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**ANUJ DUA & COMPANY**  
**CHARTERED ACCOUNTANTS**

Add: Plot No-3863, Tanduwar, Rewari -123401

Contact No- 8053948144/ 8307640437

Email: [Caanuj365@gmail.com](mailto:Caanuj365@gmail.com)



**INDEPENDENT AUDITOR'S REPORT**

To the Members of VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED

**Opinion**

We have audited the accompanying financial statements of **VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED** ("the Company"), which comprises the Balance Sheet as at March 31, 2022 and the Statement of Profit and Loss for the year then ended March 31, 2022 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 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 March 31, 2022, and profit 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 there under, 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 financial statements.

**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 of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standard specified under the Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes 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, management is responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

  
Vaneesa Builders and Developers  
Private Limited



  
Authorized Signatory



## Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.


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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies act, 2013, we are also responsible for expressing our 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 management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with board of directors 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.

  
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We also provide board of directors 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. This report does not include a statement on the matters specified in paragraph 3 and 4 of the Companies (Auditor's Report) Order, 2016, issued by the Department of Company Affairs in terms of section 143(11) of the Act, since in our opinion and according to the information and explanations given to us, the said Order is not applicable to the Company.
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 purpose of our audit;
  - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
  - c) The Balance Sheet, Statement of Expenditure and Cash Flow Statement dealt by this report are in agreement with the books of account;
  - d) In our opinion, the aforesaid Balance Sheet and the Statement of Expenditure, comply with the Accounting Standards specified under section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015 as amended;
  - e) On the basis of written representations received from the directors as on 31 March 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2022
  - f)
  - g) from being appointed as director in terms of section 164(2) of the Act;
  - h) This report does not include Report on the internal financial controls under clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (the 'Report on internal financial controls'), since in our opinion and according to the information and explanation given to us, the said report on internal financial controls is not applicable to the Company basis the exemption available to the Company under MCA notification no. G.S.R. 583(E) dated June 13, 2017 on reporting on internal financial controls over financial reporting.
  - i) 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.

  
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- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

**For ANUJ DUA & COMPANY**  
Chartered Accountants  
FRN: 029093N



**ANUJ DUA**  
**(Proprietor)**  
**Membership No.537347**  
**Place: Rewari**

**UDIN: 22537347BBIEQV3361**  
**Dated: 01.09.2022**

For Vanessa Builders and Developers Private Limited **Vanessa Builders and Developers Private Limited**

A handwritten signature in blue ink, likely belonging to a representative of Vanessa Builders and Developers Private Limited.

A handwritten signature in blue ink, with the words "Authorized Signatory" written in blue ink below it.

**FINANCIAL STATEMENT**

**OF**

VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED

CIN:-U70109HR2022PTC101674

REGISTERED OFFICE ADDRESS:- C/o Rajiv Gulati s/o Madan Lal Gulati Ghadi Bolni  
Road, Rewari Rewari HR 123401 IN

**FOR FINANCIAL YEAR ENDING 31ST MARCH 2022**

**AUDITED BY:-**

ANUJ DUA & COMPANY

CHARTERED ACCOUNTANTS

REWARI - 123401 (HR)

ICAI Firm Registration No. FRN029093N

  
Vanessa Builders and Developers  
Private Limited

For Vanessa Builders and Developers Private Limited

  
Authorized Signatory



VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED

CIN:-U70109HR2022PTC101674

C/o Rajiv Gulati s/o Madan Lal Gulati Ghadi Bolni Road, Rewari Rewari HR 123401 IN

**Balance Sheet as at March 31, 2022**

(All amounts in Hundred unless otherwise stated)

	Notes	As at March 31, 2022	As at March 31, 2021
<b>Equity &amp; Liabilities</b>			
<b>Shareholder's funds</b>			
Share capital	3	2,000	-
Reserves and surplus	4	(120)	-
		<u>1,880</u>	-
<b>Non Current Liabilities</b>			
- Secured Loans	5	-	-
- Un-secured Loans	6	-	-
- Long Term Provisions	7	-	-
		<u>-</u>	-
<b>Current liabilities</b>			
Short term Borrowing	8	-	-
Trade payables			
-Total outstanding dues of micro enterprises and small enterprises		-	-
-Total outstanding dues of creditors other than micro enterprises and small enterprises	9	-	-
Other current liabilities	10	200	-
Short term provisions			-
		<u>200</u>	-
<b>TOTAL</b>		<u><u>2,080</u></u>	-
<b>Assets</b>			
<b>Non-current assets</b>			
Fixed assets			
Tangible assets	11	-	-
Deferred Tax Assets (Net)		-	-
Long term loans and advances	12	-	-
		<u>-</u>	-
<b>Current assets</b>			
Inventories		-	-
Short Term loans and advances		-	-
Trade receivables	13	-	-
Other current assets	14	2,080	-
Cash and bank balances	15	-	-
		<u>2,080</u>	-
<b>TOTAL</b>		<u><u>2,080</u></u>	-

