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G A R V & Associates
Chartered Accountants
27A, HAZRA ROAD
Kolkata-700 029

MULTICON PRESTIGE RESIDENCES LLP

Independent Auditor's Report

To the Partners of **M/s Multicon Prestige Residences LLP**

Report on the Financial Statements

We have audited the accompanying Financial Statements of **M/s Multicon Prestige Residences LLP**, which comprise the Balance Sheet as at 31st March, 2025 and the Statement of Profit and Loss for the period ended on that date.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these Financial Statements that give a true and fair view of the financial position and financial performance of the LLP in accordance with applicable Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Auditor's Responsibility

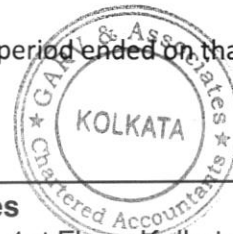
Our responsibility is to express an opinion on these Financial Statements based on our audit. We conducted our audit in accordance with the Applicable Standards on Auditing issued by the Institute of Chartered Accountants of India (ICAI). Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Financial Statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the Financial Statements.

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

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give a true and fair view in conformity with the accounting principles generally accepted in India:

- a) In the case of the Balance Sheet, of the state of affairs of the LLP as at 31st March, 2025;
- b) In the case of the Statement of Profit and Loss, of the loss for the period ended on that date;



Network : GARV & Affiliates

Branch : 19, R. N. Mukherjee Road, Eastern Building, 1st Floor, Kolkata 700 001
Kolkata | Bengaluru | Chennai | Guwahati | Hyderabad | Mumbai

Report on Other Legal and Regulatory Requirements

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 LLP so far as it appears from our examination of those books.
- C. The Balance Sheet and the Statement of Income and Expenditure dealt with by this Report are in agreement with the books of account.
- D. In our opinion, the aforesaid financial statements comply with the applicable Accounting Standards by the Institute of Chartered Accountants of India.

For G A R V & Associates
Chartered Accountants
Firm Registration No. 301094E



(Vikash Parakh)

Partner

MembershipNo: 061926

Place: Kolkata

Date: 20th September 2025

UDIN: 25061926BMMKIN8732



MULTICON PRESTIGE RESIDENCES LLP
Mansarowar, 3B CAMAC STREET, Park Street, Kolkata
Balance Sheet as at 31 March 2025

(Amount in Rs)

Particulars	Note	31-Mar-25	31-Mar-24
I. OWNERS' FUND AND LIABILITIES			
(1) Partners' Funds			
(a) Partners' Capital Account	3	1,00,000	1,00,000
(b) Partners' Current Account	3	(1,08,199)	(77,212)
Total		(8,199)	22,788
(2) Non-current liabilities			
(a) Long-term Borrowings	4	10,31,87,793	8,11,75,075
Total		10,31,87,793	8,11,75,075
(3) Current liabilities			
(a) Short term borrowings	5	-	3,68,946
(b) Trade Payables	6	85,67,752	38,06,761
(c) Other Current Liabilities	7	17,10,45,507	5,18,01,883
Total		17,96,13,259	5,59,77,590
Total Equity and Liabilities		28,27,92,853	13,71,75,452
II. ASSETS			
(1) Non-current assets			
(a) Property, Plant and Equipment and Intangible Assets			
(i) Property, Plant and Equipment	8	18,41,836	21,52,748
Total		18,41,836	21,52,748
(2) Current assets			
(a) Inventories	9	26,92,51,666	11,75,27,888
(c) Cash and cash equivalents	10	32,41,820	20,22,404
(d) Short-term Loans and Advances	11	2,81,273	3,07,606
(e) Other Current Assets	12	81,76,258	1,51,64,807
Total		28,09,51,017	13,50,22,705
Total Assets		28,27,92,853	13,71,75,453

See accompanying notes which form part of the financial statements

As per our report of even date

For G A R V & Associates

Chartered Accountants

Firm's Registration No. 301094E


Vikash Parakh

Partner

Membership No. 061926



Place: Kolkata

Date: 20th September 2025

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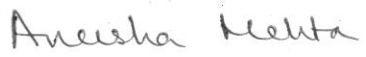
For MULTICON PRESTIGE RESIDENCES LLP

For MULTICON PRESTIGE RESIDENCES LLP


Authorised Signatory/ Designated Partner

Arjun Singh Mehta
Director
DIN - 01123411

For MULTICON PRESTIGE RESIDENCES LLP


Authorised Signatory/ Designated Partner

Aneasha Mehta
Director
DIN - 03068048

MULTICON PRESTIGE RESIDENCES LLP
Mansarowar, 3B CAMAC STREET, Park Street, Kolkata
Statement of Profit and loss for the year ended 31 March 2025

(Amount in Rs)

