

Auditor's Report

To
The Partners
NOWARA REALTY LLP

Report on the Financial Statements

We have audited the accompanying financial statements of **Nowara Realty LLP** which comprise the Balance Sheet as at **March 31, 2025**, the statement of Profit & Loss for the year ended on **March 31, 2025** and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the LLP in accordance with the Accounting Standards. This responsibility includes the design, implementation and maintenance of internal control 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 conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. 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 control relevant to the LLP'S preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Opinion

In our opinion and to the best of our information and according to the explanations given to us, the 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:

- a) in the case of the Balance Sheet, of the state of affairs of the LLP as at March 31, 2025; and
- b) in the case of the statement of profit and loss, of the Profit for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. We report that:

- a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose 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 and the statement profit & loss dealt with by this Report is in agreement with the books of account.
- d) In our opinion the Balance Sheet and the statement of profit & loss comply with the Accounting Standards to the extent applicable.

For SINGH MUKUL & CO
CHARTERED ACCOUNTANTS
(FRN: 039786N)



MUKUL SINGH
(PROPRIETOR)
M. No.: 565525

Place: New Delhi
Date: 30-Sep-2025
UDIN:25565525BMOBWW5665

NOWARA REALTY LLP

LLPIN: ACI-2012

UNIT NO 1615, TOWER 1, DLF CORPORATE GREENS, SECTOR 74, NARSINGHPUR, GURGAON, HARYANA-122004

BALANCE SHEET FOR THE PERIOD ENDED 31ST MARCH 2025

Particulars	Note No.	As at 31st Mar 2025
EQUITY AND LIABILITIES		
1. Partners' Funds		
(a) Partner's Capital Account		
(i) Partner's Contribution	1	10,000,000
(ii) Partner's Current Account	2	150,000
(b) Reserve and Surplus	3	14,171
2. Current Liabilities		
(a) Short-term borrowings	4	3,275,000
(b) Other Current Liabilities	5	81,750
(c) Short Term Provisions	6	22,630
TOTAL		13,543,551
ASSETS		
1. Non-Current Assets		
(a) Property, Plant and Equipment and Intangible Assets		
Property, Plant and Equipment		-
Intangible Assets		-
2. Current Assets		
(a) Inventories	7	4,239,650
(c) Cash And Cash Equivalents	8	9,255,331
(e) Other Current Assets	9	48,570
TOTAL		13,543,551

Significant Accounting Policies and Notes to the Accounts

15

The accompanying notes form an integral part of financial statements

As per our attached report of even date

FOR SINGH MUKUL & CO
CHARTERED ACCOUNTANTS

Firm Reg. No.: 039786N



(CA Mukul Singh)

Membership No. : 565525


UDIN: 25565525BMOBWV5665

Place: Delhi

Date: 30th September 2025

FOR NOWARA REALTY LLP


Manoj Kumar
Designated Partner
DPIN: 03494606


Piyush Jain
Designated Partner
DPIN: 10696316



NOWARA REALTY LLP
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UNIT NO 1615, TOWER 1, DLF CORPORATE GREENS, SECTOR 74, NARSINGHPUR,
GURGAON, HARYANA-122004
PROFIT AND LOSS ACCOUNT FOR THE PERIOD ENDED 31ST MARCH 2025

Particulars	Note No.	For the year ended 31st March 2025
Revenue		
Revenue from operations	10	-
Other Income	11	422,279
Total Revenue		422,279
Expenses		
Cost of material consumed	12	-
Employee Benefit expenses	13	150,000
Finance Cost		-
Depreciation and amortisation expenses		-
Other Expenses	14	250,478
Total expenses		400,478
Profit before exceptional, extra ordinary and prior period items and tax		21,801
Exceptional Items		-
Profit before extra ordinary and prior period items		21,801
Extraordinary Items		-
Prior period items		-
Profit before tax		21,801
Tax expenses		
Current Tax		7,630
Deferred Tax		-
Profit/(Loss) for the period		14,171

Significant Accounting Policies and Notes to the Accounts

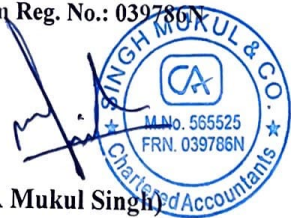
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The accompanying notes form an integral part of financial statements

As per our attached report of even date

FOR SINGH MUKUL & CO
 CHARTERED ACCOUNTANTS

Firm Reg. No.: 039786N



(CA Mukul Singh)

Membership No. : 565525
 UDIN: 25565525BMOBWW5665
 Place: Delhi
 Date: 30th September 2025

FOR NOWARA REALTY LLP

Manoj Kumar
 Manoj Kumar
 Designated Partner
 DPIN: 03494606

Piyush Jain
 Piyush Jain
 Designated Partner
 DPIN: 10696316



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Notes to the Financial statements for the year ended 31st March, 2025

Note No. 1: Partners' Contribution A/c

	As at 31st March 2025
Manoj Kumar	
Opening Balance	-
Add: Additions during the year	5,420,000
Less: Withdrawals during the year	-
Closing Balance	5,420,000
Piyush Jain	
Opening Balance	-
Add: Additions during the year	4,580,000
Less: Withdrawals during the year	-
	4,580,000
Total	10,000,000

