

**FINANCIAL STATEMENTS**

**OF**

**M/s VISMAYA BUILDERS & DEVELOPERS  
PRIVATE LIMITED**

**CIN:U45205KA2011PTC060160**

**FOR THE YEAR**

**2023-24**

**Auditors**

M/s ABS & Co.,  
Chartered Accountants  
No.80/1, 11<sup>th</sup> Main,  
Malleswaram  
Bangalore-560003



## INDEPENDENT AUDITOR'S REPORT

To  
The Board of Directors of  
**M/s VISMAYA BUILDERS & DEVELOPERS PRIVATE LIMITED**  
CIN: U45205KA2011PTC060160  
Bangalore.

### ***Report on the audit of the Financial Statements***

#### **Opinion**

We have audited the accompanying Financial Statements of **M/s VISMAYA BUILDERS & DEVELOPERS PRIVATE LIMITED** (the company) which comprise the Balance Sheet as at March 31st, 2024 and the Statement of Profit and Loss, for the year then ended on that date and notes to the financial statements including a summary of the significant accounting policies and other explanatory information. (hereinafter referred to as the "Financial statements").

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, 2015, as amended ("AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024 and its **loss**; their Statement of affairs 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 Companies Act, 2013. 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.



**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 the 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 in the 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 Responsibilities 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 and presentation of these financial statements that give a true and fair view of the financial position, financial performance, Statement of affairs of the company in accordance with the AS and other accounting principles generally accepted in India. The respective Boards of Directors of the companies are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 Board of Directors are 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 Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements 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 based on these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgement and maintain professional scepticism 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 to design audit procedures that are appropriate in the circumstances, under section 143(3)(i) of the Companies Act, 2013, we are responsible for expressing opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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, the said company falls under the exception prescribed in the order. Hence no report under the Companies (Auditor's Report) Order, 2020 has been furnished
- 2 (A) 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 and 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.,
  - e. On the basis of the written representations received from the Management as on March 31<sup>st</sup> 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31<sup>st</sup> 2024 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 and the operating effectiveness of such controls, refer to our separate Report in "Annexure A" which is based on the auditors' reports of the Company.
- 2(B) 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, 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.
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
  - iv. a) The Management has represented that, to the best of its knowledge and belief, 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 person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, 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, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, 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 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 provided under (a) and (b) above, contain any material misstatement.

v. The company has neither declared nor paid any dividend during the year

3. 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, In our opinion and to the best of our information and according to the explanations given to us, the company is a private limited company and accordingly the matter to be reported under section 197(16) of the Companies Act 2013 are not applicable



4. Based on our examination, which includes test checks, the Company has used accounting software for maintaining its books of accounts for the financial year ended 31<sup>st</sup> March 2024 which has a feature of recording audit trail(edit log) facility and the same has operated throughout the financial year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with.

For ABS & Co.  
Chartered Accountants  
Firm Reg No. 008203S

  
CA Arand H G

Partner

M No 206226

UDIN : 24206226 BKAOC A 2308

Place :Bangalore

Date: 05.09.2024



**Annexure A to the Independent Auditors report**

***Referred to in paragraph 2(A)(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of M/s Vismaya Builders & Developers Private Limited of even date)***

**Report on the Internal Financial Controls Over Financial Reporting under Clause (f) of sub-section 3 of Section 143 of the Companies Act, 2013 (the "Act")**

In conjunction with our audit of the financial statements of the Company as of and for the year ended March 31, 2024, we have audited the internal financial controls over financial reporting of **M/s Vismaya Builders & Developers Private limited** (hereinafter referred to as the "Company") and which is company incorporated in India, as of that date.

**Management's Responsibility for Internal Financial Controls**

The respective Boards of Directors of the Company and which is company incorporated in India, is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective Companies 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 (the "ICAI"). 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 the respective 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 Act.

**Auditor's Responsibility**

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company and which is company incorporated in India, 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") issued by the Institute of Chartered Accountants of India ("ICAI") and the Standards on Auditing, prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 judgement, 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 internal financial controls system over financial reporting of the Company, which is company incorporated in India.

**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 and to the best of our information and according to the explanations given to us, the Company which is company incorporated in India, have 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, 2024, based on the criteria for internal financial control over financial reporting established by the respective companies considering

the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For ABS & Co.  
Chartered Accountants  
Firm Reg No. 008203S



CA Anand H G  
Partner

M No 206226

UDIN : 24206226 BK AOC B 2308

Place :Bangalore

Date :05.09.2024



Note 1:

**SIGNIFICANT ACCOUNTING POLICIES AND NOTES ON ACCOUNTS:**

**Corporate Information:**

M/s VISMAYA BUILDERS & DEVELOPERS PVT LTD (the Company) is a private limited company incorporated and domiciled in India. The Company is engaged in the business of Property development & Land Acquisition.

