



Kanodia Reality Private Limited

Annual Report

AUDITOR

VIKAS SINGH & ASSOCIATES
Chartered Accountants

A 3D geometric graphic composed of several yellow and light blue rectangular blocks arranged in a complex, interlocking structure. The blocks are rendered with perspective, showing their faces and edges. The text '2023-24' is printed on one of the yellow blocks.

2023-24

Independent Auditor's Report

To the Members of Kanodia Reality Private Limited Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Kanodia Reality Private Limited** ("the Company"), which comprise the Balance Sheet as at 31 March 2024, the Statement of Profit and Loss and the Cash Flow Statement for the year ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

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 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2024, and its profit, and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the other information.

The other information comprises the information included in the Director's Report but does not include 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.

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 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.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is 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 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 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, the 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 the management either intends to liquidate the Company 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. 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.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- 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.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management
- 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.
- 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.

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.



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.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the Annexure, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report to the extent applicable 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 and the Cash Flow 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.
 - e) On the basis of the written representations received from the directors as on 31 March 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f) This report does not include Report on the internal financial controls with reference to financial statements under clause (i) of sub-section 3 of Section 143 of the Act (the 'Report on internal financial controls'), since in our opinion and according to the information and explanations given to us, the said report on internal financial controls with reference to financial statements is not applicable to the Company basis the exemption available to the Company under Ministry of Corporate Affairs (MCA) notification no. G.S.R. 583(E) dated 13 June 2017, read with corrigendum dated 13 July 2017 on reporting on internal financial controls.
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the Company being a private company, Section 197 of the Act related to the managerial remuneration is not applicable.



h) 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, as amended, in our opinion and to the best of our information and according to the explanations given to us:

- (i). The Company does not have any pending litigations which would impact its financial position. Refer note 26(d) of the financial statements.
- (ii). The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses. Refer note 26(b) of the financial statements.
- (iii). There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company. Refer note 26(c) of the financial statements.
- (iv). (a) The management has represented that, to the best of its knowledge and belief, as disclosed in the note 36 of the financial statements, no funds (which are material either individually or in the aggregate) 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (b) The management has represented, that, to the best of its knowledge and belief, as disclosed in note 37 of the financial statements, no funds (which are material either individually or in the aggregate) have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has



caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) as mentioned under (a) and (b) above, contain any material misstatement.

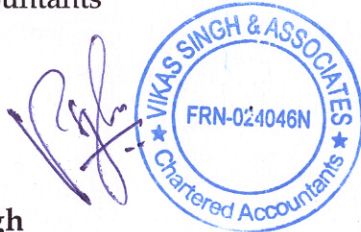
- (v) The Company has not declared or paid any dividend during the year.
- (vi) Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account for the financial year ended 31 March 2024, which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, as amended is applicable for the Company only with effect from 01 April 2023, therefore, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014, as amended, on preservation of audit trail as per the statutory requirements for record retention is not applicable for financial year ended 31 March 2024.

For Vikas Singh & Associates

Chartered Accountants

F.R.N-024046N



CA Vikas Singh

M.No-519338

T-8, Third Floor, Aditya Mall, Vaibhav Khand

Indirapuram, Ghaziabad

Uttar Pradesh-201014

UDIN:- 24519338BKFFAR4556

Place: Ghaziabad

Date: 05/09/2024

KANODIA REALITY PRIVATE LIMITED
A 21 SECTOR 16, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH, 201301
CIN - U72501UP2018PTC103047
BALANCE SHEET AS AT MARCH 31, 2024

(All amounts in Indian Rupees) ₹

	Note No.	As at March 31, 2024	As at March 31, 2023
Equity and Liabilities			
Shareholders' funds			
(a) Share capital	3	1,000.00	1,000.00
(b) Reserves and surplus	4	29,188.70	-5,843.89
Non-current liabilities			
(a) Long-term borrowings	5	21,33,925.67	9,06,175.67
(b) Other Long term liabilities		-	-
(c) Long-term provisions	6	-	-
Current liabilities			
(a) Short-term borrowings	7	-	-
(b) Other current liabilities	8	16,393.25	28,277.05
(c) Short-term provisions	9	907.22	907.22
(d) Deferred tax Liabilities (net)	11	-	883.81
Total		21,81,414.84	9,31,399.86
Assets			
Non-current assets			
(a) Property Plant and Equipment	10	5,02,522.49	5,46,661.77
(i) Tangible assets		-	-
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		-	-
(b) Deferred tax assets (net)	11	9,929.23	-
(c) Long-term loans and advances	12	7,19,259.03	92,147.12
Current assets			
(a) Cash and Bank Balances	13	7,687.89	17,965.09
(b) Short-term Loans and Advances	14	8,58,898.64	2,07,458.89
(c) Other Current Assets	15	83,117.56	67,166.99
Total		21,81,414.84	9,31,399.86
Significant Accounting Policies	1&2		
Other Notes	24 to 31		

