

## Realmark Evana LLP

209, A.J.C Bose Road, Karnani Estate,  
5th Floor, Room No. 192,  
Kolkata - 700017  
(LLPIN: AAM - 3573)

### **BALANCE SHEET AS AT 31ST MARCH, 2023**

Particulars	Notes	As At 31st March,	As At 31st March,
		2023	2022
		Amount (Rs)	Amount (Rs)
<b><u>I. EQUITY AND LIABILITIES</u></b>			
<b><u>1. Partner's Fund</u></b>			
a. Partner's Capital	1		
(i) Fixed Contribution		500,000.00	500,000.00
(ii) Partner's Current Account		3,761,469.00	16,123,269.00
b. Reserve and Surplus		-	-
<b><u>2. Non Current Liabilities</u></b>			
a. Long Term Borrowings	2	45,448,218.00	31,291,342.00
<b><u>3. Current Liabilities</u></b>			
a. Other Current Liabilities	3	108,385.00	326,944.00
<b>TOTAL</b>		<b>49,818,072.00</b>	<b>48,241,555.00</b>
<b><u>II. ASSETS</u></b>			
<b><u>1. Non Current Assets</u></b>			
a. Other Non Current Assets		-	-
<b><u>2. Current Assets</u></b>			
a. Inventories	4	11,920,667.95	10,384,353.95
b. Cash & Bank Balances	5	387,105.05	341,902.05
c. Short Term Loan & Advances	6	37,510,299.00	37,515,299.00
d. Other Current Assets		-	-
<b>TOTAL</b>		<b>49,818,072.00</b>	<b>48,241,555.00</b>

Significant Accounting Policies

13

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

1 TO 17

Place: Kolkata

Date: 26.07.2023

For Realmark Evana LLP


**REALMARK EVANA LLP**

  
\_\_\_\_\_  
Designated Partner/ Authorised Signatory  
Rashmi Lohia

(Designated Partner)

DIN: 03603194

**REALMARK EVANA LLP**

  
\_\_\_\_\_  
Designated Partner/ Authorised Signatory  
Gagan Lohia

(Designated Partner)

DIN: 03603188

## Realmark Evana LLP

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### PROFIT & LOSS STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2023

Particulars	Notes	As At 31st March,	As At 31st March,
		2023	2022
		Amount (Rs)	Amount (Rs)
<b>INCOME</b>			
Revenue From Operation		-	-
Other Income		8,182.00	329.00
<b>TOTAL INCOME</b>		<b>8,182.00</b>	<b>329.00</b>
<b>EXPENSES</b>			
Purchases	7	-	23,422.00
(Increase)/Decrease in Inventories	8	(1,536,314.00)	(3,471,088.82)
Construction Cost	9	764,080.00	66,549.00
Finance Cost	10	485,180.00	1,545,740.00
Employee Benefit Expenses	11	150,000.00	1,695,480.00
Administrative & Other Expenses	12	145,236.00	140,226.82
<b>TOTAL EXPENSES</b>		<b>8,182.00</b>	<b>329.00</b>
<b>Profit Before Tax and partner's remuneration</b>		-	<b>(0.00)</b>
Partners' Remuneration		-	-
<b>Profit Before Tax</b>		-	<b>(0.00)</b>
Less: Provision for Income Tax		-	-
Less: Provision for Deferred Tax		-	-
Less: Income Tax Related to earlier years		-	-
<b>Profit/ (Loss) After Tax</b>		-	<b>(0.00)</b>
Less: Transfer to Reserve and Surplus		-	-
<b>Profit/(Loss) transfer to partner's current A/c.</b>		-	<b>(0.00)</b>

Significant Accounting Policies

13

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

1 TO 17

Place: Kolkata

Date: 26.07.2023

For Realmark Evana LLP

**REALMARK EVANA LLP**



Designated Partner/ Authorised Signatory

Rashmi Lohia

(Designated Partner)

DIN: 03603194

**REALMARK EVANA LLP**

Designated Partner/ Authorised Signatory

Gagan Lohia

(Designated Partner)

DIN: 03603188

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**Notes to the accounts for the year ended 31.03.2023**

**NOTE 1 :PARTNER'S FUND**

**(A)FIXED CONTRIBUTION**

**FY 2022-23**

(Amount in Rs.)