**Note -2: Significant Accounting Policies:**

**i Basis of Preparation:**

The Financial Statements are prepared in accordance with Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention on accrual basis. GAAP comprises of mandatory Accounting Standards as specified under Sec. 133 of the Companies Act 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014. Accounting Policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

The accounts are prepared on going concern basis only.

**ii Use of Estimates**

The preparation of the financial statements is in conformity with Indian GAAP, which requires that the management make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent liabilities as at the date of financial statements and the reported amounts of revenue and expenses during the reported period. Although such estimates are made on a reasonable basis taking into account all available information, actual results could differ from these estimates and such differences are recognised in the period in which the results are ascertained.

**iii Revenue Recognition :**

Revenue from real estate under development/ sale of developed property will be recognized upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts/ agreements, except for contracts where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards. In such cases, the revenue will be recognized on percentage of completion method, when the stage of completion of each project reaches a significant level which is estimated to be at least 25% of the total estimated construction cost of the Project. Revenue is recognized in proportion that the contract costs incurred for work performed up to the reporting date bear to the estimated total contract costs.

**iv Fixed Assets & Depreciation:**

As on date, the company does not own any fixed assets.

**v Foreign Currency Transactions :**

During the year, there were no foreign currency transactions.

**vi Borrowing costs:**

Interest and other borrowing costs on specific borrowings attributable to qualifying assets are transferred to carrying cost of the assets. Other borrowing costs are charged to revenue over the tenure of loan.

**vii Inventories**

Expenditure incurred during the year amounting to Rs.Nil. relating to construction activity or incidental thereto has been treated as Work in Progress under the head of 'Inventories'

**viii Earnings Per Share**

Basic earnings per share will be calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and taxes) by the average number of equity shares outstanding during the year. Presently, the company is not generating any revenues.

**ix Taxation**

Tax expenses for the year comprise current tax and deferred tax liability. Current tax is calculated in accordance with the provisions of section of Income tax Act, 1961.

where the income tax is calculated at the rate of 25% ( 4 % education cess ) of the taxable income by filing appropriate form under Income Tax Act,1961.

**x Impairment of Assets:**

The Company assess at each Balance Sheet date whether there is any indication that any of the assets may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount is less than its carrying amount, the carrying amount is reduced to its recoverable amount.

The reduction is treated as an impairment loss and is recognized in the profit and loss account. As on the Balance Sheet date the Company assessed for impairment of assets and found no indication of impairment of assets as per Accounting Standard (AS-28).

**xi Provisions and Contingencies**

The company creates a provision when there is present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. When there is a possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote,

no provision or disclosure is made No contingent liabilities/assets estimated as on the balance sheet date.

Contingent liabilities are not recognized and, if any, are adequately disclosed in the notes to accounts.

**xii Cost Recharge:**

The advances relating to their sister concern for furtherance of the business and accordingly the works were being executed by the sister concerns and company has charged the cost on those funds which are not utilized by the sister concerns on the assigned work as the same is interest bearing funds and vice versa in case of advances received by the Company.

Thus the company has charged cost of reimbursement on those unutilized advances in the execution of project works which compensate the excessive cost incurred by the company during the financial year against that of the revenue.

Since this arrangement is of the nature of reimbursement of the cost incurred by the company hence no Taxes are withheld in the form of Tax deducted at source by the

sister concerns and thereby the company has maintained the accounting concept of appropriation of cost upon utilization of the sources in the business.

**xiii Segment Reporting**

The activity of the company is revolving around only one activity of business of Real Estate services. Hence no disclosure is required to be given as per the AS 17

"Segment Reporting" under business segment and Geographical Segment.



