

**STATEMENT OF ACCOUNTS FOR THE
YEAR ENDED 31ST MARCH, 2021**

SANA BUILDPRO LLP

RUSTOMJI N MEHTA & CO.

CHARTERED ACCOUNTANTS

37, HAMAM STREET, FORT, MUMBAI - 400 001.

TEL. 2265 3555, 2265 0264, 2266 6219,

E-mail : mail@vparekh.com



INDEPENDENT AUDITOR'S REPORT

The Partners of,
Sana BuildPro LLP,

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Sana BuildPro LLP** ("the LLP"), which comprise the Balance Sheet as at 31st March 2021, the Statement of Profit and Loss and the Statement of Cash Flow for the year ended, and 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 LLP Act ("the Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards issued by the Institute of Chartered Accountants of India and other accounting principles generally accepted in India, of the state of affairs of the LLP as at 31st March, 2021.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs). 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 LLP in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made thereunder, 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 audit opinion on the financial statements.

Management's Responsibility for the Financial Statements

The Partners of the LLP are responsible for preparation of these financial statements that give a true and fair view of the financial position, financial performance of the LLP in accordance with the accounting principles generally accepted in India. This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding of the assets of the LLP and for preventing and detecting the 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 internal financial control, 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.



Sana BuildPro LLP

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

The partners are responsible for overseeing the LLP's financial reporting process.

Auditor's Responsibility 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 financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- 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 LLP'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 LLP 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.



Sana BuildPro LLP

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

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 appears from our examination of those books.
- c) The Balance Sheet, the Statement of Profit and Loss and the Statement of Cash Flow 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.

FOR RUSTOMJI N MEHTA & CO.
CHARTERED ACCOUNTANTS
FIRM REGN NO. 108911W



Rasesh V. Parekh

RASESH V. PAREKH PARTNER
MEMBERSHIP NO. 38615
UDIN: - 21038615AAAAGU3106

PLACE : MUMBAI,
DATED : 24TH MAY, 2021

SANA BUILD PRO LLP

BALANCE SHEET AS AT 31ST MARCH,2021

	SCHEDULE	31.03.2021		31.03.2020	
		RUPEES	RUPEES	RUPEES	RUPEES
SOURCES OF FUNDS:					
Partner'S Capital	4		1,00,000		1,00,000
Unsecured Loans	5		3,97,34,400		3,97,35,000
			3,98,34,400		3,98,35,000
APPLICATION OF FUNDS:					
CURRENT ASSETS (A)					
Cash and Bank Balances	6	5,40,113		5,47,056	
Loans & Advances	7	3,63,79,384		3,65,05,808	
Work in Progress	8	29,61,962		28,18,370	
		3,98,81,459		3,98,71,234	
LESS :CURRENT LIABILITIES (B)	9	47,059		36,234	
NET CURRENT ASSETS (A - B)			3,98,34,400		3,98,35,000
			3,98,34,400		3,98,35,000

As Per Our Report Of Even Date

For RUSTOMJI N MEHTA & COMPANY
 CHARTERED ACCOUNTANTS
 FIRM REGISTRATION NO - 108911W

Rakesh V. Parekh


RASESH V. PAREKH PARTNER
 Membership No.38615
 UDIN : 21038615AAAAGU3106
 Place : Mumbai
 Date : 24TH MAY, 2021

FOR SANA BUILD PRO LLP

RAJNIKANT S. AJMERA
 (FOR AJMERA REALTY & INFRA
 INDIA LTD.)
 PARTNER

Rajnikant S. Ajmera

Place : Mumbai
 Date : 24TH MAY, 2021

MANOJ I. AJMERA

Manoj I. Ajmera
 PARTNER

SANA BUILD PRO LLP

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2021

	SCHEDULE	31.03.2021 AMOUNT	31.03.2020 AMOUNT
INCOME		-	-
<u>EXPENDITURE</u>			
Filing Fees		104	-
Audit Fees		10,000	10,000
Security Charges		1,32,220	1,27,820
Bank Charges		1,268	100
Interest on TDS		-	7
		1,43,592	1,37,927
LESS: EXPENSES TRANSFERED TO WIP		1,43,592	1,37,927
		-	-
LOSS CARRIED OVER TO BALANCESHEET		-	-

