

INDEPENDENT AUDITORS' REPORT

TO, THE MEMBERS OF ANCHITA DEVELOPERS PRIVATE LIMITED

Report on the Financial Statements

We have audited the accompanying financial statements of **ANCHITA DEVELOPERS PRIVATE LIMITED**, which comprise the Balance Sheet as at 31 March 2023, the Statement of Profit and Loss for the year then ended, and a summary of significant accounting policies and other explanatory information.

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 Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. 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 Company 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 adequate 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. 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 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 control relevant to the Company's preparation of the financial statements that give 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 the Company has in place an adequate internal financial controls system over financial reporting and operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by Company's Directors, 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 the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India of the state of affairs of the Company as at 31st March' 2018, its profit/loss for the year ended on that date.

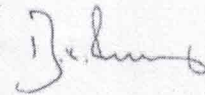
Report on other Legal and Regulatory Requirements

1. Requirements of 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, are not applicable.
2. As required by section 143(3) of the Act, 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 Company so far as it appears from our examination of those books.
 - c) the Balance Sheet, the Statement of Profit and Loss, 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, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of written representations received from the directors as on 31 March, 2023, taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2023, from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
- g) In our opinion and to the best of our information and according to the explanations given to us, we report as under with respect to other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014:
- i. The Company does not have any pending litigations which would impact its financial position.
- ii. The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses.
- ii. There were no amounts which required to be transferred by the Company to the Investor Education and Protection Fund.

DATE:- 12.10.2023
PLACE:- PATNA

FOR **B. K. PANDEY & CO.**
CHARTERED ACCOUNTANTS
FRN.- 010480C



(B.K. PANDEY)
PROPRIETOR
Membership No. 079263
UDIN: 23079263BGTVBW3835

HEAD OFFICE: G-28, P. C. COLONY, KANKARBAGH, PATNA (BIHAR) 800020

 0612 2355666  9334147182
 bkpandey_co@yahoo.com bkpandey.co@gmail.com

M/S ANCHITA DEVELOPERS PRIVATE LIMITED

NOTES ON ACCOUNTS

(To and forming part of the accounts as at 31st March 2021.)

SIGNIFICANT ACCOUNTING POLICIES

(A) **Basis of Accounting:** The Company prepares its accounts on mercantile system of accounting policies on going concern basis following the accounting standards generally accepted in India.

(B) **Revenue recognition:** Revenue is being recognized on the basis of completed project method and profit & loss is determined, as when the project is completed and handed over to buyers and sale deed is duly registered.

(C) **Fixed assets:** Fixed assets are stated at the original cost including other expenses related to acquisition and installation less depreciation in accordance with Schedule II of the Act on the basis of written down value method. Any addition thereto or deletion there from are adjusted accordingly

(D) **Depreciation:** Depreciation on fixed assets is charges according to the method prescribed under Schedule II of the Companies Act 2013.

(E) **General:**

- i) Balance of sundry receivables and payables, if any, are subject to formal confirmation.
- ii) Claims against the company not acknowledged as debts. : NIL
- iii) Original vouchers/bills/invoices couldn't be made available in support of some expenses.

(F) For such items of expenditure for which original vouchers /bills / invoices are not available, necessary internal vouchers have been drawn up duly singed and passed by the directors of the company to the effect that all the expenses are made for the purpose of company.

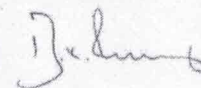
For ANCHITA DEVELOPERS PRIVATE LIMITED

Sd-
Director

Sd-
Director

For B. K. Pandey & Co.
Chartered Accountants
FRN. 010480C




(B.K.Pandey)
Proprietor
Membership No.- 079263

HEAD OFFICE: G-28, P. C. COLONY, KANKARBAGH, PATNA (BIHAR) 800020

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**“Annexure A” to the Independent Auditor’s Report of even date on the
Financial Statements of M/S ANCHITA DEVELOPERS PRIVATE LIMITED**

**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of
Section 143 of the Companies Act, 2013 (“the Act”)**

We have audited the internal financial controls over financial reporting of M/S ANCHITA DEVELOPERS PRIVATE LIMITED as of March 31, 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. 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.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

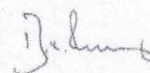
DATE:- 12.10.2023

PLACE:- PATNA

FOR B. K. PANDEY & CO.

CHARTERED ACCOUNTANTS

FRN.- 010480C



(B.K.PANDEY)
PROPRIETOR

Membership No. 079263

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**DIRECTORS' REPORT OF ANCHITA DEVELOPERS PRIVATE LIMITED FOR THE
FINANCIAL YEAR 2022-2023**

**To,
The Members,**

Your directors have pleasure in presenting their Annual Report on the business and operations of the company together with the Audited Statement of Accounts for the year ended 31st March, 2023.