XVI. Additional Information to the financial Statements		
XVI.I Contingent Liabilities and commitments ( to the extent not provided for):		
Particulars	(Rs. in Lakhs)	
	2023-24	2022-23
<b>Contingent Liabilities:</b>		
A. Outstanding guarantees and Counter Guarantees to various banks, in respect of the guarantees given by those banks in favor of various government authorities and others :		
i. Guarantees given by the company on behalf of subsidiaries		
ii. Aggregate value of other Guarantees outstanding end of the reporting date:		
1. Shrestha Infra Projects Pvt.ltd		
Aggregate Value of Corporate Guarantee and Security given not acknowledged as debts		
Amount outstanding as on the reporting date		
a) Principal		
b) Interest		
2. Alekha Property Developments Private Limited		
Aggregate Value of Corporate Guarantee and Security given not acknowledged as debts		
Amount outstanding as on the reporting date		
a) Principal		
b) Interest		
3. Adarsh Developers (A Partnership Firm)		
Aggregate Value of Corporate Guarantee and Security given not acknowledged as debts		
Amount outstanding as on the reporting date		
a) Principal		
b) Interest		
B. Other Money for which the company is contingently liable		
Claims against the company, not acknowledged as debts		
Commitments :		
Estimated amount of contracts remaining to be executed on capital account and not provided for :		
a. Tangible Assets		
b. Intangible Assets		
XVI.II Disclosures under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006 :		
(Rs. in Lakhs)		
Particulars	2023-24	2022-23
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid /reversed/adjusted along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-
Note: Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.		
XVI.III Payment to Auditors		
(Rs. in Lakhs)		
Payment to Auditors	31.03.2024	31.03.2023
Statutory Audit Fee	0.18	0.18
Certificate & Other Consultancy Fee	Nil	Nil



**XVI.IV Accounting Ratios**

The following are analytical ratios for the year ended March 31, 2024 and March 31, 2023

Particulars	Numerator	Denominator	March 31, 2024	March 31, 2023	Variance %
(a) Current ratio	Current assets	Current liabilities	7.67	8.07	(0.65)
(b) Debt-equity ratio	Total Debt	Shareholder's Equity	(28.09)	(39.44)	(0.66)
(c) Debt service coverage ratio	Earnings available for debt service	Debt Service	NA	NA	NA
(d) Return on equity ratio	Net Profits after taxes	Average Shareholder's Equity	NA	NA	NA
(e) Inventory turnover ratio	Sales	Average Inventory	NA	NA	NA
(f) Trade receivables turnover ratio	Net Credit Sales	Avg. Accounts Receivable	NA	NA	NA
(g) Trade payables turnover ratio	Net Credit Purchases	Average Trade Payables	NA	NA	NA
(h) Net capital turnover ratio	Net Sales	Working Capital	NA	NA	NA
(i) Net profit ratio	Net Profit	Net Sales	NA	NA	NA
(j) Return on capital employed	Earning before interest and taxes	Capital Employed	NA	NA	NA
(k) Return on investment on Quoted Instruments	Difference of Market value at the end and beginning of the period	Market Value at the beginning of the Year	NA	NA	NA

**XVI.V Land & related costs:**

Land owned by the company is classified under 'Other Current Asset' such land is held with an intention of development.

**XVII . Disclosures under accounting standards:****XVII.I Related Party Disclosure AS 18**

As per Accounting Standard (AS-18) on "Related Party Disclosures", the disclosure of transactions with the related party as defined in the Accounting Standard are given below :-

List of Related parties with whom transactions have taken place and relationship:

Key Management Personnel:	Karunesh B M B V Ravikumar Nidhi Jayashankar
Enterprises owned or significantly influenced by KMP or their relatives:	M/s. Adarsh Developers (A Partnership Firm)
Associate Companies:	M/s. Alekhya Property Developments Pvt Ltd M/s. Akarshak Realty Pvt Ltd M/s Shreshtha Infra Projects Private Ltd M/s Navaratna Super projects Private Limited

**ii. Transactions during the year with related party:**

(Rs. in Lakhs)

Name of the Related Parties	Nature of Relationship	Nature of Transaction	Closing Balance	
			2023-24	2022-23
Adarsh Developers	Partner in firm in which director of the company	Loans & Advances From Related Parties: Received	690.96	1,270.34
Adarsh Developers	Partner in firm in which director of the company	Loans & Advances From Related Parties: Given	330.00	117.42
Akarshak Realty Private Limited	Common Key Managerial Personnel	Loans & Advances From Related Parties: Given	64.09	69.83
Shreshtha Infra Projects Private Limited	Common Key Managerial Personnel	Loans & Advances From Related Parties: Received	-	1,019.76
Navaratna Super projects Private Limited	Common Key Managerial Personnel	Loans & Advances From Related Parties: Received	26.88	-
Alekhya Property Developments Private Limited	Common Key Managerial Personnel	Advances From Related Parties:	912.24	713.62




