

INDEPENDENT AUDITOR'S REPORT

To The Partners of Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP) Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP) ("Firm"), which comprise the Balance Sheet as at 31" March 2023, and the Statement of Profit and Loss and notes to the financial statements for the year then ended, and a summary of significant accounting policies.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the LLP Act, 2008 ("the Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed other accounting principles generally accepted in India, of the state of affairs of the LLP as at 31 March 2023, and **its profit** for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India (ICAI). Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Financial Statements section of our report. We are independent of the Firm in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Responsibilities of the Partners for the Financial Statements

The Firm's Partners are responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance in accordance with the Accounting Standards and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the firm 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, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement 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 firm'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 Firm or to cease operations, or has no realistic alternative but to do so.

Those Partners are also responsible for overseeing the Firm's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional 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 financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 Firm'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 Firm 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.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative



factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

For N Arora & Co
Chartered Accountants
(FRN.:- 035569N)



A handwritten signature in blue ink, appearing to read "Nitin Arora", with a long horizontal stroke extending to the right.

Nitin Arora, ACA
Proprietor,
(M. No. 547274)

UDIN:- 23547274BGWCXA2115

Place: New Delhi
Date: 25-09-2023

Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP)**Balance Sheet as at March 31, 2023****(Amount in INR Lakhs, unless otherwise stated)**

Particulars	Notes	As at March 31, 2023	As at March 31, 2022
CONTRIBUTION AND LIABILITIES			
I Partner's funds			
(a) Partner's Contribution	3	300.00	300.00
(b) Reserves and surplus	4	(3.66)	(14.15)
		296.34	285.85
II Current liabilities			
(a) Short-term borrowings	5	3,348.15	5,242.00
(b) Trade payables			
-total outstanding dues of micro enterprise and small enterprises	6	-	-
- total outstanding dues of creditors other than micro enterprises and small enterprises	6	3.75	13.01
(c) Other current liabilities	7	5.35	0.77
		3,357.25	5,255.78
TOTAL CONTRIBUTION AND LIABILITIES (I+II)		3,653.59	5,541.63
ASSETS			
III Non-current assets			
(a) Property, plant and equipment			
(i) Tangible Assets	14	0.24	0.29
(b) Long-term loans and advances	8	4.00	-
(c) Deferred Tax assets	9	2.43	-
(d) Other non-current assets	10	145.30	137.71
		151.97	138.00
IV Current assets			
(a) Inventories	11	3,484.89	2,516.23
(b) Cash and Cash Equivalents	12	14.67	27.75
(c) Other Current Assets	13	-	200.08
(d) Short-term loans and advances	8	2.05	2,659.58
		3,501.61	5,403.64
TOTAL ASSETS (III+IV)		3,653.59	5,541.63

Summary of significant accounting policies

2.1

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For

M/s N Arora & Co.

Chartered Accountants

Firm's Registration Number: - 035569N



Nitin Arora

Proprietor

Membership No.: - 547274

Place: Delhi

Dated: 25/09/23

UDIN: 23547274 B4 WcXA2115



For and on behalf of the Partners of

Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP)



Satish Kumar

Partner

DIN: 01198294



Vikas Garg

Partner

DIN: 03540666



Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP)
Statement of profit and loss for the year ended March 31, 2023
(Amount in INR Lakhs, unless otherwise stated)

Particulars	Notes	For the year ended March 31, 2023	For the year ended March 31, 2022
Income			
Revenue from operations	15	-	-
Other income	16	8.44	2.13
Total revenue (I)		8.44	2.13
Expenses			
Project expenses	17	968.66	360.07
Change in inventories	(b)	(968.66)	(360.07)
Employee benefit expenses	18	0.01	12.12
Finance costs	19	0.05	0.12
Depreciation and amortisation expenses	20	0.04	0.05
Other Expenses	21	0.29	0.76
Total expenses (II)		0.38	13.05
Profit before tax (III = I - II)		8.06	(10.92)
Tax expense			
Current tax expense		-	-
Deferred tax charge/(benefit)		(4.94)	-
Deferred tax utilised during the year		2.51	-
Total tax expense (IV)		(2.43)	-
Profit/(loss) for the year (III-IV)		10.49	(10.92)

Summary of significant accounting policies

2.1

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For
M/s N Arora & Co.
Chartered Accountants

Firm's Registration Number: - 035569N

Nitin Arora

Nitin Arora

Proprietor

Membership No.: - 547274

Place: Delhi

Dated: 25/09/23

UDIN: 23547274BGCXA2115



Satish Kumar

Satish Kumar

Partner

DIN: 01198294

For and on behalf of the Partners of
Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP)