Financial Highlights (Standalone and Consolidated)

During the year under review, performance of your company as under:

(Rupees in Lakhs)

Particulars	Year ended 31 st March 2023	Year ended 31 st March 2022
Turnover	30,10,000.00	0.00
Profit/(Loss) before taxation	35,356.71	(9100.10)
Less: Tax Expense	9,196.	0.00
Profit/(Loss) after tax	26,160.71	(9100.10)
Add: Balance B/F from the previous year	(7,16,810.05)	(7,07,709.65)
Balance Profit / (Loss) C/F to the next year	6,90,649.34	(7,16,810.05)

State of Company's Affairs and Future Outlook

Nature of Business: Builder

Sale Growth: Flat not sold during the year

Profit Growth: Net Loss

Future Plan: Company is planning to improve the business in terms of quantity, quality and profit and for this purpose the management has framed a lot of policies and strategies.

Change in nature of business, if any

No change.

Dividend

No Dividend Declared

Amounts Transferred to Reserves

Nil

Changes in Share Capital, if any

During the Financial Year 2022-23, the share capital of the Company has not changed under Private Placement/Preferential allotment/Rights issue /Employee Stock Option Scheme of the Company.

Disclosure regarding Issue of Equity Shares with Differential Rights

Not Applicable

Board Report in accordance with Companies Act 2013

Disclosure regarding issue of Employee Stock Options

Not Applicable

Disclosure regarding issue of Sweat Equity Shares

Not Applicable

Number of Board Meetings

During the Financial Year 2022-23, 06 meetings of the Board of Directors of the company were held.

Particulars of Loan, Guarantees and Investments under Section 186

Details of Loans:

SL No	Date of making loan	Details of Borrower	Amount	Purpose for which the loan is to be utilized by the recipient	Time period for which it is given	Date of BR	Date of SR (if reqd)	Rate of Interest	Security
			Nil						

Details of Investments:-

SL No	Date of investment	Details of Investee	Amount	Purpose for which the proceeds from investment is proposed to be utilized by the recipient	Date of BR	Date of SR (if reqd)	Expected rate of return
			Nil				

Details of Guarantee / Security Provided:

SL No	Date of providing security/guarantee	Details of recipient	Amount	Purpose for which the security/guarantee is proposed to be utilized by the recipient	Date of BR	Date of SR (if any)	Commission
			Nil				

Particulars of Contracts or Arrangements with Related Parties

Nil

Explanation to Auditor's Remarks

No Specific remark by auditor

Material Changes Affecting the Financial Position of the Company

Nil

Board Report in accordance with Companies Act 2013

Conservation of Energy, Technology, Absorption, Foreign Exchange Earnings and Outgo: Not Applicable

Details of Subsidiary, Joint Venture or Associates
Nil

Risk Management Policy
Not Applicable

Details of Directors and Key Managerial Personnel

Details of Directors and KMP appointed or resigned during the year: No any Director is appointed or resigned during the year.

Details of directors retiring by rotation in the ensuing Annual General Meeting: No any Director is retired by rotation.

Details of significant & material orders passed by the regulators or courts or tribunal
Nil

Voluntary Revision of Financial Statements or Board's Report

Nil

Statement in Respect of Adequacy of Internal Financial Control with Reference to the Financial Statements

There is adequate financial control.

Deposits

I. Nil

Receipt of any commission by MD / WTD from a Company or for receipt of commission / remuneration from it Holding or subsidiary

Nil

Secretarial Audit Report

Not Applicable

Corporate Social Responsibility (CSR) Policy

Not Applicable

Fraud Reporting (Required by Companies Amendment Bill, 2014)

Details regarding fraud which have been reported to the Audit Committee / Board but not to CG have to be disclosed: Nil.

Statutory Auditors

NO change in Statutory Auditor

Cost Auditors

Board Report in accordance with Companies Act 2013

Not Applicable

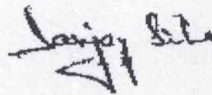
Directors Responsibility Statement

In accordance with the provisions of Section 134(5) of the Companies Act 2013, your directors confirm that:

- a) in the preparation of the annual accounts for the financial year ended 31st March, 2023, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- b) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March, 2023 and of the profit /loss of the Company for that period;
- c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act 2013 for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- d) the directors had prepared the annual accounts on a going concern basis;
- e) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively. *[List of laws applicable to the company may be mentioned here]*
- f) *[additional point in case of Listed Entities]* - the directors had laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively.

Acknowledgment

The Directors express their sincere appreciation to the valued shareholders, bankers and clients for their support



Director

DIN:- 01935968

For and on behalf of the Board of Directors

Place: Patna
Date: 17-09-2023