PARTNERS	Capital Contribution Ratio	Balance as at 1st April, 2022	Capital Introduced during the year	Withdrawals during the year	Balance as at 31st March, 2023
Gagan Lohia	10%	25,000	-	-	25,000
Rashmi Lohia	10%	25,000	-	-	25,000
Ram Chand Baheti	20%	125,000	-	-	125,000
Navneet Modi	20%	125,000	-	-	125,000
Realmark Realty Private Limited	40%	200,000	-	-	200,000
<b>Total</b>	<b>100%</b>	<b>500,000</b>	<b>-</b>	<b>-</b>	<b>500,000</b>

**FY 2021-22**

(Amount in Rs.)

PARTNERS	Capital Contribution Ratio	Balance as at 1st April, 2021	Capital Introduced during the year	Withdrawals during the year	Balance as at 31st March, 2022
Gagan Lohia	10%	25,000	-	-	25,000
Rashmi Lohia	10%	25,000	-	-	25,000
Ram Chand Baheti	20%	125,000	-	-	125,000
Navneet Modi	20%	125,000	-	-	125,000
Realmark Realty Private Limited	40%	200,000	-	-	200,000
<b>Total</b>	<b>100%</b>	<b>500,000</b>	<b>-</b>	<b>-</b>	<b>500,000</b>

**(B) CURRENT ACCOUNT**

**FY 2022-23**

(Amount in Rs.)

PARTNERS	Credit Balance on 1st April, 2022	Receipts during the year	Withdrawals During The Year	Share of Profit Credited During the Year	Credit/(Debit) Balance as at 31st March, 2023
Gagan Lohia	225,000	-	-	-	225,000
Rashmi Lohia	800,000	-	25,000	-	775,000
Navneet Modi	375,000	-	-	-	375,000
Realmark Realty Private Limited	14,723,269	68,200	12,405,000	-	2,386,469
<b>Total</b>	<b>16,123,269</b>	<b>68,200</b>	<b>12,430,000</b>	<b>-</b>	<b>3,761,469</b>

**FY 2021-22**

(Amount in Rs.)

PARTNERS	Credit Balance on 1st April, 2021	Receipts during the year	Withdrawals During The Year	Share of Profit Credited During the Year	Credit/(Debit) Balance as at 31st March, 2022
Gagan Lohia	225,000	-	-	-	225,000
Rashmi Lohia	800,000	-	-	-	800,000
Navneet Modi	375,000	-	-	-	375,000
Realmark Realty Private Limited	9,652,269	19,406,000	14,335,000	-	14,723,269
<b>Total</b>	<b>11,052,269</b>	<b>19,406,000</b>	<b>14,335,000</b>	<b>-</b>	<b>16,123,269</b>

<b>NOTE - 2 : LONG TERM BORROWINGS</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
<b>Unsecured</b>		
Loans From Body Corporate	34,804,218.00	16,711,342.00
Loans From other than Body Corporate	10,644,000.00	14,580,000.00
	<b>45,448,218.00</b>	<b>31,291,342.00</b>

a. The LLP does not have any continuing default in repayment of loans and interest on the balance sheet date.

**REALMARK EVANA LLP**

Designated Partner/ Authorised Signatory

**REALMARK EVANA LLP**

Designated Partner/ Authorised Signatory



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**Notes to the accounts for the year ended 31.03.2023**

<b>NOTE - 3 : OTHER CURRENT LIABILITIES</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
Liabilities for Expenses	55,110.00	81,153.00
Statutory Liabilities	53,275.00	245,791.00
	<b>108,385.00</b>	<b>326,944.00</b>

<b>NOTE - 4 : INVENTORIES</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
Construction Work in Progress (Tollygunge)	11,920,667.95	10,384,353.95
	<b>11,920,667.95</b>	<b>10,384,353.95</b>

<b>NOTE - 5 : CASH &amp; BANK BALANCES</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
<u>Cash and Cash Equivalents</u>		
Cash In Hand	380,136.00	338,242.00
Balance with banks In Current A/c -Kotak Mahindra Bank (2513229886)	6,969.05	3,660.05
	<b>387,105.05</b>	<b>341,902.05</b>

<b>NOTE - 6 : SHORT TERM LOANS &amp; ADVANCES</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
Advances for Joint Venture (Land)	37,000,000.00	37,000,000.00
Other Advances	500,000.00	505,000.00
Security Deposit	10,299.00	10,299.00
	<b>37,510,299.00</b>	<b>37,515,299.00</b>

<b>NOTE - 7 : PURCHASES</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
CCTV Camera	-	23,422.00
	<b>-</b>	<b>23,422.00</b>