Summary of significant accounting policies

2.1

**NOTES TO ACCOUNTS**

Notes referred to above and attached there to form an integral part of the Financial Statements

For ANUJ DUA & COMPANY

Chartered Accountants

ICAI Firm Registration No. FRN029093N

*Anuj DUA*  
M. No. 537347  
CHARTERED ACCOUNTANTS

Per ANUJ DUA

PROPRIETOR

Membership No.537347

Place:-Rewari

UDIN: 22537347BBIEQV3361

Date:- 01.09.2022

For and on behalf of the Board of Directors of

VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED

RAJIV GULATI

Director

DIN:09522893

RAKESH KUMAR

Director

DIN:09522894

*Rakesh Kumar*  
Authorized Signatory

*Rajiv Gulati*  
Vanessa Builders and Developers Private Limited

**VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED**

CIN:-U70109HR2022PTC101674

C/o Rajiv Gulati s/o Madan Lal Gulati Ghadi Bolni Road, Rewari Rewari HR 123401 IN

**Statement of profit and loss for the year ended March 31, 2022**

**(All amounts in Hundred unless otherwise stated)**

	Notes	For the year ended March 31, 2022	For the year ended March 31, 2021
<b>Income</b>			
Revenue from operations	16	-	-
Other income	17	-	-
<b>Total revenue (I)</b>		-	-
<b>Expenses</b>			
Cost of Material Consumed	18	-	-
Employee benefits expense	19	-	-
Other expenses	20	120	-
Depreciation and amortisation	21	-	-
Finance cost	22	-	-
<b>Total expenses (II)</b>		120	-
<b>Profit before tax (I -II)</b>		(120)	-
<b>Tax Expenses</b>			
- Current Taxes (Provision for taxes)		-	-
- Deffered Tax		-	-
<b>Total Tax Expenses</b>		-	-
<b>Profit For the period</b>		(120)	-
<b>Profit per share (nominal value of share Rs.10 per share)</b>			
Basic and diluted	23	(0.60)	-

Summary of significant accounting policies

2.1

**NOTES TO ACCOUNTS**

Notes referred to above and attached there to form an integral part of the Financial Statements

As per our report of even date

For ANUJ DUA & COMPANY

Chartered Accountants

ICAI Firm Registration No. FRN029093N

Per ANUJ DUA  
PROPRIETOR  
Membership No.537347

Place:-Rewari

UDIN: 22537347BBIEQV3361

Date:- 01.09.2022

For and on behalf of the Board of Directors of

VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED

RAJIV GULATI

Director

DIN:09522893

RAKESH KUMAR

Director

DIN:09522894

Vaneesa Builders and Developers  
Private Limited

For Vaneesa Builders and Developers Private Limited

Authorized Signatory



VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED

CIN: U70109HR2022PTC101674

C/o Rajiv Gulati s/o Madan Lal Gulati Ghadi Bolni Road, Rewari Rewari HR 123401 IN

Notes to the financial statements for the year ended March 31, 2022

**1 Corporate information**

VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED( the 'Company') was incorporated on 28th Feb 2022, is engaged in the business of Trading and constructions of all type of immovable property like Residential building, Commercial building and Real estate business across India.

**2 SIGNIFICANT ACCOUNTING POLICIES**

**(a) Use of estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period end. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates.

**(b) Tangible fixed assets**

Tangible assets acquired separately are measured on initial recognition at cost. Cost includes all attributable costs of bringing the assets to its working condition for its intended use. Following initial recognition the tangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any and amortised on a straight line basis.

**(c) Intangible assets and amortisation**

Intangible assets acquired separately are measured on initial recognition at cost. Cost includes all attributable costs of bringing the assets to its working condition for its intended use. Following initial recognition the intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

The intangible assets of the company includes computer softwares which is amortised on a straight-line basis over their useful life of three years.