As per our report of even date attached
For Vikas Singh & Associates
Chartered Accountants
FRN-024046N

For and on behalf of the Board of Directors
Kanodia Reality Private Limited



KANODIA REALITY PRIVATE LIMITED
Gautam Kanodia Director/Authorised Signatory
Abhishek Agrawal Director/Authorised Signatory

CA. Vikas Singh
Partner
M No.519338

Gautam Kanodia
Director
DIN: 01738027

Abhishek Agrawal
Director
DIN: 06816716

UDIN : 24519338BKFFAR4556
Place : Ghaziabad
Date : 05/09/2024

KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSYTEM PRIVATE LIMITED)
CIN- U72501UP2018PTC103047
A 21 SECTOR 16, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH, 201301
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2024

(All amount in INR "00")

	Note No.	As at March 31, 2024	As at March 31, 2023
Revenue			
Revenue from Operations	16	1,06,778.54	36,600.00
Other Income	17	144.00	-
Total Revenue		1,06,922.54	36,600.00
Expenses			
Cost of materials consumed		-	-
Purchases of Stock-in-Trade	18	-	-
Changes in inventories of finished goods work-in-progress and Stock-in-Trade		-	-
Employee Benefits Expense	19	12,000.00	
Finance Costs	20	15.46	15.13
Depreciation and Amortization	10	14,532.88	4,076.98
Other Expenses	21	56,154.66	29,939.36
Total Expenses		82,703.00	34,031.47
Profit Before Tax		24,219.54	2,568.53
Tax Expense:			
(1) Current Tax		-	907.22
(2) Deferred Tax	11	10,813.05	-239.40
Profit for the Year		35,032.59	1,421.91
Earnings per equity share:			
(1) Basic (Nominal value of Rs. 10/- each)		350.33	14.22
(2) Diluted (Nominal value of Rs. 10/- each)		350.33	14.22
Significant Accounting Policies	1&2		
Other Notes	24 to 31		

As per our report of even date attached
For Vikas Singh & Associates
Chartered Accountants
FRN-024046N

For and on behalf of the Board of Directors
Kanodia Reality Private Limited

CA Vikas Singh
Partner
M No.519338



KANODIA REALITY PRIVATE LIMITED
Gautam Kanodia
Director/Authorised Signatory

Gautam Kanodia
Director
DIN: 01738027

Abhishek Agrawal
Director
DIN: 06816716

UDIN : 24519338BKFFAR4556
Place : Ghaziabad
Date : 05/09/2024

KANODIA REALITY PRIVATE LIMITED
(Formerly Known as SAPNASUDHANSH INFOSYSYSTEM PRIVATE LIMITED)
NOTES FORMING PART OF THE FINANCIAL STATEMENT AS AT MARCH 31, 2024

Note no. :3 Share Capital

(All amounts in Indian Rupees)

	As at March 31, 2024		As at March 31, 2023	
	Number	Rs.	Number	Rs.
Authorized, Issued & Paid up capital				
Authorised				
10,000 Equity Shares of Rs. 10 each	10,000	1,000.00	10,000	1,000.00
Issued, Subscribed and Full paid up:				
10,000 Equity Shares of Rs. 10 each	10,000	1,000.00	10,000	1,000.00

List of Share holder holding more than 5 % share		As at March 31, 2024		As at March 31, 2023	
Name of Shareholder	No. of Shares held	% of Holding	No. of Shares	% of Holding	
Equity shares with voting rights					
Gautam Kanodia	9,990.00	99.90	9,990.00	99.90	

Note no. :4 Reserves & Surplus	As at March 31, 2024	As at March 31, 2023
	Rs.	Rs.
a) Surplus in Statement of Profit and Loss		
Balance as at the beginning of the year	-5,843.89	-7,265.80
Add: Net Profit for the current year	35,032.59	1,421.91
Add: Profit Trf to Res & Sur.	-	
Amount available for appropriation	29,188.70	-5,843.89
Less: Transfer to Reserve Fund	-	
Balance as at the end of the year	29,188.70	-5,843.89
b) Security Premium:		
Balance as at the beginning of the year		
Add: Premium on Shares issued during the Year		
Balance as at the end of the year		
Closing Balance t/f to Balance Sheet (A+B)	29,188.70	(5,843.89)

