
INDEPENDENT AUDITORS' REPORT

**TO THE PARTNERS OF
MULANI & BHAGAT ASSOCIATES**

Opinion

We have audited the accompanying financial statements of **Mulani & Bhagat Associates** ("the Firm"), which comprise the balance sheet as at 31st March 2022 and the profit and loss account for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the entity as at 31st March 2021, and of its financial performance for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. 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 entity in accordance with the Code of Ethics issued by ICAI and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management 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 in accordance with accounting standards and accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity'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 entity or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists.

South Mumbai Office: - 503/505, J.S.Seth Road, 1st Floor, Chira Bazaar, Mumbai - 400 002.

Phone: 2205 4634 / 2208 1249



We conducted our audit in accordance with the Standards on Auditing issued by 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. In making those risk assessments, the auditor considers internal financial controls relevant to the preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether that has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. 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.

Report on Other legal and Regulatory Requirements

We report that:

- a) We have sought and obtained all the information and explanation which to the best of our knowledge and belief were necessary for the purpose of Audit.
- b) In our opinion, proper books of Accounts as required by Law have been kept so far as it appears from our examination of books.
- c) The Balance sheet, the statement of profit and Loss dealt with by this report in this are in agreement with the books of Accounts.
- d) In our opinion, the aforesaid financial statement comply with the Accounting standard issued by the institute of Chartered Accountants of India.

For **BHUWANIA & AGRAWAL ASSOCIATES**

(Chartered Accountants)

(Firm Registration no. 101483W)

SBhuwania

Shubham Bhuwania

(Partner)

Membership No. : 171789

UDIN : 22171789AJXTLE7758

Date : 30/05/2022

Place : Mumbai



Mulani & Bhagat Associates
Balance Sheet as at 31st March 2022
(Amount in rupees, unless otherwise stated)

Particulars	Note no.	As at 31st March, 2022	As at 31st March, 2021
ASSETS			
A Non-current assets			
a) Intangible assets	4	1,13,76,738	1,13,76,738
b) Deferred tax assets (Net)	5	-	-
	(A)	<u>1,13,76,738</u>	<u>1,13,76,738</u>
B Current assets			
a) Inventories	6	15,54,690	14,94,413
b) Financial assets			
i) Cash and cash equivalents	7	70,214	81,630
ii) Loans	8	1,83,40,879	33,40,879
c) Other current assets	9	32,158	26,519
	(B)	<u>1,99,97,941</u>	<u>49,43,441</u>
TOTAL (A + B)		<u><u>3,13,74,679</u></u>	<u><u>1,63,20,179</u></u>
EQUITY AND LIABILITIES			
A Equity			
a) Partners capital account	10	50,000	50,000
b) Partners current account		3,12,81,079	1,62,28,629
	(A)	<u>3,13,31,079</u>	<u>1,62,78,629</u>
Liabilities			
B Current liabilities			
a) Financial liabilities			
i) Trade payables	11		
- Amount due to Micro and small enterprises		-	-
- Amount due to other than Micro and small enterprises		43,600	41,550
ii) Other financial liabilities	12	-	-
	(B)	<u>43,600</u>	<u>41,550</u>
TOTAL (A+B)		<u><u>3,13,74,679</u></u>	<u><u>1,63,20,179</u></u>
Significant accounting policies and notes to financial statements	1 to 20		

The notes referred to above form an integral part of the financial statements

As per our audit report of even date

For Bhuwania & Agrawal Associates
Chartered Accountants
Firm Registration No. 101483W

Shubham Bhuwania
Partner
Membership No. : 171789
UDIN No: 22171789AJXTLE7758

Place: Mumbai
Date: 30/05/2022

For Mulani & Bhagat Associates



Rajan Thomas
Partner

Place: Mumbai
Date: 30/05/2022

Rahul Thomas
For Suraj Estate Developers Limited
Director



Mulani & Bhagat Associates
Statement of profit and loss for the year ended 31st March 2022
(Amount in rupees, unless otherwise stated)

Particulars	Note no.	Year ended 31st March, 2022	Year ended 31st March, 2021
A Income			
Other income	13	5,639	6,912
Total income (A)		5,639	6,912
B Expenses			
Operating and project expenses	14	60,277	-
Changes in inventories of construction work in progress	15	(60,277)	-
Other expenses	16	42,996	38,838
Total expenses (B)		42,996	38,838
C Profit/(Loss) before exceptional items & tax (A - B) (C)		(37,357)	(31,926)
D Tax expense:			
- Current tax	5	-	-
- Deferred tax charge/ (credit)		-	-
Total tax expense (D)		-	-
E Profit/(loss) after tax (C - D)(E)		(37,357)	(31,926)