<b>NOTE - 8 : INCREASE/(DECREASE) IN INVENTORY</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
<b>Inventories at the beginning of the year</b>		
Construction Work in Progress (Tollygunge)	1,03,84,353.95	6,913,265.13
	<b>10,384,353.95</b>	<b>6,913,265.13</b>
<b>Inventories at the end of the year</b>		
Construction Work in Progress (Tollygunge)	1,19,20,667.95	1,03,84,353.95
	<b>11,920,667.95</b>	<b>10,384,353.95</b>
	<b>(1,536,314.00)</b>	<b>(3,471,088.82)</b>

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**Notes to the accounts for the year ended 31.03.2023**

<b>NOTE - 9 : CONSTRUCTION COST</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
Architect Fees	289,100.00	-
Green Building Certification Fees	228,920.00	-
Site Misc Expenses	37,870.00	23,462.00
Security Expenses	208,190.00	43,087.00
	<b>7,64,080.00</b>	<b>66,549.00</b>

<b>NOTE - 10 : FINANCE COST</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
Interet on Loan	484,950.00	1,539,025.00
Interet on P Tax	20.00	114.00
Interest on TDS	210.00	6,601.00
	<b>4,85,180.00</b>	<b>15,45,740.00</b>

<b>NOTE - 11 : EMPLOYEE BENEFIT EXPENSES</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
Salary	150,000.00	1,695,480.00
	<b>150,000.00</b>	<b>1,695,480.00</b>

<b>NOTE - 12 : ADMINISTRATIVE &amp; OTHER EXPENSES</b>	As At 31st March, 2023	As At 31st March, 2022
	Amount (Rs)	Amount (Rs)
Bank Charges	1,180.00	472.00
Conveyance	-	2,778.00
Electricity Expenses	13,121.00	14,631.00
Filing Fees	360.00	251.00
General Expenses	5,690.00	30,000.00
Office Expenses	119,666.00	89,828.00
Printing & Stationery	210.00	-
Professional fees	-	500.00
Round off	9.00	0.36
Telephone Expenses	-	1,766.46
Professiona Tax- Company	5,000.00	-
	<b>145,236.00</b>	<b>140,226.82</b>

For Realmark Evana LLP  
**REALMARK EVANA LLP**

*Rashmi*

Designated Partner/ Authorised Signatory

(Designated Partner)  
DIN: 03603194

For Realmark Evana LLP  
**REALMARK EVANA LLP**

*Gagan*

Designated Partner/ Authorised Signatory

(Designated Partner)  
DIN: 03603188

## Realmark Evana LLP

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### Notes to the accounts for the period from 01.04.2022 to 31.03.2023

#### Note No. 13 Significant Accounting Policies for the year ended 31.03.2023

a. **Basis of preparation of financial statements**

The financial statements are prepared under the historical cost convention, except stated otherwise, on an accrual basis and in accordance with the generally accepted accounting principles in India.

b. **Use of estimates:**

The preparation of the financial statements in conformity with Indian GAAP requires the Partners to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Partners believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

c. **Property, Plant and Equipments**

The LLP have no Property, Plant & Equipments during the year.

d. **Depreciation & Amortisation**

Since there is no Property, Plant & Equipments held by the LLP, hence no depreciation charged.

e. **Revenue recognition**

All revenue and expenses are accounted for on accrual basis except as otherwise stated.

Revenue from service is recognised on completed service method.

Interest income is recognised on time proportion basis taking into account the amount outstanding and rate applicable.

The sales is recognised at the point of handing over the possession of the constructed space. The sale has been accounted for on project completion basis.

All expenses including depreciation related to particular project has been transferred to WIP of the relevant projects.

f. **Inventories**

**Basis of Valuation:**

Inventory of Construction work-in-progress is valued at cost. Cost consists of cost of land, construction cost incurred, attributable overheads and estimated proportionate share of indirect expenses.