Particulars	Note no.	For the Year 31-03-2025	For the Year 31-03-2024
Revenue from Operations		-	-
Other Income	13	4,683	19,06,576
Total Income		4,683	19,06,576
Expenses			
Project Development and Construction Expenses	14	15,17,23,778	4,73,88,348
Change in Inventories of Work in Progress	15	(15,17,23,778)	(4,73,88,348)
Finance cost	16	-	19,17,453
Other Expenses	17	35,670	33,990
Total expenses		35,670	19,51,443
Profit/(Loss) before Exceptional and Extraordinary Item and Tax		(30,987)	(44,867)
Exceptional Item		-	-
Profit/(Loss) before Extraordinary Item and Tax		(30,987)	(44,867)
Prior Period Item		-	-
Profit/(Loss) before Tax		(30,987)	(44,867)
Tax Expenses			
- Current Tax		-	-
Profit/(Loss) for the period		(30,987)	(44,867)

See accompanying notes which form part of the financial statements

As per our report of even date

For G A R V & Associates
Chartered Accountants
Firm's Registration No. 301094E

Vikash Parakh

Vikash Parakh
Partner
Membership No. 061926



Place: Kolkata
Date: 20th September 2025
UDIN: 25061926 BMMKIN8732

For MULTICON PRESTIGE RESIDENCES LLP

For MULTICON PRESTIGE RESIDENCES LLP

Arjun Singh Mehta
Authorised Signatory/ Designated Partner

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Director
DIN - 01123411

For MULTICON PRESTIGE RESIDENCES LLP

Aneasha Mehta
Authorised Signatory/ Designated Partner

Aneasha Mehta
Director
DIN - 03068048

Note 3:**Partners' Capital Account**

(In Rs)

Sr No	Name of Partner	Partners' Share	Opening Capital	Addition	Withdrawal	Closing Capital
1	Multicon Realty Ltd	50%	50,000	-	-	50,000
2	Roshan Housing Projects Pvt Ltd.	50%	50,000	-	-	50,000
Total		100.00%	1,00,000	-	-	1,00,000

Partners' Current Account

(In Rs)

Sr No	Name of Partner	Partners' Share	Opening Capital	Addition	Withdrawal	Interest on Partners' Capital	Partners' Remuneration	Profit/(loss) during the year	Closing Capital
1	Multicon Realty Ltd	50%	(38,606)	-	-	-	-	(15,494)	(54,100)
2	Roshan Housing Projects Pvt Ltd.	50%	(38,606)	-	-	-	-	(15,494)	(54,100)
Total		100.00%	(77,212)	-	-	-	-	(30,987)	(1,08,199)



MULTICON PRESTIGE RESIDENCES LLP
Notes forming part of the Financial Statements

Note No.

4 Long term borrowings

(Amount in Rs)

Particulars	31 March 2025	31 March 2024
(A) Secured Loan :		
Term Loans		
-From banks	3,04,32,798	5,51,56,980
Less: Current maturities		
	3,04,32,798	5,51,56,980
(B) Deferred Payment Liabilities:		
-From banks	-	16,42,041
Less: Current maturities	-	3,68,946
	-	12,73,095
(C) Unsecured Loan:		
- From Partners	2,59,89,862	2,47,45,000
- From Others	4,67,65,133	-
	7,27,54,995	2,47,45,000
Total	10,31,87,793	8,11,75,075

Terms & Conditions of Secured Loan:

Name of the Bank/Institution	Security	Rate of Interest	Maturity	Amount of Loan
State Bank of India (CC A/c)	Project Land, Stocks & Receivables of the project	11.75	31-08-2025	3,04,32,798

5 Short term borrowings

(Amount in Rs)

Particulars	31 March 2025	31 March 2024
Current Maturities of Long Term Debt	-	3,68,946
Total	-	3,68,946

6 Trade payables

(Amount in Rs)

Particulars	31 March 2025	31 March 2024
Sundry Creditors for Goods	70,41,585	20,31,410
Sundry Creditors for Services	15,26,167	17,75,351
Total	85,67,752	38,06,761

7 Other current liabilities

(Amount in Rs)

Particulars	31 March 2025	31 March 2024
Advances from Customers	14,56,71,246	4,32,60,432
Other Payables	1,55,08,296	30,89,005
Security Deposits	29,81,385	29,81,385
Statutory Dues Payable	21,80,722	5,05,446
Salary Payable	99,801	46,050
Audit fees Payable	30,000	27,000
Retention Money	14,310	10,750
Interest on Unsecured Loan Payable	45,59,747	18,81,815
Total	17,10,45,507	5,18,01,883



Note 8 : Property, Plant & Equipment

Name of Assets	Gross Block				Depreciation and Amortization				Net Block
	As on 1-Apr-24	Addition	Deduction	As on 31-Mar-25	As on 1-Apr-24	for the year	Deduction	As on 31-Mar-25	As on 31-Mar-25
(i) Property, Plant and Equipment									
Vehicles	27,37,995	-	-	27,37,995	5,85,247	3,22,912	-	9,08,159	18,29,836
Laptop	-	20,000	-	20,000	-	8,000	-	8,000	12,000
Total	27,37,995	20,000	-	27,57,995	5,85,247	3,30,912	-	9,16,159	18,41,836