III. Balance outstanding as on the reporting period			(Rs. in Lakhs)	
Name of the Related Parties	Nature of Relationship	Nature of Transaction	Closing Balance	
			2023-24	2022-23
Adarsh Developers	Partner in firm in which director of the company	Long Term Borrowings-Unsecured	5,917.15	5,556.19
Shreshtha Infra Projects Private Limited	Common Key Managerial Personnel	Long Term Borrowings-Unsecured	6,085.10	6,685.10
Alekhya Property Developments Private Limited	Common Key Managerial Personnel	Long Term Borrowings-Unsecured	5,590.39	4,678.15
Navaratna Super projects Private Limited	Common Key Managerial Personnel	Long Term Borrowings-Unsecured	26.88	-
Alcanshuk Realty Private Limited	Common Key Managerial Personnel	Short Term Loans and Advances	521.84	457.76

Note: Related parties are as identified by the Management and relied upon by the auditors.

**XVII.II Computation of Earnings Per Equity Share [EPS] as required by AS 20**

Particulars	(Rs. in Lakhs)	
	2023-24	2022-23
Net Profit/(Loss) for the Year	(92.93)	(159.37)
Add / (Less): Excess/short Provision (written off)/ Write Back	-	-
Less: Preference share dividend	-	-
Amount available for equity shareholders	(92.93)	(159.37)
Weighted average number of shares	40,000	40,000
Earnings per Share - Basic & Diluted	(232.32)	(398.42)
Face value per equity share	10.00	10.00

**XVIII Events occurring after the date of Balance Sheet:**

There are no Material Events occurring after the date of Balance Sheet. Hence the same has not been taken into cognizance.

**XIX Debtors/Advances and Creditors/Retentions:**

The Company has not received the Confirmation of balances of Debtors, Creditors and Advances as on the date of this report and hence the same are subject to such confirmations and reconciliations.

**XX In the opinion of the management, Current Assets, Loans and Advances have a value not less than what is stated in the accounts if realized in the ordinary course of business.**

**XXI Benami Transactions:**

There are no proceedings have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

**XXII Company Struck Off:**

The company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013.

**XXIII Undisclosed Income:**

The Company does not have any transactions not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961)

**XXIV The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year**

**XXV Previous year's figures have been recast / restated, wherever necessary, to conform to the current year's classification in terms of our report attached.**

As per our report of even date attached

FOR ABS & Co.

CHARTERED ACCOUNTANTS

Firm Registration No.00820/23



J.S. Anand

Partner

Membership No.206226

Udin: 24206226 BK AOC B 23 08







B.V. RAVIKIRAN

DIRECTOR

DIN: 02794408



B.M. KARUNESH

DIRECTOR

DIN: 06693174

For and on behalf of the Board of Directors of  
FOR VISMAYA BUILDERS & DEVELOPERS PVT LTD

Date: 05.09.2024

Place: Bangalore

**VISMAYA BUILDERS & DEVELOPERS PVT LTD**  
**CIN:U45205KA2011PTC060160**  
**NO.2/4 3RD FLOOR LANGFORD GARDEN RICHMOND TOWN BENGALURU-560025**  
**BALANCE SHEET AS AT 31ST MARCH, 2024**

(Rs. in Lakhs)

(Rs. in Lakhs)

Particulars	Note No	As at 31st March 2024	As at 31st March 2023
<b>I. EQUITY AND LIABILITIES</b>			
<b>(1) Shareholder's Funds</b>			
(a) Share Capital	II	4.00	4.00
(b) Reserves and Surplus	III	(652.67)	(559.74)
(c) Money received against share warrants		-	-
<b>(2) Share Application money pending allotment</b>			
<b>(3) Non-Current Liabilities</b>			
(a) Long-Term Borrowings	IV	18,219.52	16,919.44
(b) Deferred Tax Liabilities (Net)		-	-
(c) Other Long Term Liabilities		-	-
(d) Long Term Provisions		-	-
<b>(4) Current Liabilities</b>			
(a) Short-Term Borrowings		-	-
(b) Trade Payables	V	0.29	0.97
(c) Other Current Liabilities	VI	2,620.28	2,287.89
(d) Short-Term Provisions		-	-
<b>Total Equity &amp; Liabilities</b>		<b>20,191.43</b>	<b>18,652.56</b>
<b>II. ASSETS</b>			
<b>(1) Non-Current Assets</b>			
<b>(a) Fixed Assets</b>			
(i) Tangible assets		-	-
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		-	-
(iv) Intangible assets under development		-	-
(b) Non-current investments		-	-
(c) Deferred tax assets (net)		-	-
(d) Long term loans and advances		-	-
(e) Other non-current assets	VII	90.09	180.17
<b>(2) Current Assets</b>			
(a) Current investments		-	-
(b) Inventories		-	-
(c) Trade receivables		-	-
(d) Cash and cash equivalents	VIII	0.69	1.02
(e) Short-term loans and advances	IX	951.67	887.59
(f) Other current assets	X	19,148.97	17,583.77
<b>Total Assets</b>		<b>20,191.43</b>	<b>18,652.56</b>

**NOTES TO ACCOUNTS**

Notes referred to above and notes attached there to form an integral part of Balance Sheet  
This is the Balance Sheet referred to in our Report of even date.