**(d) Revenue recognition**

Revenue is recognized to the extent that is probable that the economic benefits will flow to the company and revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized.

**Income from services**

Revenues from services are recognised as and when services are rendered and confirmed by the recipient of service. The Company collects GST on behalf of the government and, therefore, these are not economic benefits flowing to the Company. Hence, they are excluded from revenue.

**(e) Earnings per share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

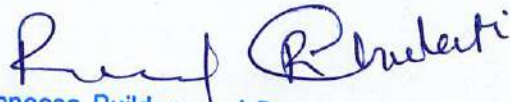
**(f) Employee benefits**

Accumulated leave, which is expected to be utilized within the next 12 months is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The Company presents the entire leave as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for 12 months after the reporting date.

**(g) Cash and cash equivalents**

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term investments with an original maturity of three months or less.

  
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For Vanessa Builders and Developers Private Limited  
  
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(h) **Income Tax**

Tax expense comprises current and deferred tax. Current income-tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India and tax laws prevailing in the respective tax jurisdictions where the Company operates. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

Deferred income taxes reflect the impact of timing differences between taxable income and accounting income originating during the current year and reversal of timing differences for the earlier years. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted at the reporting date.


Deferred tax liabilities are recognized for all taxable timing differences. Deferred tax assets are recognized for deductible timing differences only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. In situations where the Company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits.

At each reporting date, the Company re-assesses unrecognized deferred tax assets. It recognizes unrecognized deferred tax asset to the extent that it has become reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set-off current tax assets against current tax liabilities and the deferred tax assets and deferred taxes relate to the same taxable entity and the same taxation authority.

(i) **Provisions**

A provision is recognized when an enterprise has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to their present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

  
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For Vanessa Builders and Developers Private Limited  
  
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VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED

CIN:U70109HR2022PTC101674

C/o Rajiv Gulati s/o Madan Lal Gulati Ghadi Bolni Road, Rewari Rewari HR 123401 IN

Notes to the financial statements for the year ended March 31, 2022

(All amounts in Rupees unless otherwise stated)

3 Share capital

Authorised shares

100000 equity shares of Rs.10/- each

10,000

Issued, subscribed and fully paid up shares

10,000

20000 equity shares of Rs.10/- each

2,000

2,000

a. Reconciliation of the equity shares outstanding at the beginning and at the end of the reporting year

	As at March 31, 2022		As at March 31, 2021	
	No. of Shares	(Rs.)	No. of Shares	(Rs.)
Shares outstanding at the beginning of the year	-	-	-	-
Shares issued during the year	200	2,000	-	-
Shares outstanding at the end of the year	200	2,000	-	-

b. Details of shareholders holding more than 5% shares in the Company

	As at March 31, 2022		As at March 31, 2021	
	No. of Shares	Percentage	No. of Shares	Percentage
Equity shares				
RAJIV GULATI	100	50.00%	-	-
RAKESH KUMAR	100	50.00%	-	-
	200	100.00%	-	-

c. Terms/ description of equity shares

The Company has only one class of equity shares having a par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the company, the holders of equity shares 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 shareholders.

d. No Shares are issued and/or reserve under employee stock option scheme and as bonus/or for consideration other than cash /or bought back during the year.

4 Reserves and surplus

Deficit in the statement of profit and loss

Opening balance

Profit for the year

Less: Tax Expense

Total reserves and surplus

(120)

(120)