Vikas Garg

Vikas Garg

Partner

DIN: 03540666



Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP)
Cashflow Statement for the year ended for the financial year ended March 31, 2023
(Amount in INR Lakhs, unless otherwise stated)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
A. Cash flow from operating activities:		
Net profit/(loss) before tax	8.06	(10.92)
Adjustments for profit and loss account items:-		
Depreciation and amortisation expense	0.04	0.05
Interest income	(8.44)	(2.13)
Interest expenses	0.05	0.12
Operating profit before working capital changes	(0.29)	(12.88)
Adjustments for changes in working capital:		
- (Increase)/decrease in inventories	(968.66)	(360.07)
- (Increase)/decrease in other Current Assets	200.08	(184.50)
- (Increase)/decrease in long term loans and advances	(4.00)	-
- (Increase)/decrease in short term loan and advances	2,658.65	(2,580.65)
- (Decrease)/increase in trade payable	(9.26)	12.91
- (Decrease)/increase in other current liabilities	4.56	(15.59)
- (Decrease)/increase in short-term borrowings	(1,893.85)	3,271.93
Cash generated from operating activities	(12.78)	131.16
Income tax (paid) /refund received	(1.11)	(0.08)
Net cash from operating activities	(13.89)	131.08
B. Cash flow from investing activities:		
Investment in bank deposits (net)	(7.59)	(137.71)
Purchase of fixed assets	-	(0.34)
Interest income	8.44	2.13
Net cash generated from / (used in) investing activities	0.85	(135.92)
C. Cash flow from financing activities:		
Interest expenses	(0.05)	(0.12)
Net cash generated from / (used in) financing activities	(0.05)	(0.12)
Increase/ (decrease) in cash and cash equivalents, net	(13.09)	(4.96)
Cash and cash equivalents at the beginning of the period	27.75	32.72
Cash and cash equivalents at the end of the period	14.67	27.75
	As at March 31, 2023	As at March 31, 2022
Cash and cash equivalents includes		
Cash on hand	5.33	5.34
Balances with banks:		
- On current accounts	9.34	22.41
	14.67	27.75

Note:

The above cashflow statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard - 3 on 'Cash Flow Statements'.

As per our report of even date

For
M/s N Arora & Co.
Chartered Accountants
Firm's Registration Number: - 035569N

Nitin Arora
Proprietor
Membership No.: - 547274
Place: Delhi
Dated: 25/09/23
UDIN: 23547274B9WCA2115

For and on behalf of the Partners of
Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP)

Satish Kumar
Partner
DIN: 01198294

Vikas Garg
Partner
DIN: 03540666



Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP)
Notes to the financial statements for the year ended March 31, 2023

1. Corporate Information

Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP) ('the Firm'), a firm registered under Limited Liability Partnership Act, 2013, incorporated on September 5, 2020 under the provision of the Limited Liability Partnership Act, 2013. The Firm is primarily engaged in the business of real estate construction and development. The Company is domiciled in India, having its registered office at Unit No. 110, First Floor Best Sky Tower, Netaji Subhash Place, Pitampura NA New Delhi West Delhi Delhi 110034.

2. Basis of preparation of Financial Statement

The financial statements of the LLP have been prepared in accordance with the generally accepted accounting principles in India (Indian GAAP) and comply in all material respects with the accounting standards issued by the Institute of Chartered Accountants of India (ICAI). The financial statements have been prepared on an accrual basis and under the historical cost convention

2.1 Significant Accounting Policies

a) Current versus Non-Current classification

The LLP presents assets and liabilities in the balance sheet based on current /non Current classification.

An asset is treated as current when it is:

- a) Expected to be realised or intended to be sold or consumed in its normal operation cycle;
- b) Held primarily for the purpose of trading;
- c) Expected to be realised within twelve months after the reporting period, or
- d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current assets.

A liability is current when:

- a) It is expected to be settled in its normal operating cycle;
- b) It is held primarily for the purpose of trading;
- c) It is due to be settled within twelve months after the reporting period; or
- d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The LLP classifies all other liabilities as non-current

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalent. The LLP has identified twelve months as its operating cycle



b) Use of estimates

The preparation of financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

c) Capital work in progress

Projects under which property, plant and equipment are not yet ready for their intended use are carried at cost, comprising direct cost, related incidental expenses and attribute interest, if any.

The management believes that depreciation rates currently used fairly reflect its estimate of the useful lives and residual values of fixed assets, though these rates in certain cases are different from lives prescribed under Schedule II.

d) Intangible assets

Intangible assets are stated at cost, net of tax or duty credit availed, less accumulated amortization and accumulated impairment losses, if any

e) Impairment of tangible and intangible assets

The Firm assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the firm estimates the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

f) Investments

Investments, which are readily realizable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as long term investments.