Note No. 2: Partners' Current A/c

	As at 31st March 2025
Manoj Kumar	
Opening Balance	-
Add: Additions during the year	75,000
Less: Withdrawals during the year	-
Closing Balance	75,000
Piyush Jain	
Opening Balance	-
Add: Additions during the year	75,000
Less: Withdrawals during the year	-
	75,000
Total	150,000

Note No. 3: Reserves and Surplus

Particulars	As at 31st March 2025
Opening Balance	-
Less: Transfer to Current Account	-
Add/less: Profit/ Loss for the year	14,171
Add/less: Income Tax Appropriation	-
Closing Balance	14,171



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Note No 4: Short-term borrowings

Particulars	As at 31st March 2025
Unsecured Loans, Considered Goods	
Loan from Related Parties	
- Partners	3,275,000
Total	3,275,000

Note No. 5: Other current liabilities

Particulars	As at 31st March 2025
TDS Payable	81,750
Total	81,750

Note No 6: Short Term Provisions

Particulars	As at 31st March 2025
Provision for Audit Fees	15,000
Provision for Income Tax	7,630
Total	22,630

Note No. 7: Inventories

Particulars	As at 31st March 2025
(Cost or NRV unless otherwise stated)	
Project work in progress	1,774,650
Project Land WIP	2,465,000
Total	4,239,650



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Note No. 8: Cash and cash Equivalents

Particulars	As at 31st March 2025
Balance with Banks	
- in Current Accounts	300,000
IDFC Bank	200,000
AU Small Finance Bank	100,000
- in Deposits	
IDFC Bank	8,955,331
Total	9,255,331
Cash in Hand	
Cash in hand	-
Total	-
Total Cash and Cash Equivalents	9,255,331

Note No 9: Other current assets

Particulars	As at 31st March 2025
Advance to Suppliers	6,342
Tax Deducted at Source	42,228
Total	48,570



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Notes to the Financial statements for the year ended 31st March, 2025

Note No. 10: Revenue from operations

Particulars	For the year ended 31st March 2025
Sale of Services	-
Total	-

Note No. 11: Other income

Particulars	For the year ended 31st March 2025
Interest Income - on Bank FD	422,279
Total	422,279

Note No. 12: Cost of material consumed

Particulars	For the year ended 31st March 2025
Inventory at the beginning	-
Add:	
Purchase of Raw Material	-
Project expenses	1,774,650
Project expense Land	2,465,000
	4,239,650
Less: Inventory at the end	-
Project expenses	1,774,650
Project expense Land	2,465,000
Goods In Transit	-
Raw Material	-
	4,239,650
Cost of Material consumed	-

Note No. 13: Employee Benefit Expenses

Particulars	For the year ended 31st March 2025
Partner's Remuneration	150,000
Total	150,000

Note No. 14: Other Expenses

Particulars	For the year ended 31st March 2025
Accounting Charges	30,000
Audit Fees	15,000
Flex Expenses	20,070
Professional and Legal Charges	39,000
Sign Boards	6,408
	140,000
Total	250,478



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Notes: 15 to Financial Statements for the year ended 31st March, 2025

Significant Accounting Policies:

1 Basis of preparation of Financial Statements:

The Financials Statements has been prepared as of a going concern on historical cost convention in accordance with the Generally Accepted Accounting Principles in India and the provisions of Companies Act, 2013.

2 Method of Accounting Principles:

The Company follows the mercantile system of Accounting and recognizes Income & Expenditure on accrual basis. The accounts are prepared on the historical cost basis and on the accounting principles of a going concern, accounting policies not referred to otherwise are consistent with generally accepted accounting principles.

3 Use of Estimates:

The preparation of financial statements, in conformity with Generally Accepted Accounting Principles (GAAP), requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and the disclosure of contingent liabilities on the date of the financial statements and the reported revenues and expenses, during the year. Difference between the actual results and estimates and recognised in the period in which the results are known/materialised.

4 Revenue Recognition:

- i) Sales are recognised when the substantial risks and rewards of ownership in the goods are transferred to the buyer as per the terms of the contract and are net of trade discounts, rebates and sales taxes, goods and services tax etc.
- ii) Income from duty drawback are recognised on accrual basis.
- iii) Income from other Export Incentive are recognised as and when accepted by the Government Authority.
- iv) Dividend income is recognised when the right to receive is established.

5 Retirement Benefit:

- i) There is no provision of Leave encashment because the same has been paid to employees on their retirement.
- ii) The company has not made any provision for Gratuity, the policy of gratuity is "pay as you go" basis.

6 Contingent liabilities:

Generally, Contingent liabilities are not provided for and are disclosed by way of notes, if there is a probability that the future outcome of any contingency may materially be detrimental to the company, provisions are made to the extent which can be reasonably ascertained. There are no contingent liabilities as on date.

7 Taxation:

Income tax liability is ascertained on the basis of assessable profit computed in accordance with the provisions of Income Tax Act, 1961.

AS PER OUR REPORT OF EVEN DATE ATTACHED

**FOR SINGH MUKUL & CO
CHARTERED ACCOUNTANTS**

Firm Reg. No.: 039786N




(CA Mukul Singh)
Membership No. 565525
UDIN: 25565525BN000005665
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