5 Secured Loans

Others

6 Un-Secured Loans

Others

7 Long Term Provisions

Others

8 Short Term Borrowings

Others



*Rajiv Gulati*  
Vaneesa Builders and Developers Private Limited

~~Vaneesa Builders and Developers Private Limited~~

For Vaneesa Builders and Developers Private Limited

*[Signature]*  
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9	Trade payables	As at March 31, 2022		As at March 31, 2021	
	Others				
10	Other current liabilities	As at March 31, 2022		As at March 31, 2021	
	Auditor Fee Payable		100		-
	Pre Incorporation Expenses Payable		100		-
			200		-
12	Loans and advances (Unsecured, considered good)	As at March 31, 2022		As at March 31, 2021	
		Non Current	Current	Non Current	Current
	Security deposit (Rent)	-	-	-	-
	Advances recoverable in cash or kind	-	-	-	-
	Long Term Loans and Advances	-	-	-	-
	Other loans and advances (unsecured, considered good)	-	-	-	-
	Balance with statutory/government authorities	-	-	-	-
	TDS receivable	-	-	-	-
	Short Term Loans and Advances	-	-	-	-
	Loans & Advances	-	-	-	-
13	Trade receivables	As at March 31, 2022		As at March 31, 2021	
		Non Current	Current	Non Current	Current
	Current				
	Outstanding for a period exceeding six months from the date they are due for payment	-	-	-	-
	Unsecured, considered good	-	-	-	-
	Others receivables				
	Unsecured, considered good	-	-	-	-
	Doubtful	-	-	-	-
	Less: Provision for doubtful receivables	-	-	-	-
14	Other current assets	March 31, 2022		March 31, 2021	
	Receivable from directors against capital		2,000		-
	Pre-Incorporation Expense		80		-
	Total		2,080		-
15	Cash and bank balances	March 31, 2022		March 31, 2021	
	Cash and Cash Equivalents				
	Cash at bank		-		-
	Cash in hand		-		-
16	Revenue from Operations	For the year ended March 31, 2022		For the period ended March 31, 2021	
	Sale of services		-		-
	Sale of Goods		-		-
17	Other income	For the year ended March 31, 2022		For the period ended March 31, 2021	
	Misc Income		-		-
18	Cost of material consumed	For the year ended March 31, 2022		For the period ended March 31, 2021	
	Purchases		-		-
	Freight & Forwarding Charges		-		-

For Vanessa Builders and Developers Private L

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*R. Gupta*  
Vanessa Builders and Developers  
Private Limited

19 Employee benefit expenses

Salaries & Wages (Including ESI & PF)  
Staff Welfare Expenses  
Bonus

For the year ended March 31, 2022	For the period ended March 31, 2021
-	-
-	-
-	-
-	-

20 Other expenses

Preliminary expenses (write Off)  
Professional Fees

For the year ended March 31, 2022	For the period ended March 31, 2021
20	-
-	-
20	-

Payment to auditor  
Statutory audit fees  
Tax audit fees  
Reimbursement of expenses

100	-
-	-
-	-
100	-

21 Depreciation and amortization

Depreciation of tangible assets (as per companies act)  
(As per depreciation chart/FAR attached)

For the year ended March 31, 2022	For the period ended March 31, 2021
-	-
-	-
-	-

22 Finance cost

Bank charges  
Bank Interest

For the year ended March 31, 2022	For the period ended March 31, 2021
-	-
-	-
-	-

23 Earnings per share (EPS)

Profit/(Loss) after tax  
Weighted average number of equity shares in calculating basic and diluted EPS  
Basic and Diluted Earning/(loss) per share

For the year ended March 31, 2022	For the period ended March 31, 2021
(120)	-
200	-
(0.60)	-

24 Related party disclosures

I) List of related parties

Name of Party	Relationship
RAJIV GULATI	Director
RAKESH KUMAR	Director

Loan from Related Parties

-RAJIV GULATI  
-RAKESH KUMAR

For the year ended March 31, 2022	For the period ended March 31, 2021
-	-
-	-
-	-

25 Transactions In Foreign Currency

Foreign Currency Inflow (Income)  
Foreign Currency Outflow (Expense)

For the year ended March 31, 2022	For the period ended March 31, 2021
-	-
-	-
-	-

Vaneesa Builders and Developers  
Private Limited



For Vaneesa Builders and Developers Private Limited

Authorised Signatory



**ANUJ DUA & COMPANY**  
**CHARTERED ACCOUNTANTS**

Add: Plot No-3863, Tanduwara, Rewari -123401

Contact No- 8053948144/ 8307640437

Email: [Caanuj365@gmail.com](mailto:Caanuj365@gmail.com)



**INDEPENDENT AUDITOR'S REPORT**

**To the Members of VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED**

**Opinion**

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**Basis for Opinion**

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**Management's Responsibility for the Financial Statements**

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Those Board of Directors are also responsible for overseeing the company's financial reporting process.

For Vanessa Builders and Developers Private Limited

*[Signature]*  
Authorized Signatory





## Auditor's Responsibility

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies act, 2013, we are also responsible for expressing our 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 management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with board of directors 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.