Note no. :5 Long-Term Borrowing	As at March 31, 2024	As at March 31, 2023
	Rs.	Rs.
Secured Loan		
Unsecured Loan	21,33,925.67	9,06,175.67
Total	21,33,925.67	9,06,175.67

Note no. :8 Other Current Liabilities	As at March 31, 2024	As at March 31, 2023
	Rs.	Rs.
(a) Current Maturities of Long Term Debt		
(b) Statutory Liabilities		
-GST Payable	981.37	683.53
-TDS Payable	954.95	534.50
(c) Director Remuneration-Payable	11,142.00	
(d) Auditor's Payable	200.00	
(e) Sundry Creditors	3,114.93	27,059.02
Total	16,393.25	28,277.05



INR '00'

Note no. :9 Short Term Provisions	As at March 31, 2024	As at March 31, 2023
	Rs.	Rs.
-Provision for Income Tax	907.22	907.22
Total	907.22	907.22

Note no. :11 Deferred tax (liability) / asset	As at March 31, 2024	As at March 31, 2023
	Rs.	Rs.
Opening Balance of Deferred Tax Asset	-883.82	-644.42
Add: During the Year		
Depreciation as per IT Act (A)	56,121.54	3,156.22
Depreciation as Per Companies Act (B)	14,532.88	4,076.98
Timing Difference During the Year (A-B)	41,588.65	-920.76
Tax Rate on Timing Difference	26	26
Deferred Tax Liability / (Assets) During the Year	10,813.05	-239.40
Deferred Tax Assets (Net)	9,929.23	-883.82

Note no. :12 Long-term loans and advances	As at March 31, 2024	As at March 31, 2023
	Rs.	Rs.
(a) Loan to Other Body Corporate	5,06,000.00	-
(b) Advance For Property	2,13,259.03	92,147.12
Total	7,19,259.03	92,147.12

Note no. :13 Cash and Bank Balances	As at March 31, 2024	As at March 31, 2023
	Rs.	Rs.
a. Balances with banks:		
Axis Bank	108.41	10,107.63
b. Cash- in- Hand	7,579.48	7,857.46
Total	7,687.89	17,965.09

Note no. :14 Short-term loans and advances	As at March 31, 2024	As at March 31, 2023
	Rs.	Rs.
	51,439.75	-
(b) Loan To Director	8,06,300.00	2,06,300.00
(c) Other Loan & Advance	1,158.89	1,158.89
Total	8,58,898.64	2,07,458.89

Note no. :15 Other Current Assets	As at March 31, 2024	As at March 31, 2023
	Rs.	Rs.
Security Deposit:	10,116.05	16,896.01
Sundry Debtors	61,258.19	42,890.88
Balance with Revenue Authorities:	11,743.32	7,380.10
Total	83,117.56	67,166.99



Note -1 Sundry Creditors	As at 31 March, 2024	As at 31 March, 2023
Sundry Creditors for Building Construction	-	25,301.37
Lots Wholesale Solutions	2,829.04	1,348.49
Ag Enviro Infra Projects Pvt Ltd	12.40	-
Bharti Airtel Limited	273.49	409.16
Total	3,114.93	27,059.02

Note no. :2 Unsecured Loan	As at March 31, 2024	As at March 31, 2023
	Rs.	Rs.
Hygeine Plus Private Limited	21,33,925.67	9,06,175.67
Total	21,33,925.67	9,06,175.67

Note no. :3 Provision For Income Tax	As at March 31, 2024	As at 31 March, 2023
	Rs.	Rs.
-Provision for Income Tax	-	907.22
Add:- Provision for Income Tax -2022-23	907.22	-
Total: Net Provisional of Income Tax	907.22	907.22

Note no. :4 Long term loans and advances	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
a) Amarpali Flat	2,13,259.03	92,147.12
b)Two Star Media Private Limited	5,06,000.00	-
Total	7,19,259.03	92,147.12

Note no. :5 Short-term loans and advances	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
a) Executive Engineering	1,158.89	1,158.89
b) Gautam Kanodia	8,06,300.00	2,06,300.00
c) Kanodia Term Private Limited Loan	51,439.75	-
Total	8,58,898.64	2,07,458.89