Significant accounting policies and notes to financial statement 1 to 20

The notes referred to above form an integral part of the financial statements

As per our audit report of even date

For Bhuwania & Agrawal Associates
Chartered Accountants
Firm Registration No. 101483W

Bhuwani

Shubham Bhuwania
Partner
Membership No. : 171789
UDIN No: 22171789AJXTLE7758

Place: Mumbai
Date: 30/05/2022

For Mulani & Bhagat Associates

Rajan Thomas

Rajan Thomas
Partner

Place: Mumbai
Date: 30/05/2022

Rahul Thomas
For Suraj Estate Developers Limited
Director



Mulani & Bhagat Associates
Cash Flow Statement for the year ended 31st March 2022
(Amount in rupees, unless otherwise stated)

Particulars	Note	Year ended 31st March, 2022	Year ended 31st March, 2021
A. CASH FLOW FROM OPERATING ACTIVITIES			
Profit/(loss) before taxes		(37,357)	(31,926)
Adjustments for:			
Operating profit/(loss) before working capital changes		(37,357)	(31,926)
Movements in working capital : [Including Current and Non-current]			
(Increase) / decrease in loans, trade receivable and other assets		(1,50,05,639)	(5,639)
(Increase) / decrease in inventories		(60,277)	-
Increase / (decrease) in trade payable, other liabilities and provisions		2,050	(53,774)
		(1,51,01,223)	(91,339)
Adjustment for:			
Direct taxes paid (including tax deducted at source)		-	-
Net cash generated/ (used in) from operating activities...(A)		(1,51,01,223)	(91,339)
B. CASH FLOW FROM INVESTING ACTIVITIES			
Increase/ (decrease) in Partners current account		1,50,89,807	88,140
		1,50,89,807	88,140
Adjustment for:			
Direct taxes (paid)/ refund received (including tax deducted at source) - (Net)		-	-
Net cash (used in) / from investing activities... (B)		1,50,89,807	88,140
C. CASH FLOW FROM FINANCING ACTIVITIES			
Repayment of short term borrowing		-	-
Net cash (used in) / from financing activities... (C)		-	-
Net increase / (decrease) in cash and cash equivalents (A+ B+C)		(11,416)	(3,199)
Cash and cash equivalents at beginning of the year		81,630	84,829
Cash and cash equivalents at end of the year		70,214	81,630
Net increase / (decrease) in cash and cash equivalents		(11,416)	(3,199)

Notes:

(i) Cash flow statement has been prepared under "indirect method" as set out in AS 3 - "Cash Flow Statement".

The notes referred to above form an integral part of the financial statements

As per our report of even date

For Bhuwania & Agrawal Associates
Chartered Accountants
Firm Registration No. 101483W

S Bhuwania
Shubham Bhuwania
Partner
Membership No. : 171789
UDIN No: 22171789AJXTLE7758

Place: Mumbai
Date: 30/05/2022

For Mulani & Bhagat Associates

Rajan Thomas
Rajan Thomas
Partner
Rahul Thomas
For Suraj Estate Developers Limited
Director

Place: Mumbai
Date: 30/05/2022



MULANI AND BHAGAT ASSOCIATES

STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES:

Significant accounting policies adopted in preparation and presentation of the accounts are as under:

1. Method of Accounting : The accounts have been prepared on the basis of Historic Costs.
2. Revenue Recognition : Revenue/Income and cost/Expenditure are generally accounted on accrual basis as they are earned or expended.
3. Contigent Liabilities : Contingent Liabilities are generally not provided for and disclosed separately by way of notes on accounts, if any.



A handwritten signature in black ink, consisting of several strokes, positioned below the stamp of Mulani & Bhagat Associates.