For Verified and Control that we  
Identifiers Private Limited

*[Signature]*

Authorized Signatory





We also provide board of directors 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. This report does not include a statement on the matters specified in paragraph 3 and 4 of the Companies (Auditor's Report) Order, 2016, issued by the Department of Company Affairs in terms of section 143(11) of the Act, since in our opinion and according to the information and explanations given to us, the said Order is not applicable to the Company.
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 purpose of our audit;
  - b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
  - c) The Balance Sheet, Statement of Expenditure and Cash Flow Statement dealt by this report are in agreement with the books of account;
  - d) In our opinion, the aforesaid Balance Sheet and the Statement of Expenditure, comply with the Accounting Standards specified under section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015 as amended;
  - 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
  - f)
  - g) from being appointed as director in terms of section 164(2) of the Act;
- h) This report does not include Report on the internal financial controls under clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (the 'Report on internal financial controls'), since in our opinion and according to the information and explanation given to us, the said report on internal financial controls is not applicable to the Company basis the exemption available to the Company under MCA notification no. G.S.R. 583(E) dated June 13, 2017 on reporting on internal financial controls over financial reporting.
- i) 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



For Vanessa Builders Private Limited

A handwritten signature in blue ink, appearing to be 'S. K. B. S.'.

Authorized Signatory

- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

**For ANUJ DUA & COMPANY**  
Chartered Accountants  
FRN: 029093N


**ANUJ DUA**  
(Proprietor)  
Membership No.537347  
Place: Rewari  
UDIN: 23537347BGWRBH3476  
Dated: 20.09.2023

For Vanessa Builders and Developers Private Limited  




**FINANCIAL STATEMENT**  
**OF**

VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED  
CIN:-U70109HR2022PTC101674

REGISTERED OFFICE ADDRESS:- C/o Rajiv Gulati s/o Madan Lal Gulati Ghadi Bolni  
Road, Rewari Rewari HR 123401 IN

**FOR FINANCIAL YEAR ENDING 31ST MARCH 2023**

**AUDITED BY:-**

ANUJ DUA & COMPANY  
CHARTERED ACCOUNTANTS  
REWARI - 123401 (HR)  
ICAI Firm Registration No. FRN029093N

*R. Gulati*

For Vanessa Builders & Developers Pvt. Ltd.

*[Signature]*  
Director

For Vanessa Builders and Developers Private Limited

*[Signature]*  
Authorized Signatory

For Vanessa Builders & Developers Pvt. Ltd.

Director

VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED

CIN:-U70109HR2022PTC101674

C/o Rajiv Gulati s/o Madan Lal Gulati Ghadi Bolni Road, Rewari Rewari HR 123401 IN

**Balance Sheet as at March 31, 2023**

(All amounts in Hundred unless otherwise stated)

	Notes	As at March 31, 2023	As at March 31, 2022
<b>Equity &amp; Liabilities</b>			
<b>Shareholder's funds</b>			
Share capital	3	2,000.00	2,000.00
Reserves and surplus	4	(240.83)	(120.00)
		<b>1,759.17</b>	<b>1,880.00</b>
<b>Non Current Liabilities</b>			
- Secured Loans	5	-	-
- Un-secured Loans	6	24,000.00	-
- Long Term Provisions	7	-	-
		<b>24,000.00</b>	-
<b>Current liabilities</b>			
Short term Borrowing	8	-	-
Trade payables		-	-
-Total outstanding dues of micro enterprises and small enterprises		-	-
-Total outstanding dues of creditors other than micro enterprises and small enterprises	9	-	-
Other current liabilities		-	-
Short term provisions	10	300.00	200.00
		<b>300.00</b>	<b>200.00</b>
<b>TOTAL</b>		<b>26,059.17</b>	<b>2,080.00</b>
<b>Assets</b>			
<b>Non-current assets</b>			
<b>Fixed assets</b>			
Tangible assets	11	-	-
Deferred Tax Assets (Net)		-	-
Long term loans and advances	12	-	-
		<b>-</b>	<b>-</b>
<b>Current assets</b>			
Inventories		-	-
Short Term loans and advances		15,000.00	-
Trade receivables	13	-	-
Other current assets	14	1,060.00	2,080.00
Cash and bank balances	15	9,999.17	-
		<b>26,059.17</b>	<b>2,080.00</b>
<b>TOTAL</b>		<b>26,059.17</b>	<b>2,080.00</b>
Summary of significant accounting policies	2.1	-	-