Cost of Construction materials purchased is directly charged to the ongoing specific project irrespective of actual consumption and Inventory is taken and accounted for in books on completion of the project.

g. **Borrowing Costs**

i) Borrowing cost include interest and exchange difference arising from foreign currency borrowing to the extent they are regarded as an adjustment to the interest cost.

ii) Borrowing Costs attributable to the acquisition and construction of assets are capitalised as part of the cost of such asset upto the date when such asset is ready for its intended use. Other borrowing costs are treated as revenue expenditure.

h. **Provision for Current and Deferred Tax**

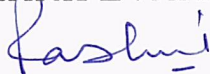
i) Provision for Current Tax is made on the basis of estimated taxable income for the current accounting year in accordance with the Income Tax Act,1961.

ii) The deferred tax for timing difference 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 in accordance with Accounting Standard AS-22 on "Accounting for taxes on income". Deferred Tax Asset arising mainly on account of brought forward losses and unabsorbed depreciation is recognised, only if there is a virtual certainty of its realisation, as per partner's estimate of future taxable income. Deferred tax asset on account of other timing differences are recognised only to the extent there is a reasonable certainty of its realisation. At each balance sheet date, carrying amount of deferred asset/liability shall be reviewed and the necessary adjustment to asset or liability shall be made.

i. **Provisions, Contingent Assets and Liabilities**

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation as a result of past events, it is probable that there will be an outflow of resources and a reliable estimate can be made of the amount obligation. Contingent assets are neither recognized nor disclosed in the financial statements. Contingent liabilities are not provided for and are disclosed by way of notes.

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**Notes to the accounts for the period from 01.04.2022 to 31.03.2023**

**Note No. 13 Significant Accounting Policies for the year ended 31.03.2023**

**j. Employee Retirement Benefits:**

**(1) Defined contribution plan:**

Defined contribution plan are recognised as an expense as and when it accrues.

**(2) Defined Benefit Plan:**

Defined Benefit Plan in respect of employees are recognised on payment basis.

**(3) Short Term Employee Benefits:**

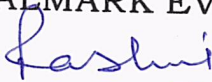
All Short term employee Benefits such as salaries, bonus etc are recognized on accrual basis and charged to profit & loss for the year in which related service is rendered.

Place: Kolkata

Date: 26.07.2023

For Realmark Evana LLP

**REALMARK EVANA LLP**



**Designated Partner/ Authorised Signatory**

Rashmi Chharia

(Designated Partner)

DIN: 03603194

For Realmark Evana LLP

**REALMARK EVANA LLP**



**Designated Partner/ Authorised Signatory**

(Designated Partner)

DIN: 03603188



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Amount in ₹	Amount in ₹
2022-23	2021-22

### 14 **CONTINGENT LIABILITIES**

a) Claim against the LLP / disputed liabilities not acknowledged as debts	-	-
b) Guarantees		
(i) Gurantees to Banks against credit facilities extended to third parties	-	-
(ii) Other Bank Guarantee O/s. as on 31.03.2023 (in Lacs)	-	-
c) Other Money for which the company is contingently liable	-	-

### 15 **DUES TO MICRO, SMALL AND MEDIUM ENTERPRISES**

The LLP has not received information from vendors regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 and hence disclosures relating to amounts unpaid as at the year end together with interest paid / payable under this act have not been given.

16 The accounts of certain Sundry Debtors and Creditors, are subject to confirmation / reconciliation and adjustment, if any. The Partners does not expect any material difference affecting the current year's financial statements.

In the opinion of the partners, the current assets, loans and advances are expected to realize at least the amount at which they are stated, if realized in the ordinary course of business and provision for all known liabilities have been adequately made in the books of accounts.

17 Figures for the previous years have been regrouped wherever necessary.

Place: Kolkata  
Date: 26.07.2023

For Realmark Evana LLP

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Designated Partner/ Authorised Signatory

Rashmi Lohia  
(Designated Partner)  
DIN: 03603194

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Designated Partner/ Authorised Signatory

Gagan Lohia  
(Designated Partner)  
DIN: 03603188



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AAM-3573

### COMPUTATION OF TOTAL INCOME

**ASSESSMENT YEAR 2023-24**

**PREVIOUS YEAR 2022-23**

	Amount in ₹	Amount in ₹
<b><u>INCOME FROM BUSINESS OR PROFESSION</u></b>		
Net Profit as per P/L account		-
Book Profit		-
Less: Remuneration to Partners - Note (a)		-
<b>Total income</b>		-
Add: Income Tax		-
Taxable Income		-
<b>Rounded off u/s 288A</b>		-
<b>Income chargeable to Normal Tax</b>	-	
Tax on Total Income:		
Tax on Normal Income @ 30%	-	-
<b>Add: Education Cess 4%</b>		-
<b>Tax Payables</b>		-
Less :- TDS		-
Less: Advance Tax Paid		-
Tax Payables/(Refundable)		-
<b>Rounded of U/s 288B</b>		-

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