As per our report of even date attached

FOR ABS & Co.

CHARTERED ACCOUNTANTS

Firm Registration No. 08203S

*H.G. ANAND*  
H.G. ANAND  
Partner

Membership No. 206226

Udin: 24206226 BKAOC 92308

Date: 05.09.2024

Place: Bangalore



For and on behalf of the Board of Directors of  
FOR VISMAYA BUILDERS & DEVELOPERS PVT LTD

*B.V. RAVIKUMAR*  
B V RAVIKUMAR  
DIRECTOR  
DIN: 02794408

*P.M. KARUNESH*  
P M KARUNESH  
DIRECTOR  
DIN: 00693174

**VISMAYA BUILDERS & DEVELOPERS PVT LTD**  
**CIN:U45205KA2011PTC060160**  
**NO.2/4 3RD FLOOR LANGFORD GARDEN RICHMOND TOWN BENGALURU-560025**  
**PROFIT & LOSS STATEMENT FOR THE PERIOD ENDED ON 31ST MARCH 2024**

(Rs. in Lakhs)

(Rs. in Lakhs)

Sr. No	Particulars	Sch. No.	For the Year Ended 31st March, 2024	For the Year Ended 31st March, 2023
I	Revenue from operations	XI	-	-
II	Other Income		-	0.16
III	<b>III. Total Revenue (I + II)</b>		-	0.16
IV	<b>Expenses:</b>			
	Cost of materials	XII	-	-
	Purchase of Stock-in-Trade			
	Changes in inventories of finished goods, work-in-progress and Stock-in-Trade			
	Employee Benefit Expense			
	Financial Costs	XIII	0.03	0.01
	Depreciation and Amortization Expense			
	Depreciation		-	-
	Amortization Expense	XIV	90.09	90.09
	Other Administrative Expenses	XV	2.81	69.43
	<b>Total Expenses (IV)</b>		92.93	159.53
V	Profit before exceptional and extraordinary items and tax	(III - IV)	(92.93)	(159.37)
VI	Exceptional Items			
VII	Profit before extraordinary items and tax (V - VI)		(92.93)	(159.37)
VIII	Extraordinary Items			
IX	Profit before tax (VII - VIII)		(92.93)	(159.37)
X	<b>Tax expense:</b>			
	(1) Current tax		-	-
	(2) Deferred tax		-	-
XI	Profit(Loss) from the period from continuing operations	(IX-X)	(92.93)	(159.37)
XII	Profit/(Loss) from discontinuing operations			
XIII	Tax expense of discounting operations			
XIV	Profit/(Loss) from Discontinuing operations (XII - XIII)		-	-
XV	Profit/(Loss) for the period (XI + XIV)		(92.93)	(159.37)
XVI	Total No of Shares		40,000	40,000
XVII	Earning per equity share:			
	(1) Basic (In Rs)		(232.32)	(398.42)
	(2) Diluted (In Rs)		(232.32)	(398.42)

*Schedules referred to above and notes attached there to form an integral part of Profit & Loss Statement  
This is the Profit & Loss Statement referred to in our Report of even date.*

As per our report of even date attached  
FOR ABS & Co.

CHARTERED ACCOUNTANTS  
Firm Registration No.0082035

*(Signature)*  
GA ANAND H.G.  
Partner

Membership No.206226  
Udin: 24206226 BK AOCB 2308

Date: 05.09.2024  
Place: Bangalore



*(Signature)*  
B V RAVIKUMAR  
DIRECTOR  
DIN: 02794408

*(Signature)*  
B.M.KARUNESH  
DIRECTOR  
DIN:00693174

For and on behalf of the Board of Directors of  
for VISMAYA BUILDERS & DEVELOPERS PVT LTD



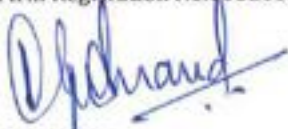
**VISMAYA BUILDERS & DEVELOPERS PVT LTD**  
**CIN:U45205KA2011PTC060160**  
**NO.2/4 3RD FLOOR LANGFORD GARDEN RICHMOND TOWN BENGALURU-560025**  
**Cash Flow Statement for the year ended March 31, 2024**