As Per Our Report Of Even Date

For RUSTOMJI N MEHTA & COMPANY
CHARTERED ACCOUNTANTS
FIRM REGISTRATION NO : 108911W

FOR SANA BUILD PRO LLP



RASESH V. PAREKH PARTNER
Membership No.38615
UDIN : 21038615AAAAGU3106
Place : Mumbai
Date : 24TH MAY, 2021

RAJNIKANT S. AJMERA
(FOR AJMERA REALTY & INFRA
INDIA LTD.)
PARTNER

Place : Mumbai
Date : 24TH MAY, 2021

MANOJ I. AJMERA

PARTNER

SANA BUILD PRO LLP
CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH,2021

Particulars	31st March,2021	31st March,2020
	AMOUNT IN Rs	AMOUNT IN Rs
Cash Flow From Operating Activities		
Profit before tax	-	-
Operating profit before working capital changes	-	-
Movements in working capital:		
Increase/(decrease) in trade payables		
Increase/(decrease) in other current liabilities	10,825	(15,960)
Decrease/(increase) in inventories	(1,43,592)	(1,37,927)
Cash generated from/(used in) operating activities	(1,32,767)	(1,53,887)
Direct taxes paid		
Net cash flow from/(used in) operating activities (A)	(1,32,767)	(1,53,887)
Net cash flow from/(used in) investing activities (B)	-	-
Cashflow from Financing Activities:		
Increase/(decrease) in Unsecured Loans	(600)	-
Decrease/(increase) in long term loans and advances	1,26,424	1,52,647
Net cash flow from/(used in) financing activities (C)	1,25,824	1,52,647
Net increase/(decrease) in cash and cash equivalents (A)+(B)+©	(6,943)	(1,240)
Cash and cash equivalents at the beginning of the year	5,47,056	5,48,297
Cash and cash equivalents at the end of the year #	5,40,113	5,47,056
# Reconciliation of Cash and cash equivalents at the end of the year		
Cash and cash equivalents as per Cash Flow	5,40,113	5,47,056
Add: Other Bank balance		
Cash and cash equivalents as per Balance Sheet	5,40,113	5,47,056

For RUSTOMJI N MEHTA & COMPANY
CHARTERED ACCOUNTANTS
FIRM REGISTRATION NO : 108911W



RASESH V. PAREKH PARTNER
Membership No.38615
UDIN : 21038615AAAAGU3106
Place : Mumbai
Date : 24TH MAY, 2021

FOR SANA BUILD PRO LLP

RAJNIKANT S. AJMERA
(FOR AJMERA REALTY &
INFRA INDIA LTD.)

MANOJ I. AJMERA

PARTNER

PARTNER

Place : Mumbai

Date : 24TH MAY, 2021

SANA BUILD PRO LLP

Notes to the Financial Statements for the year ended 31.03.2021.

1. Background

Sana Build Pro LLP (the 'LLP') is a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008. The LLP engaged in business of Real Estate.

2. SIGNIFICANT ACCOUNTING POLICIES

a) Basis of Preparation:

The Financial Statements of the LLP have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP) and comply in all material aspects with the Accounting Standards issued by The Institute of Chartered Accountants of India (ICAI). The Financial Statement have been prepared on accrual basis and under historical cost convention.

b) Use of estimates:

The preparation of Financial Statements in conformity with Indian GAAP requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, as at the date of year end. Estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates is recognized in the year in which the estimates are revised and in any future year affected.

c) Revenue Recognition:

Revenue is recognised based on Certain Percentage derived upon the stages of Project. Other Income is recognised as and when accrued or realised whichever is earlier.

d) Property, plant and equipment

All items of property, plant and equipment are stated at acquisition cost net of accumulated depreciation and accumulated impairment losses, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the carrying amount of asset or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the LLP and the cost of the item can be measured reliably. All other repairs and maintenance expenses are charged to the Statement of Profit and Loss during the year in which they are incurred. Gains or losses arising on retirement or disposal of assets are recognized in the Statement of Profit and Loss.