Mulani & Bhagat Associates
Notes to financial statements for the year ended 31st March 2022
(Amount in rupees, unless otherwise stated)

4 Intangible assets	Goodwill	Total
Gross carrying Amount		
Cost as at 1st April, 2021	1,13,76,738	1,13,76,738
Additions	-	-
Disposal / Adjustment	-	-
As at 31st March, 2022	1,13,76,738	1,13,76,738
Amortisation and Impairment		
As at 1st April, 2021	-	-
Amortisation charge for the year	-	-
Disposal / Adjustment	-	-
As at 31st March, 2022	-	-
Net carrying amount	1,13,76,738	1,13,76,738
Gross carrying Amount		
Cost as at 1st April, 2020	1,13,76,738	1,13,76,738
Additions	-	-
Disposal / Adjustment	-	-
As at 31st March, 2021	1,13,76,738	1,13,76,738
Amortisation and Impairment		
As at 1st April, 2020	-	-
Amortisation charge for the year	-	-
Disposal / Adjustment	-	-
As at 31st March, 2021	-	-
Net carrying amount	1,13,76,738	1,13,76,738



Mulani & Bhagat Associates

Notes to financial statements for the year ended 31st March 2022

(Amount in rupees, unless otherwise stated)

5	Deferred tax assets/ (liabilities)	As at 31st March, 2022	As at 31st March, 2021
	Significant components of net deferred tax assets and liabilities		
	Deferred tax assets		
	Carried forward losses as per Income Tax Act, 1961	40,645	36,004
		40,645	36,004
	Less: Deferred tax asset not recognized due to uncertainty of realizability	40,645	36,004
	Deferred tax assets	-	-
6	Inventories (At lower of cost or net realisable value)	As at 31st March, 2022	As at 31st March, 2021
	Construction work-in-progress	15,54,690	14,94,413
	Total	15,54,690	14,94,413
7	Cash and cash equivalent	As at 31st March, 2022	As at 31st March, 2021
	Balances with bank		
	- In current accounts	48,020	9,159
	- Cash in hand	22,194	72,471
	Total	70,214	81,630
8	Loans and advances (Unsecured considered good, unless otherwise stated)	As at 31st March, 2022	As at 31st March, 2021
	Loan given to others	1,83,40,879	33,40,879
	Total	1,83,40,879	33,40,879
9	Other current assets (Unsecured, considered good unless otherwise stated)	As at 31st March, 2022	As at 31st March, 2021
	Balances with Government authorities	9,818	9,818
	Other receivable	22,340	16,701
	Total	32,158	26,519
10	Partners capital account	As at 31st March, 2022	As at 31st March, 2021
	Fixed Capital		
	Suraj Estate Developers Private Limited	45,000	45,000
	Rahul Thomas	2,500	2,500
	Thomas Rajan	2,500	2,500
	Sub-total	50,000	50,000
	Current Account		
	(A) Suraj Estate Developers Private Limited*		
	Opening	87,45,169	86,85,763
	Add: Funds received	1,60,89,807	88,140
	Add: Profit/(loss) for the year	(34,958)	(28,733)
	Less: Funds withdrawl	(10,00,000)	-
	Closing balance	2,38,00,018	87,45,169
	(B) Rahul Thomas*		
	Opening	37,41,730	37,43,326
	Add: Funds received	-	-
	Add: Profit/(loss) for the year	(1,199)	(1,596)
	Less: Funds withdrawl	-	-
	Closing balance	37,40,530	37,41,730
	(C) Thomas Rajan*		
	Opening	37,41,730	37,43,326
	Add: Funds received	-	-
	Add: Profit/(loss) for the year	(1,199)	(1,596)
	Less: Funds withdrawl	-	-
	Closing balance	37,40,530	37,41,730
	Total Closing Balance	3,12,81,079	1,62,28,629



Mulani & Bhagat Associates

Notes to financial statements for the year ended 31st March 2022

(Amount in rupees, unless otherwise stated)

* The partners entered into an addendum to the partnership deed dated 10 November 2021 pursuant to which the Profit & Loss ratio changes from 90: 5: 5 to 95: 2.5: 2.5 respectively. Accordingly Profit & Loss for the year was distributed amongst the partners.

11	Trade payables	As at	As at
		31st March, 2022	31st March, 2021
	Outstanding dues of micro enterprises and small enterprises (Refer note 11.1).	-	-
	Outstanding dues of creditors other than micro enterprises and small enterprises	43,600	41,550
	Total	43,600	41,550

11.1 Under the Micro, Small and Medium Enterprises Development Act, 2006 ('MSMED Act'), certain disclosures are required to be made relating to Micro and Small Enterprises. The Company has not received any information from its suppliers about their coverage under the MSMED Act and as such no further disclosures are required to be made.