Name of Assets	Gross Block				Depreciation and Amortization				Net Block
	As on 1-Apr-23	Addition	Deduction	As on 31-Mar-24	As on 1-Apr-23	for the year	Deduction	As on 31-Mar-24	As on 31-Mar-24
(i) Property, Plant and Equipment									
Vehicles	27,37,995	-	-	27,37,995	2,05,350	3,79,897	-	5,85,247	21,52,748
Total	27,37,995	-	-	27,37,995	2,05,350	3,79,897	-	5,85,247	21,52,748



9 Inventories

(Amount in Rs)

Particulars	31 March 2025	31 March 2024
Work-in-progress	26,92,51,666	11,75,27,888
Total	26,92,51,666	11,75,27,888

10 Cash and cash equivalents

(Amount in Rs)

Particulars	31 March 2025	31 March 2024
Balances with banks		
-in Current Accounts	30,73,491	20,03,205
Cash on hand	1,68,329	19,199
Total	32,41,820	20,22,404

11 Short term loans and advances

(Amount in Rs)

Particulars	31 March 2025	31 March 2024
Advance Income Tax (Net of provision for taxes)	2,81,273	3,07,606
Total	2,81,273	3,07,606

12 Other current assets

(Amount in Rs)

Particulars	31 March 2025	31 March 2024
Advance to Creditors	77,52,484	1,47,41,033
Security Deposits	4,23,774	4,23,774
Total	81,76,258	1,51,64,807



MULTICON PRESTIGE RESIDENCES LLP
Notes forming part of the Financial Statements

13 Other Income

(In Rs)

Particulars	31 March 2025	31 March 2024
Interest Income	-	19,06,107
Interest on Income Tax Refund	4,679	460
Misc Income	4	9
Total	4,683	19,06,576

14 Project Development and Construction Expenses

(In Rs)

Particulars	31 March 2025	31 March 2024
Project Development & Construction Expenses	15,17,23,778	4,73,88,348
Total	15,17,23,778	4,73,88,348

15 Change in Inventories of Work in Progress and Finished Goods

(In Rs)

Particulars	31 March 2025	31 March 2024
Opening Inventories		
Work-in-progress	11,75,27,888	7,01,39,540
Less: Closing Inventories		
Work-in-progress	26,92,51,666	11,75,27,888
Total	(15,17,23,778)	(4,73,88,348)

16 Finance Cost

(In Rs)

Particulars	31 March 2025	31 March 2024
Interest on Loan	-	19,17,453
Total	-	19,17,453

17 Other expenses

(In Rs)

Particulars	31 March 2025	31 March 2024
Auditors' Remuneration		
-Audit Fees	30,000	30,000
Filing Fee	200	50
P.Tax Co.	2,500	2,500
Trade Licence	-	440
Late Fees	-	1,000
Sundry Balance Written off	2,380	-
Bank Interest Charges	590	-
Total	35,670	33,990



MULTICON PRESTIGE RESIDENCES LLP

LLPIN : AAZ-4917

SIGNIFICANT ACCOUNTING POLICIES

1. COMPANY INFORMATION

a) Multicon Prestige Residences LLP was incorporated on 23rd Novemeber,2021. The Company is engaged in business of property development and construction.

2. ACCOUNTING POLICIES:-

a) BASIS OF ACCOUNTING

Company follows " Project Completion Method " .i.e. expense incurred during the year are debited to work-in-progress account and income is accounted when the projects get completed/ substantially completed.

b) SUNDRY DEBTORS / CREDITORS

Balances of Sundry Debtors / Creditors and Advances are subject to confirmation from respective Parties.

c) INVENTORIES

Inventories consists of land and Construction development cost shown as project WIP and these are valued at cost.

d) DEFERRED TAX ASSETS

In view of the management there are no timing differences, hence as per the AS-22 issued by the Institute of Chartered Accountants of India, the LLP has not recognised any Deferred Tax Assets.

e) CONTINGENT LIABILITIES

There are no Contingent Liabilities.

As per our report of even date

For MULTICON PRESTIGE RESIDENCES LLP

For G A R V & Associates

Chartered Accountants

Firm's Registration No. 301094E



Vikash Parakh

Partner

Membership No. 061926

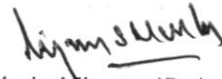


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For MULTICON PRESTIGE RESIDENCES LLP



Authorised Signatory/ Designated Partner

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Director

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For MULTICON PRESTIGE RESIDENCES LLP



Authorised Signatory/ Designated Partner

Aneisha Mehta

Director

DIN - 03068048