Spare parts, stand-by equipment and servicing equipment are recognized as property, plant and equipment if they are held for use in the production or supply of goods or services, for rental to others or for administrative purposes and are expected to be used during more than one year.



e) Capital work-in-progress

Projects under which Property Plant and Equipment are not yet ready for their intended use are carried at cost, comprising direct cost, related incidental expenses and attributable interest.

f) Depreciation and amortization

i) Depreciation on Property, Plant and Equipment is provided on the straight-line method over the useful lives of assets.

ii) Depreciation is calculated on a pro-rata basis from the date of acquisition/ installation till the date the assets are sold or disposed of.

iii) Machinery spares which are capitalized are depreciated over the useful life of the related Property, Plant and Equipment. The written down value of such spares is charged in the Statement of Profit and Loss, on issue for consumption.

iv) Depreciation and amortization methods, useful lives and residual values are reviewed annually, including at each financial year end

g) Impairment of Property Plant and Equipment

The carrying amounts of assets are reviewed at each Balance Sheet date to assets if there is any indication of impairment based on internal/ external factors. An impairment loss on such assessment is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount of the assets is net selling price or value in use, whichever is higher. While assessing value in use, the estimated future cash flows are discounted to the present value by using weighted average cost of capital. A previously recognized impairment loss is further provided or reversed depending on changed in the circumstances and to the extent that carrying amount of the assets does not exceed the carrying amount that would have been determined if no impairment loss had previously been recognized.

h) Foreign currency transactions

Initial recognition:

On initial recognition, all foreign currency transactions are accounted by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

Subsequent recognition:

As at the reporting date, non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction. All non-monetary items which are carried at fair value or other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

All monetary assets and liabilities as at the Balance Sheet date are translated at the rates of exchange prevailing at the date of the Balance Sheet. Gains and losses arising on account of differences in foreign exchange rates on settlement/ transaction of monetary assets and liabilities are recognized in the Statement of Profit and Loss

i) Provisions and contingent liabilities

Provisions: Provisions are recognized when there is a present obligation as a result of a past event, it is probable that an outflow of resources embodying benefits will be required to settle the obligation and there is a reliable estimate of the amount of the obligation.



Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance sheet date and are not discounted to its present value.

Contingent liabilities: Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the LLP or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made

j) Taxes on income

Tax expense for the year, comprising current tax and deferred tax, are included in the determination of the net profit or loss for the year. Current tax is measured at the amount expected to be paid to the tax authorities in accordance with the taxation laws prevailing in the respective jurisdictions.

Deferred tax is recognized for all the timing differences, subject to the construction of prudence in respect of deferred tax assets. Deferred tax assets are recognized and carried forward only to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. However, where there is unabsorbed depreciation or carry forward loss, the deferred tax assets is recognized and carried forward only to the extent that there is a virtual certainty that the assets will be realized in future. Deferred tax assets and liabilities are measure using the tax rates and tax laws that have been enacted or substantively enacted by the Balance sheet date. In situations, where the LLP has unabsorbed depreciation or carry forward losses under tax laws, all deferred tax assets are recognized only to the extent that there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits. At each Balance sheet date, the LLP reassesses unrecognized deferred tax assets, if any.

Current tax assets and current tax liabilities are offset when there is a legally enforceable right to set off the recognized amounts and there is an intention to settle the asset and the liability on a net basis. Deferred tax assets and deferred tax liabilities are offset when there is a legally enforceable right to set off assets against liabilities representing current tax and where the deferred tax assets and the deferred tax liabilities relate to taxes on income levied by the same governing taxation laws

k) Borrowing costs

Borrowing costs include interest and amortization of ancillary costs incurred. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the borrowing. Borrowing costs, allocated to and utilized for qualifying assets, pertaining to the year from commencement of activities relating to construction/ development of the qualifying asset upto the date of capitalization of such assets are added to the cost of the assets. Capitalization of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

l) Cash and cash equivalents

Cash and cash equivalents include cash in hand, demand drafts with bank and other short-



term (with original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amount of cash and which are subject to an insignificant risk of changes in values.

m) Cash flow statement

Cash flows are reported using the indirect method, whereby profit/ loss before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the LLP are segregated based on the available information.

n) Investment

Investments that are intended to be held for more than a year, from the date of acquisition, are classified as long-term investments and are carried at cost. However, provision for diminution in value of investments is made to recognize a decline, other than temporary, in the value of the investments.