(Rs. in Lakhs)

(Rs. in Lakhs)

PARTICULARS	31-Mar-24		31-Mar-23	
<b>A. Cash Flow From Operating Activities</b>				
Net Profit Before Tax and extraordinary items		(92.93)		(159.37)
Adjustments For :				
Cash Operating Profit before working capital changes		(92.93)		(159.37)
Adjustments For :				
Increase/(Decrease) in Trade Payables	(0.68)		(114.03)	
(Increase) /Decrease in Short term Loans and Advances	(1,539.20)		(2,385.78)	
		(1,539.88)		(2,499.81)
<b>Cash Generated from Operating Activities</b>		(1,632.81)		(2,659.18)
Direct Taxes Paid		-		-
<b>Net Cash From Operating Activities</b>		(1,632.81)		(2,659.18)
<b>B. Cash Flow From Investing Activities</b>				
<b>Net Cash Used In Investing Activities</b>		-		-
<b>C. Cash Flow From Financing Activities</b>				
Proceeds from Borrowings	1,632.48		2,659.00	
<b>Net Cash from Financing Activities</b>		1,632.48		2,659.00
<b>Net Change in cash and cash equivalents (A+B+C)</b>		(0.33)		(0.17)
<b>Net cash and cash equivalent at the beginning of the year</b>		1.02		1.20
<b>Net cash and cash equivalent at the closing of the year</b>		0.69		1.02

As per our report of even date attached  
 FOR ABS & Co.  
 CHARTERED ACCOUNTANTS  
 Firm Registration No.0082035



**H.G. ANAND**  
 Partner

Membership No.206226

Udin: 24206226BKAOC92308

Date: 05.09.2024

Place: Bangalore



  
**B.V. RAVIKUMAR**  
 DIRECTOR  
 DIN: 02794408

  
**B.M. KARUNESH**  
 DIRECTOR  
 DIN:00693174

For and on behalf of the Board of Directors of  
 For VISMAYA BUILDERS & DEVELOPERS PVT LTD

**VISMAYA BUILDERS & DEVELOPERS PVT LTD**  
**CIN:U45205KA2011PTC060160**  
**NO.2/4 3RD FLOOR LANGFORD GARDEN RICHMOND TOWN BENGALURU-560025**  
**NOTES TO BALANCE SHEET AS AT 31st MARCH 2024**

(Rs. in Lakhs)

(Rs. in Lakhs)

Note No	PARTICULARS	As at 31st March 2024	As at 31st March 2023					
III	Reserves And Surplus Opening Balance (* Net Profit/(Net Loss) For the current year	(559.74) (92.93)	(400.37) (159.37)					
	<b>Total</b>	<b>(652.67)</b>	<b>(559.74)</b>					
IV	Long Term Borrowings-Unsecured Loans & Advances From Related Parties: Adarsh Developers Sureshita Infra Projects Private Limited Alekhya Property Developments Private Limited Navarathna Super projects Private Limited	5,917.15 6,685.10 5,590.39 26.00	5,556.19 6,685.10 4,678.15 -					
	<b>Total</b>	<b>18,219.52</b>	<b>16,919.44</b>					
V	Trade Payables Sundry Creditors Dues to Micro and Small Enterprises Dues to Others	0.29	0.97					
	<b>Total</b>	<b>0.29</b>	<b>0.97</b>					
<b>Trade payables aging schedule for the year ended as on March 31, 2024 and March 31, 2023:</b>								
	<b>Particulars</b>	<b>Unbilled Dues</b>	<b>Not Due</b>	<b>Less than One Year</b>	<b>1-2 years</b>	<b>2-3 years</b>	<b>More than 3 years</b>	<b>Total</b>
	Outstanding dues to MSME	-	-	-	-	-	-	-
	Others	-	-	0.03	0.10	-	0.08	0.29
	Others ( previous year )	-	-	0.65	0.06	0.18	0.08	0.97
	Disputed dues - MSME	-	-	-	-	-	-	-
	Disputed dues - Others	-	-	-	-	-	-	-
VI	<b>(A) Other Current Liabilities</b> Indian Bank HDFC Bank Ltd A/c No-5716 Audit Fees Payable Lokesh R Scarland Homes Pvt Ltd White Knights Properties LLP TDS Payable						2,103.64 111.02 0.35 5.00 50.00 321.75 28.53	2,143.93 111.01 0.18 5.09 - - 27.78
	<b>Total</b>						<b>2,620.28</b>	<b>2,207.89</b>
VII	Other Non Current Assets Others : Preliminary and Pre-operative Expenditure						90.09	180.17
	<b>Total</b>						<b>90.09</b>	<b>180.17</b>
VIII	Cash & Cash Equivalent Cash-In-Hand Cash Balance Sub Total (A) Bank Balance HDFC Bank Escrow A/c-30% (5271) Sub Total (B)	0.55 0.55	0.89 0.89		0.14 0.14	0.14 0.14		1.02
	<b>Total [ A + B ]</b>							
IX	Short Term Loans and Advances To Related Parties Akarshak Realty Pvt Ltd Land Advances	521.84 429.83	457.76 429.83					
	<b>Total</b>	<b>951.67</b>	<b>887.59</b>					
X	Other Current Assets Land Excess TDS Paid Income Tax Refundable Land Related Expenses	9,666.00 24.96 8.15 9,449.07	9,586.57 24.99 8.15 7,964.05					
	<b>Total</b>	<b>19,148.97</b>	<b>17,583.77</b>					