12	Other financial liabilities	As at	As at
		31st March, 2022	31st March, 2021
	Other payables *	-	-
	Total	-	-

*Other payable mainly consist of other accrued expenses



Mulani & Bhagat Associates

Notes to financial statements for the year ended 31st March 2022

(Amount in rupees, unless otherwise stated)

13	Other income	Year ended 31st March, 2022	Year ended 31st March, 2021
	Rent income	5,639	5,639
	Miscellaneous income	-	1,273
	Total	5,639	6,912
14	Operating and project expenses	Year ended 31st March, 2022	Year ended 31st March, 2021
	Land & development right related expenses	-	-
	Labour & contract expenses	60,000	-
	Rates and taxes	-	-
	Other project expenses	277	-
	Total	60,277	-
15	Changes in inventories of construction work in progress	Year ended 31st March, 2022	Year ended 31st March, 2021
	Opening construction work in progress	14,94,413	14,94,413
	Less: Closing construction work in progress	15,54,690	14,94,413
	Decrease / (Increase) in inventories	(60,277)	-
16	Other expenses	Year ended 31st March, 2022	Year ended 31st March, 2021
	Printing and stationery	-	-
	Advertisement	14,364	-
	Auditors' remuneration		
	- Statutory audit	20,000	20,000
	- Certificates & Others	3,600	6,550
	Miscellaneous expenses	5,032	12,288
	Total	42,996	38,838



Mulani & Bhagat Associates
Notes to financial statements for the year ended 31st March 2022
(Amount in rupees, unless otherwise stated)

17 Capital commitments, other commitments and contingent liabilities

17.1 Capital Commitments.

- (a) Estimated amount of capital commitments and other commitments to be executed on capital accounts and not provided for is Nil as at 31st March 2022 (31st March, 2021: Nil) (Net of advances).

17.2 Contingent liability (to the extent not provided for)

There are no contingent liabilities as at 31st March 2022 (31st March, 2021: Nil).

18 Disclosures as required by AS 18 - Related Party Disclosures

18.1 Name and relationships of related parties:

- (a) Partners Suraj Estate Developers Limited
Mr. Rajan Thomas
Mr. Rahul Thomas
- (b) Entities in which Partner and relatives have significant influence New Siddharth Enterprises

(Only where there are transactions/ balances)

18.2 Transactions with related parties

Particulars	Name of the Party	Year ended 31st March, 2022	Year ended 31st March, 2021
Amount received for reimbursement of expenses	New Siddharth Enterprises	-	-
Amount paid for reimbursement of expenses	New Siddharth Enterprises	-	-
Net Current Capital introduced	Suraj Estate Developers Limited	1,50,89,807	88,140
	Thomas Rajan	-	-
	Rahul Thomas	-	-
Share of profit/ (Loss)	Suraj Estate Developers Limited	(34,958)	(28,733)
	Thomas Rajan	(1,199)	(1,596)
	Rahul Thomas	(1,199)	(1,596)

18.3 Related party outstanding balances:

Particulars	Name of the Party	As at 31st March, 2022	As at 31st March, 2021
Closing Fixed Capital	Suraj Estate Developers Limited	45,000	45,000
	Thomas Rajan	2,500	2,500
	Rahul Thomas	2,500	2,500
Closing Current Capital	Suraj Estate Developers Limited	2,38,00,018	87,45,169
	Thomas Rajan	37,40,530	37,41,730
	Rahul Thomas	37,40,530	37,41,730

19 Disclosure relating to employee benefits as per AS 15 'Employee Benefits'

Since, there are no employee's during the year as well as in the earlier years, accordingly no further disclosures are required to be made under AS 19 - "Employee Benefits".

20 Disclosures as required by AS 17 - Segment Reporting

There are no reportable segments under AS-17 'Segment Reporting' as the Firm operates in a single business and geographical segment viz., development of real estate in India. Therefore, disclosures of segment wise information is not applicable.

As per our audit report of even date

For Bhuwania & Agrawal Associates
Chartered Accountants
Firm Registration No. 101483W

S Bhuwania

Shubham Bhuwania
Partner
Membership No. : 171789
UDIN No: 22171789AJXTLE7758

Place: Mumbai
Date: 30/05/2022



For Mulani & Bhagat Associates

Rajan Thomas

Rajan Thomas
Partner

Place: Mumbai
Date: 30/05/2022

Rahul Thomas
For Suraj Estate Developers Limited
Director