Note no. :6 Other Current Assets	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
Security Deposit:		
IGL	1,969.85	16,894.00
Security with Electricity Department	8,146.20	-
Total (A)	10,116.05	16,894.00
Sundry Debtors		
Kanodia Infratech Ltd	12,632.55	15,920.00
Kanodia Cem Pvt. Ltd.	4,982.76	26,970.88
Building Paradise Pvt Ltd.	13,112.55	-
Hygiene Plus Pvt Ltd	256.27	-
Kanodia Cement Ltd.	12,279.07	-
Kanodia Team Pvt Ltd	985.63	-
Two Star Media Pvt Ltd	699.58	-
Unbilled Debtors	16,309.78	-
Total (B)	61,258.19	42,890.88
Balance with Revenue Authorities:		
TDS Receivable	11,230.97	7,200.00
Duties and Taxes	512.35	-
GST Receivable	-	180.10
Total ©	11,743.32	7,380.10
Total	83,117.56	67,164.98



KANODIA REALITY PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENT FOR THE YEAR ENDED
MARCH 31, 2024

Note no. : 16 Revenue from Operation	YEAR ENDED MARCH 31, 2024	YEAR ENDED MARCH 31, 2023
	Rs.	Rs.
Revenue From Operations	90,468.76	36,600.00
Unbilled Revenue	16,309.78	-
Total	1,06,778.54	36,600.00

Note no. : 17 Other income	YEAR ENDED MARCH 31, 2024	YEAR ENDED MARCH 31, 2023
	Rs.	Rs.
Intt. On Income Tax Refund	144.00	-
Total	144.00	-

Note no. : 18 Purchases	YEAR ENDED MARCH 31, 2024	YEAR ENDED MARCH 31, 2023
	Rs.	Rs.
Purchases	-	-
Total	-	-

Note no. : 19 Employee benefits expense	YEAR ENDED MARCH 31, 2024	YEAR ENDED MARCH 31, 2023
	Rs.	Rs.
Director Remuneration	12,000.00	-
Total	12,000.00	-

Note no. : 20 Financial expense	YEAR ENDED MARCH 31, 2024	YEAR ENDED MARCH 31, 2023
	Rs.	Rs.
Bank Charges	15.46	15.13
Interest	-	-
Total	15.46	15.13

Note no. : 21 Other expenses	YEAR ENDED MARCH 31, 2024	YEAR ENDED MARCH 31, 2023
	Rs.	Rs.
Auditor's Remuneration	200.00	150.00
Hiring Charges - Computer	-	216.00
Electricity Expenses	28,618.76	23,488.37
Director Remuneration	-	-
Internet Expenses	2,771.86	2,846.52
Repair & Maintenance Exp.	1,202.00	1,100.00
Installation Expenses	-	625.01
Office Expenses	-	1,497.95
Set Design	13,538.14	-
Grocery Exp.	1,324.32	-
Interest on Late Fee	12.40	0.51
Short & Excess	1.82	-
Roc Charges	-	15.00
Municipal Solid Waste	105.00	-
DG Set Fuel Expenses	8,380.36	-
Lift Maintenance Charges	-	-
Total	56,154.66	29,939.36



KANODIA REALITY PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENT AS AT MARCH 31, 2024

Note no.: 10 Depreciation Schedule as per Companies Act

INR '00'

	Gross Block				Depreciation			Net Block	
	Balance as at 01.04.2023	Method of Depreciation	Addition	SALE DURING THE YEAR	Balance as at 31.03.2023	RATE AS PER SCHEDULE II	FOR THE YEAR	Deductions/ Adjustments	Balance as at 31.03.2024
	Rs.		Rs.	Rs.	Rs.		Rs.	Rs.	Rs.
Tangible Assets									
Land & Lease (Life-60 Years)	3,75,419.79	SLM	-	-	3,75,419.79	0.00%	6,256.997	-	3,69,162.79
Land & Building (Life-30 Years)	1,57,194.34	SLM	-	41,276.38	1,15,917.96	0.00%	3,863.93	-	1,12,054.03
Electrical Equipments	1,883.58	WDV	-	-	1,883.58	25.89%	487.66	-	1,395.92
Air conditioner	2,495.75	WDV	-	-	2,495.75	18.10%	451.73	-	2,044.02
FURNITURE	3,297.10	WDV	-	-	3,297.10	25.89%	853.62	-	2,443.48
GENSET	5,650.04	WDV	-	-	5,650.04	18.10%	1,022.66	-	4,627.38
Computers	721.15	WDV	-	-	721.15	39.30%	283.41	-	437.74
Elevator Lift	-	WDV	11,670.00	-	11,670.00	15.00%	1,312.88	-	10,357.13
Total	5,46,661.75		-	41,276.38	5,05,385.37		14,532.88	-	5,02,522.49