VISMAYA BUILDERS & DEVELOPERS PVT LTD

CIN:U45205KA2011PTC060160

NO.2/4 3RD FLOOR LANGFORD GARDEN RICHMOND TOWN BENGALURU-560025

Schedules Forming Part of the Profit & Loss Accounts as at 31st March, 2024

(Rs. in Lakhs)

(Rs. in Lakhs)

SCH	Particulars	For the Year Ended 31st March,2024	For the Year Ended 31st March, 2023
XI	Revenue from Operations		
	Sale of Land	-	-
	Interest Received	-	-
	<b>Total</b>	-	-
XII	Other Income		
	Interest Received	-	0.16
	<b>Total</b>	-	0.16
XIII	Financial Cost		
	Bank Charges	0.03	0.01
	<b>Total</b>	0.03	0.01
XIV	Depreciation & Amortised Cost		
	Preliminary and Preoperative Expenses W/O	90.09	90.09
	<b>Total</b>	90.09	90.09
XV	Other Administrative Expenses		
	Audit Fees	0.18	0.18
	Rates & Taxes	0.09	0.03
	Professional Charges	0.08	3.29
	Plan Approval & Conversion Charges	0.23	-
	TDS Late Payment Interest	1.30	65.93
	Documents & Other Expenses	0.93	-
	<b>Total</b>	2.81	69.43




**VISMAYA BUILDERS & DEVELOPERS PVT LTD**  
**CIN:U45205KA2011PTC060160**  
**NO.2/4 3RD FLOOR LANGFORD GARDEN RICHMOND TOWN BENGALURU-560025**  
**SCHEDULES TO BALANCE SHEET**

**Note II: SHARE CAPITAL.**

(Rs. in Lakhs)

(Rs. in Lakhs)

Particulars	As at 31st March, 2024		As at 31 March, 2023	
	Number of shares	Amount	Number of shares	Amount
(a) Authorised 1,00,000 Equity shares of Rs.10/- each having voting rights	1,00,000.00	10.00	1,00,000.00	10.00
(b) Issued 40,000 Equity shares of Rs.10/- each having voting rights	40,000.00	4.00	40,000.00	4.00
<b>Total</b>	<b>40,000.00</b>	<b>4.00</b>	<b>40,000.00</b>	<b>4.00</b>

The Company has only one class of equity shares having par value of Rs.10/- per share. Each holder of equity share is entitled to one vote per share. In the event of liquidation of the company, the equity share holders will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the equity shareholders. The dividend proposed by the Board of Directors if any is subject to the approval of the shareholders in the ensuing annual general meeting except in the case of interim dividend.

The company has neither allotted any bonus shares not allotted any shares against consideration other than cash till date.

The company has not bought back any shares till date.