o) Leases

Lease arrangements where the risks and rewards incidental to ownership of an assets substantially vest with the lessor are recognized as operating leases. Lease rental underoperating leases are recognized in Statement of Profit and Loss on a Straight-line basis over thelease term

3. NOTES TO ACCOUNTS

i. Contingent liability

Contingent Liabilities as on 31st March, 2021 is NIL (Previous Year Nil).

ii. Capital and other commitments

Estimated amount of contracts (net of advances) remaining to be executed on capital and other account and not provided for is Rs.Nil/- (Previous Year Nil).

iii. Foreign exchange fluctuations

The amount of foreign exchange fluctuation loss debited to the statement of profit and loss amounted to Rs. Nil/- (Previous Year Nil).

iv. Foreign exchange fluctuations

The amount of foreign exchange fluctuation loss debited to the statement of profit and loss amounted to Rs. Nil/- (Previous Year Nil).

v. Details of dues to micro and small enterprises as defined under the MSMED act, 2006.

Particulars	Current Year	Previous Year
a) Principal outstanding at the end of the year	NIL	NIL
Interest outstanding at the end of the year	NIL	NIL
b) The amount of interest paid by the buyer in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during the accounting		



- year is Rs. NIL (Previous Year Rs. NIL).
- c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006 is Rs. NIL (Previous Year Rs. NIL).
- d) The amount of interest accrued and remaining unpaid at the end of accounting year is Rs. NIL (Previous Year Rs. NIL).
- e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006 is Rs. NIL (Previous Year Rs. NIL).
- f) The above information takes into account only those suppliers who have responded to inquiries made by the Company for this purpose.

vi. Debit and Credit Balances

The Balance in Debtors, Creditors and Advances accounts are subject to confirmation and reconciliation, if any. However as per management representation no material impact on financial statements out of such reconciliation is anticipated.

In the opinion of the Board, the Current Assets, Loans and Advances have a value on realization, which in the ordinary course of business would be at least equal to the amount at which they have been stated in the Balance Sheet.

vii. Previous year figures

Previous year figures have been re-classified as per the current year classifications.

As per our report of even date
FOR RUSTOMJI N MEHTA & CO.
CHARTERED ACCOUNTANTS
FIRM REGN NO. 108911W

For & on behalf
Sana Build Pro LLP




RASESH V. PAREKH - PARTNER
Membership No. 38615

UDIN: - 21038615AAAAGU3106

Place: - Mumbai
Date: - 24TH MAY, 2021



RAJNIKANT S. AJMERA
(For Ajmera Realty &
Infra India Limited)
Partner

Place: - Mumbai
Date: - 24TH MAY, 2021

MANOJ I. AJMERA


Partner

SANA BUILD PRO LLP

SCHEDULES ANNEXED TO AND FORMING PART OF THE BALANCE SHEET AS AT 31ST MARCH, 2021

PARTICULARS	31.03.2021	31.03.2020
	RUPEES	RUPEES
SCHEDULE: "4" PARTNER'S CAPITAL		
Partner's Capital	1,00,000	1,00,000
	1,00,000	1,00,000
SCHEDULE: "5" UNSECURED LOANS		
From Holding Company	3,72,34,400	3,72,35,000
Bina Deepak Gadhia	12,50,000	12,50,000
Deepak Gadhia	12,50,000	12,50,000
	3,97,34,400	3,97,35,000
SCHEDULE: "6" CASH AND BANK BALANCES		
Balance with Scheduled Banks in Current Account	62,863	69,806
Cash in Hand	4,77,250	4,77,250
	5,40,113	5,47,056
SCHEDULE: "7" LOANS & ADVANCES		
(unsecured considered good)		
Advance recoverable in cash or kind	3,63,79,384	3,65,05,808
	3,63,79,384	3,65,05,808
SCHEDULE: "8" WORK IN PROGRESS		
Opening Work In Progress	28,18,370	26,80,443
Add :Additions during the Year	1,43,592	1,37,927
Closing Work in Progress	29,61,962	28,18,370
SCHEDULE: "9" CURRENT LIABILITIES		
Other Current liabilities	894	234
Audit fees Payable	30,000	20,000
Security Expense Payable	16,000	16,000
REIMBURSEMENT EXPENSES PAYABLE	-	-
Tds on Contractor Payable	165	-
	47,059	36,234