**NOTES TO ACCOUNTS**

Notes referred to above and attached there to form an integral part of the Financial Statements

For ANUJ DUA & COMPANY

Chartered Accountants

ICAI Firm Registration No. FRN029093N

Per ANUJ DUA

PROPRIETOR

Membership No.537347

Place:-Rewari

UDIN:23537347BGWRB3476

Date:-20.09.2023



For and on behalf of the Board of Directors of  
VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED

RAJIV GULATI  
Director  
DIN:09522093

RAKESH KUMAR  
Director  
DIN:09522094

*[Signature]*

Authorized Signatory

For Vanessa Builders & Developers Pvt. Ltd.

Director

For Vanessa Builders & Developers Pvt. Ltd.

Director



**1 Corporate information**

VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED (the 'Company') was incorporated on 28th Feb 2022, is engaged in the business of Trading and constructions of all type of immovable property like Residential building, Commercial building and Real estate business across India.

**2 SIGNIFICANT ACCOUNTING POLICIES**

**(a) Use of estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period end. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates.

**(b) Tangible fixed assets**

Tangible assets acquired separately are measured on initial recognition at cost. Cost includes all attributable costs of bringing the assets to its working condition for its intended use. Following initial recognition the tangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any and amortised on a straight line basis.

**(c) Intangible assets and amortisation**

Intangible assets acquired separately are measured on initial recognition at cost. Cost includes all attributable costs of bringing the assets to its working condition for its intended use. Following initial recognition the intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

The intangible assets of the company includes computer softwares which is amortised on a straight-line basis over their useful life of three years.

**(d) Revenue recognition**

Revenue is recognized to the extent that is probable that the economic benefits will flow to the company and revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized.

**Income from services**

Revenues from services are recognised as and when services are rendered and confirmed by the recipient of service. The Company collects GST on behalf of the government and, therefore, these are not economic benefits flowing to the Company. Hence, they are excluded from revenue.

**(e) Earnings per share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

**(f) Employee benefits**

Accumulated leave, which is expected to be utilized within the next 12 months is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The Company presents the entire leave as a current liability in the balance sheet, since it does not have an unconditional right to defer its settlement for 12 months after the reporting date.

**(g) Cash and cash equivalents**

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term investments with an original maturity of three months or less.

For Vanessa Builders & Developers Pvt. Ltd.  
Director

For Vanessa Builders and Developers Private Limited  
Authorised Signa

For Vanessa Builders & Developers Pvt. Ltd.

Director

**VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED**

CIN:-U70109HR2022PTC101674

C/o Rajiv Gulati s/o Madan Lal Gulati Ghadi Bolni Road, Rewari Rewari HR 123401 IN

**Statement of profit and loss for the year ended March 31, 2023**

**(All amounts in Hundred unless otherwise stated)**

	Notes	For the year ended March 31, 2023	For the year ended March 31, 2022
<b>Income</b>			
Revenue from operations	16	-	-
Other income	17	-	-
<b>Total revenue (I)</b>		-	-
<b>Expenses</b>			
Cost of Material Consumed	18	-	-
Employee benefits expense	19	-	-
Other expenses	20	120.00	120.00
Depreciation and amortisation	21	-	-
Finance cost	22	0.83	-
<b>Total expenses (II)</b>		120.83	120.00
<b>Profit before tax (I - II)</b>		(120.83)	(120.00)
<b>Tax Expenses</b>			
- Current Taxes (Provision for taxes)		-	-
- Deffered Tax		-	-
<b>Total Tax Expenses</b>		-	-
<b>Profit For the period</b>		(120.83)	(120.00)
<b>Profit per share (nominal value of share Rs.10 per share)</b>			
Basic and diluted	23	(60.41)	(60.00)

Summary of significant accounting policies

2.1

**NOTES TO ACCOUNTS**

Notes referred to above and attached there to form an integral part of the Financial Statements

As per our report of even date

**For ANUJ DUA & COMPANY**

Chartered Accountants

ICAI Firm Registration No. FRN029093N

**For and on behalf of the Board of Directors of**

**VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED**

Per ANUJ DUA

PROPRIETOR

Membership No.537347

Place:-Rewari

UDIN:23537347BGWRBH3476

Date:-20.09.2023

RAJIV GULATI

Director

DIN:09522893

RAKESH KUMAR

Director

DIN:09522894

For Vanessa Builders & Developers Pvt. Ltd.  
Director

For Vanessa Builders & Developers Pvt. Ltd.  
Director



(h) **Income Tax**

Tax expense comprises current and deferred tax. Current income-tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India and tax laws prevailing in the respective tax jurisdictions where the Company operates. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

Deferred income taxes reflect the impact of timing differences between taxable income and accounting income originating during the current year and reversal of timing differences for the earlier years. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted at the reporting date.

