490	1,52,15,513								
	Security Deposits	1,54,27,273	5,46,00,000								
	Balance with government authorities										
	- GST Receivable	46,72,091	-								
	- TDS Receivable	4,69,181	2,21,720								
	Total	2,06,34,035	7,00,37,233								
10	Other current assets	31-March-2025	31-March-2024								
(a)	Prepaid Expenses	-	9,88,990								
	Total	-	9,88,990								



JOKA VATIKA PROJECTS

54A, SARAT BOSE ROAD, 5TH FLOOR, KOLKATA- 700025

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

(Amount in Rs.)

11	Other income	31 March 2025	31 March 2024
(a)	Interest income	3,56,793	1,25,308
(b)	Sundry Balance Written Back	90,476	-
	Total other income	4,47,269	1,25,308
12	Other Expenses	31 March 2025	31 March 2024
(a)	Bank Charges	926	-
(b)	Professional Tax	2,800	-
(c)	Trade License	850	1,600
(d)	Interest Paid on TDS/GST	19,140	10,661
(e)	Audit Fees	5,000	5,000
(f)	Rounding off	18	13
	Total	28,734	17,274



JOKA VATIKA PROJECTS

54A, SARAT BOSE ROAD, 5TH FLOOR, KOLKATA- 700025

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

RELATED PARTY DISCLOSURE:

13. As per Accounting Standard 18, the disclosure of Transaction with the related parties are given below :

(a) Names of Related Parties and description of relationship-

Description of relationship	Name of the party
Key Management Personnel	Ankit Anchalia Deepali Poddar Harsh Jain Nupur Poddar Sonal Khandelwal Mayank Jajodia Suchait Patni Sutesh Kedia
Related to KMP	Arrjavv Builder Pvt Ltd Arrjavv Dankuni infrastructure LLP Arrjavv Farms and Project LLP Arrjavv Properties J C Properties Pvt Ltd Diva Jain Mahendra Kumar Pandya HUF

b) Names of related parties and amount involved :**i) Nature of transaction : Unsecured loan and advances given**

(Amount in Rs.)

Name	Opening balance as on 01.04.2024	Amount given during the year	Amount received during the year	Closing balance as on 31.03.2025
Mayank Jajodia	-	-	16,12,765	16,12,765
Arrjavv Dankuni infrastructure LLP	-	2,88,981	2,88,981	-
Arrjavv Farms and Project LLP	-	23,00,000	23,00,000	-
Arrjavv Properties	-	7,27,076	7,27,076	-
Diva Jain	-	7,00,000	7,00,000	-
J C Properties Pvt Ltd	10,00,000	10,00,000	-	-
Mahendra Kumar Pandya	1,45,38,709	5,38,709	8,86,184	1,48,86,184

The accompanying notes are an integral part of the financial statements.

For DAMLE DHANDHANIA & CO

Chartered Accountants

Firm Registration No.325361E

AJAY DHANDHANIA, FCA

Partner

Membership No.059061

Place : Kolkata

Date : 15-07-2025

UDIN: 250590618M FY BA 7484

**Joka Vatika Projects**

Harsh Jain

Partner/Authorised Signatory

(Harsh Jain)

(Partner)

Joka Vatika Projects

Sutesh Kedia

Partner/Authorised Signatory

(Sutesh Kedia)

(Partner)