**Note 121 :Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting period:**

(Rs. in Lakhs)

Particulars	Opening Balance	Fresh issue	Buy Back		Closing Balance
Equity shares with voting rights		-	-	-	
Period ended 31st March, 2024					
- Number of shares	40,000.00	-	-	-	40,000.00
- Amount in Rupees	4.00	-	-	-	4.00
Year ended 31 March, 2023					
- Number of shares	40,000.00	-	-	-	40,000.00
- Amount in Rupees	4.00	-	-	-	4.00

**Note 2.3 :Shareholders holding more than 5% Shares:**

(Rs. in Lakhs)

Name of shareholders	As at			
	31st March, 2024		31st March 2023	
	Number of Shares	% holding	Number of Shares	% holding
Adarsh Developers rep. by B.M.Jayeshankar	30,000	75.000%	30,000	75.000%
B.M.Jayeshankar	9,999	24.998%	9,999	24.998%
Others	1.0	0.003%	1	0.003%
	<b>40,000</b>	<b>100%</b>	<b>40,000</b>	<b>100%</b>

**Note 2.4 :Details of equity shares held by Promoters in the Company at the End of the Year :**

(Rs. in Lakhs)

Name of the Pramoter	As at				
	31st March, 2024		31st March 2023		% of Changes during the
	Number of Shares	% holding	Number of Shares	% holding	
Adarsh Developers rep. by B.M.Jayeshankar	30,000	75.000%	30,000	75.000%	-
B.M.Jayeshankar	9,999	24.998%	9,999	24.998%	-
Others	1	0.003%	1	0.003%	-
	<b>40,000</b>	<b>100%</b>	<b>40,000</b>	<b>100%</b>	

**2.5.: Aggregate number and class of shares allotted as fully paid pursuant to contract(s) without payment being received in cash, bonus shares and shares bought back for the period of 12 months immediately preceding the Balance Sheet**



VISMAYA BUILDERS & DEVELOPERS PVT LTD			
Break-up of Items appearing in Notes to Balance Sheet as at 31st March, 2024			
Schedule : Other Non Current Assets		(Rs. in Lakhs)	(Rs. in Lakhs)
Sr. No	Particulars	As at 31st March 2024	As at 31st March 2023
1	Preliminary and Pre-operative Expenditure		
	Preliminary Expenses B/F	90.09	180.17
	Total	90.09	180.17
Schedule : Short Term Loans and Advances			
		(Rs. in Lakhs)	(Rs. in Lakhs)
Sr. No	Particulars	As at 31st March 2024	As at 31st March 2023
	<b>Land Advance</b>		
1	Chandramma	9.81	-
2	G.S Hanumanth Reddy (Bikkanahalli)	10.00	10.00
3	Gopiraj	20.00	20.00
4	Jayalakshmi	9.81	-
5	Krishnappa	3.00	3.00
6	Kusumadar	5.00	-
7	Lakshamma	3.00	3.00
8	Land Bikkanahalli Ramakrishna Reddy	40.00	40.00
9	Manjunatha B T	1.00	-
10	Muniswamy Reddy R	40.00	40.00
11	Munithayamma	3.00	3.00
12	Muniyappa	6.00	-
13	Muniyellamma	2.50	2.50
14	Muniyellappa	2.95	2.95
15	Munjanath	3.00	3.00
16	Nagesh	24.00	-
17	Narayanappa	6.00	6.00
18	Praveen M	25.00	25.00
19	Rajeshwari	0.50	0.50
20	Ramakrishna Reddy	5.00	5.00
21	Ramakrishna Reddy (Bikkanahalli)	14.77	14.77
22	Ramanji	1.00	-
23	Ramaswamy	3.00	3.00
24	Renuka	9.81	-
25	Sarvesha H S	59.75	59.75
26	Satish	3.00	3.00
27	Shashikala	10.31	0.31
28	SHIVARUDRAIAH	9.86	-
29	Swapna R	50.00	50.00
30	T Muniyappa	1.00	1.00
31	Vani N	19.50	19.50
32	Venkataswamy Reddy N	22.75	17.75
33	Yellamma	2.50	2.50
34	Yellappa	3.00	3.00
	Total	429.83	338.53
Schedule : Land			
		(Rs. in Lakhs)	(Rs. in Lakhs)
Sr. No	Particulars	As at 31st March 2024	As at 31st March 2023
	<b>Land</b>		
1	Land - Bikkanahalli	3,193.08	3,110.97
2	Land - Bichikkanahalli	258.06	258.06
3	Land - Chikkathimmasandra	1,266.05	1,266.05
4	Land - Handenahalli	352.68	352.68
5	Land - Kutaganahalli	37.01	37.01
6	Land - Muthanallur Amari Kere	2,272.99	2,113.93
7	Land - Sollepura	512.63	512.63
8	Land - Sammanahalli	1,131.90	1,119.29
9	Land - Muthanallur	51.59	51.59
10	Land GPA/SA- Bichikanahalli	127.80	127.80
11	Land SA/GPA- Bikkanahalli	260.81	260.81
12	Land - Arenuru	183.59	183.59
13	Land - B.Hosahalli	18.60	18.60
	Total	9,666.80	9,413.00

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