Deferred tax liabilities are recognized for all taxable timing differences. Deferred tax assets are recognized for deductible timing differences only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. In situations where the Company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits.

At each reporting date, the Company re-assesses unrecognized deferred tax assets. It recognizes unrecognized deferred tax asset to the extent that it has become reasonably certain or virtually certain, as the case may be, that sufficient future taxable income will be available against which such deferred tax assets can be realized.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set-off current tax assets against current tax liabilities and the deferred tax assets and deferred taxes relate to the same taxable entity and the same taxation authority.

(i) **Provisions**

A provision is recognized when an enterprise has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to their present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

For Vanessa Builders and Developers Private Limited

  
Authorized Signatory

  
For Vanessa Builders & Developers Pvt. Ltd.  
Director

For Vanessa Builders & Developers Pvt. Ltd.  
  
Director

VANESSA BUILDERS AND DEVELOPERS PRIVATE LIMITED

CIN:-U70109HR2022PTC101674

C/o Rajiv Gulati s/o Madan Lal Gulati Ghadi Bolni Road, Rewari Rewari HR 123401 HN

Notes to the financial statements for the year ended March 31, 2023

(All amounts in Hundred unless otherwise stated)

3 Share capital

Authorised shares

100000 equity shares of Rs.10/- each

As at March 31, 2023 As at March 31, 2022

10,000.00 100,000.00

Issued, subscribed and fully paid up shares

10,000.00 100,000.00

20000 equity shares of Rs.10/- each

2,000.00 2,000.00

2,000.00 2,000.00

a. Reconciliation of the equity shares outstanding at the beginning and at the end of the reporting year

	As at March 31, 2023		As at March 31, 2022	
	No. of Shares	(Rs.)	No. of Shares	
Shares outstanding at the beginning of the year	200	2,000	-	-
Shares issued during the year	-	-	200.00	2,000.00
Shares outstanding at the end of the year	200	2,000	200.00	2,000.00

b. Details of shareholders holding more than 5% shares in the Company

	As at March 31, 2023		As at March 31, 2022	
	No. of Shares	Percentage	No. of Shares	
Equity shares				
RAJIV GULATI	100	50.00%	100.00	0.50
RAKESH KUMAR	100	50.00%	100.00	0.50
	200	100.00%	200.00	1.00

c. Terms/ description of equity shares

The Company has only one class of equity shares having a par value of Rs.10 per share. Each holder of equity shares is entitled to one vote per share. In the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution proportion to the number of equity shares held by the shareholders.

d. No Shares are issued and/or reserve under employee stock option scheme and as bonus/or for consideration other than cash /or bought back during the

4 Reserves and surplus

Deficit in the statement of profit and loss

Opening balance

Profit for the year

Less: Tax Expense

Total reserves and surplus

As at March 31, 2023 As at March 31, 2022

(120.00)

(120.83)

-

(240.83)

(120.00)

5 Secured Loans

Others

As at March 31, 2023 As at March 31, 2022

-

-

6 Un-Secured Loans

Others

As at March 31, 2023 As at March 31, 2022

24,000.00

24,000.00

7 Long Term Provisions

Others

As at March 31, 2023 As at March 31, 2022

-

-

8 Short Term Borrowings

Others

As at March 31, 2023 As at March 31, 2022

-

-

For Vanessa Builders & Developers Pvt. Ltd.

Director

For Vanessa Builders and Developers Private Limited

Authorized Signatory

For Vanessa Builders & Developers Pvt. Ltd.