KANODIA REALITY PRIVATE LIMITED

Notes to Financial Statement for the year ended March 31, 2024

1. Corporate information

KANODIA REALITY PRIVATE LIMITED

is a private company domiciled in India and incorporated under the provision of Companies Act, 1956.

2. Significant Accounting Policies

a. Basis of preparation

These Financial Statements have been prepared in accordance with generally accepted accounting principles in India under the historical cost convention on accrual basis. These Financial Statements have been prepared to comply in all material aspect with the Accounting Standards as prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with Rule 7 of the Companies (Accounts) Rules, 2014, the provisions of the Act (to the extent notified). The Accounting policies Applied by the company are consistent with those used in the previous year.

All assets and liabilities have been classified as current or non-current as per criteria set out in the Schedule III to the Companies Act, 2013.

b. System of accounting

- i) The company follows the mercantile system of accounting and recognizes income and expenditure on an accrual basis except in case of significant uncertainties.
- ii) Financial Statements have been prepared under the historical cost convention. These costs are not adjusted to reflect the impact of changing value in the purchasing power of money.
- iii) Estimates and assumptions used in the preparation of the financial statements and disclosures are based upon management's evaluation of the relevant facts and circumstances as of the date of the Financial Statements, which may differ from the actual results at a subsequent date.

c. Tangible fixed assets

Fixed assets are stated at cost, net of accumulated depreciation and accumulated impairment loss, if any. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the assets to its working condition for the intended



use. Any trade discounts and rebates are deducted in arriving at the purchase price. Gains or losses arising from the recognition of fixed assets are measured as the difference between the net disposal proceeds and the carrying amount of the assets and are recognized in the statement of profit and loss when the assets is derecognized. Fixed assets are reviewed for impairment on each Balance Sheet date, in accordance with the accounting standard AS 28 issued by ICAI.

d. Depreciation on assets

Deprecation on assets is calculated on written down value method basis as per the rates and in the manner prescribed under the Schedule II to the Companies Act, 2013.

e. Investments

Investments that are readily realizable and intended to be held for not more than a year are classified as current investment. All other investments are classified as non-current investment. Current investments are carried at lower of cost and fair value determined on an individual investment basis. Long term investments are carried at cost. However, when there is a decline, other than temporary, in the value of long term investment, the carrying cost is reduced to recognised the decline.

f. Inventories

Inventories are valued at cost or net realizable value, whichever is lower on the basis of FIFO method. Cost of inventories comprises of cost of purchase and other cost incurred to bringing them to their respective present location and condition.

g. Revenue recognition

Revenue is recognized when the significant risk and rewards of ownership of goods have been passed to the buyer. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the company and the revenue can be readily measured

The companies recognize income and Expenditure on accrual basis. However, where the ultimate collection of the same lacks reasonable certainty, recognition to the extent of certainty.

h. Interest

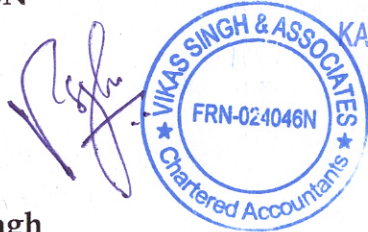
Interest income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate. Interest income is included under the head other income in the statement of profit and loss.

i. Provision for taxation



8. The company has not granted any loans or advances to promoters, directors, KMPs and the related parties either severally or jointly with any other person that are repayable on demand or without specifying any terms or period of payment.

For Vikas Singh & Associates
Chartered Accountants
FRN - 024046N



CA Vikas Singh
(Partner)
M.No-519338
UDIN:- 24519338BKFFAR4556

For and on behalf of the board of directors of
Kanodia Reality Pvt. Ltd.

KANODIA REALITY PRIVATE LIMITED

Abhishek

Gautam Kanodia

Director/Authorised Signatory

Director/Authorised Signatory

Gautam Kanodia
Director
DIN- 01738027

Abhishek Agrawal
Director
DIN- 06816716

Place:- Ghaziabad
Date:- 05/09/2024