Director



9	Trade payables	As at March 31, 2023		As at March 31, 2022	
	Others				
10	Other current liabilities	As at March 31, 2023		As at March 31, 2022	
	Auditor Fee Payable		100.00		100.00
	Pre Incorporation Expenses Payable				100.00
	Director Exp payable		200.00		
			300.00		200.00
12	Loans and advances (Unsecured, considered good)	As at March 31, 2023		As at March 31, 2022	
		Non Current	Current	Non Current	Current
	Security deposit (Rent)	-	-	-	-
	Advances recoverable in cash or kind	-	15,000	-	-
	Long Term Loans and Advances	-	15,000	-	-
	Other loans and advances (unsecured, considered good)	-	-	-	-
	Balance with statutory/government authorities	-	-	-	-
	TDS receivable	-	-	-	-
	Short Term Loans and Advances	-	-	-	-
	Loans & Advances	-	15,000	-	-
13	Trade receivables	As at March 31, 2023		As at March 31, 2022	
		Non Current	Current	Non Current	Current
	Current				
	Outstanding for a period exceeding six months from the date they are due for payment				
	Unsecured, considered good	-	-	-	-
	Others receivables				
	Unsecured, considered good	-	-	-	-
	Doubtful	-	-	-	-
	Less: Provision for doubtful receivables	-	-	-	-
14	Other current assets	45,016.00		44,651.00	
	Receivable form directors agasint capital				2,000.00
	Director Imprest Account - petty exp		1,000.00		
	Pre-Incorporation Expense		60.00		80.00
	Total		1,060.00		2,080.00
15	Cash and bank balances	45,016.00		44,651.00	
	Cash and Cash Equivalents				
	Cash at bank		9,999.17		-
	Cash in hand		9,999.17		-
16	Revenue from Operations	For the year ended March 31, 2023		For the year ended March 31, 2022	
	Sale of services		-		-
	Sale of Goods		-		-
17	Other income	For the year ended March 31, 2023		For the year ended March 31, 2022	
	Misc Income		-		-
18	Cost of material consumed	For the year ended March 31, 2023		For the year ended March 31, 2022	
	Purchases		-		-
	Freight & Forwarding Charges		-		-

For Vanessa Builders & Developers Pvt. Ltd.

*[Signature]*

Director

For Vanessa Builders and Developers Pvt. Ltd.

*[Signature]*

Authorized Signatory

For Vanessa Builders & Developers Pvt. Ltd.

*[Signature]*

Director

19 Employee benefit expenses

Salaries & Wages (including ESI & PF)  
Staff Welfare Expenses  
Bonus

For the year ended March 31, 2023	For the year ended March 31, 2022
--------------------------------------	--------------------------------------

20 Other expenses

Preliminary expenses (write Off)  
Professional Fees

For the year ended March 31, 2023	For the year ended March 31, 2022
--------------------------------------	--------------------------------------

Payment to auditor  
Statutory audit fees  
Tax audit fees  
Reimbursement of expenses

20.00	20.00
20.00	20.00

100.00	100.00
100.00	100.00

21 Depreciation and amortization

Depreciation of tangible assets (as per companies act)  
(As per depreciation chart/FAR attached)

For the year ended March 31, 2023	For the year ended March 31, 2022
--------------------------------------	--------------------------------------

22 Finance cost

Bank charges  
Bank Interest

For the year ended March 31, 2023	For the year ended March 31, 2022
--------------------------------------	--------------------------------------

0.83	-
0.83	-

23 Earnings per share (EPS)

Profit/(Loss) after tax  
Weighted average number of equity shares in calculating basic and diluted EPS  
Basic and Diluted Earning/(loss) per share

For the year ended March 31, 2023	For the year ended March 31, 2022
--------------------------------------	--------------------------------------

(120.83)	(120.00)
2.00	2.00
(60.41)	(60.00)

24 Related party disclosures

I) List of related parties

Name of Party	Relationship
RAJIV GULATI	Director
RAKESH KUMAR	Director

Loan from Related Parties

-RAJIV GULATI  
-RAKESH KUMAR

For the year ended March 31, 2023	For the year ended March 31, 2022
--------------------------------------	--------------------------------------

-	-
-	-

25 Transactions in Foreign Currency

Foreign Currency Inflow (Income)  
Foreign Currency Outflow (Expense)

For the year ended March 31, 2023	For the year ended March 31, 2022
--------------------------------------	--------------------------------------

-	-
-	-

For Vanessa Builders & Developers Pvt. Ltd.

*[Signature]*

For Vanessa Builders and Developers Private Limited

*[Signature]*

Authorized Signatory

For Vanessa Builders & Developers Pvt. Ltd.

*[Signature]*

Director