Current investments are carried in the financial statements at lower of cost and fair value determined on an individual investment basis. Long-term investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary in the value of the investments.



g) Revenue recognition

Revenue from construction of properties from all the projects is recognised in accordance with Revised Guidance Note issued by Institute of Chartered Accountants of India ("ICAI") on 1 "Accounting for Real Estate transactions (Revised 2012)". As per Guidance Note, the Construction revenue has been recognised on percentage of completion method provided all of the following conditions are met at the reporting date :

- i) required critical approvals for commencement of the projects have been obtained;
- ii) atleast 25% of the estimated construction and development costs (excluding land cost) has been incurred
- iii) atleast 25% of the saleable project area is secured by the agreements with the buyers; and
- iv) atleast 10% of the total revenue as per the agreements are realised at the reporting date in respect of each of the contracts, there are no outstanding defaults of the payment terms in such agreement/policy defined by the management and it is reasonable to expect that the parties to such agreements will comply with the payment terms as defined in the contracts.

Accordingly, total sales consideration as per executed agreements to sell for constructed properties is recognised as revenue based on the percentage of actual project costs incurred thereon to total estimated project cost. The estimates of the saleable area and estimated project costs are reviewed periodically by the management and any effect of changes in estimates is recognised in the year such changes are determined. However, when the total project cost is estimated to exceed total revenue from the project, the loss is recognised immediately.

- 2 Interest income on delayed installments is recorded on receipt basis where there is reasonable uncertainty to its ultimate collection.

- 3 Income from forfeiture of properties is booked are recorded on intimation by the customer with all the necessary supporting documents, basis which the refund is processed of the remaining amount post deduction of forfeiture charges.

g) Taxation

Provision for current tax is made on the basis of taxable income for the current accounting year and in accordance with the provisions of the Income tax Act, 1961.

Deferred tax is recognized, subject to consideration of prudence, on timing differences, representing the difference between the taxable income/(loss) and accounting income/(loss) that originated in one year and are capable of reversal in one or more subsequent years. Deferred Tax assets and liabilities are measured using tax rates and the tax laws that has been enacted or substantially enacted by the balance sheet date. Deferred Tax assets are recognized only if there is virtual certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.



h) Provisions

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

i) Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the firm or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The firm does not recognize a contingent liability but discloses its existence in the financial statements.

j) Leases

Assets taken under lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rentals under operating leases are recognised in the Statement of Profit and Loss on a straight-line basis over the lease term.

k) Borrowing costs

Borrowing costs includes interest, amortization of ancillary costs incurred in connection with the arrangement of borrowings.

Borrowing costs directly attributable to the construction of project inventory that necessarily takes a substantial period of time to get ready for its intended use or sale are inventorised as part of the cost of the project inventory. All other borrowing cost are expensed in the period they occur.

l) Cash and Cash equivalents

Cash and cash equivalents in the Balance Sheet comprise cash at banks and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.



Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP)
Notes to the financial statements for the year ended March 31, 2023
(Amount in INR Lakhs, unless otherwise stated)

3. Partner's Contribution

a. Partner's Contribution Movement

Particulars	MRG World LLP	Ganga Global Homes Private Limited	Satish Kumar	Amount
	INR	INR	INR	
Balance as on March 31, 2022	300.00	-	0.00	300.00
Add: Contribution Received	-	300.00	-	300.00
Less: Contribution Withdrawn	(300.00)	-	-	-
Outstanding at the end of the year	-	300.00	0.00	300.00

b. Partner's Profit Sharing Ratio

Particulars	MRG World LLP	Ganga Global Homes Private Limited	Satish Kumar
Profit / (Loss) sharing Ratio till February 07, 2023	99.999	-	0.001
Profit / (Loss) sharing Ratio with effect from February 07, 2023	-	99.999	0.001

4. Reserves and surplus

Particulars	MRG World LLP	Ganga Global Homes Private Limited	Satish Kumar	Amount
Surplus/(deficit) in the statement of profit and loss				
Balance as on March 31, 2022	(14.15)	-	(0.00)	(14.15)
Profit / (Loss) from April 01, 2022 to February 7, 2023	6.89	-	0.00	6.89
Profit / (Loss) from February 07, 2023 to March 31, 2023	-	3.60	0.00	3.60
Net surplus/(deficit) in the statement of profit and loss	(7.26)	3.60	(0.00)	(3.66)

The Partnership deed has been amended w.e.f. February 07, 2023, where Ganga global homes Private Limited has contributed INR 2,99,99,990 and the retiring partner(MRG world LLP) has taken out INR 2,99,99,990 resulting in change in ownership of Jai Ganga Realtech LLP(formerly known as MRG Estates LLP).

5. Short- Term Borrowings

Particulars	As at March 31, 2023	As at March 31, 2022
(a) Loan from related Parties, repayable on demand(refer note no.22)	3,348.15	1,242.00
(b) Loan from other parties, repayable on demand	-	4,000.00
	3,348.15	5,242.00

6. Trade payables

Particulars	As at March 31, 2023	As at March 31, 2022
-total outstanding dues of micro enterprise and small enterprises	-	-
-total outstanding dues of creditors other than micro enterprises and small enterprises	3.75	13.01
	3.75	13.01

7. Other current liabilities

Particulars	As at March 31, 2023	As at March 31, 2022
(a) Retention Money	0.80	0.61
(b) Statutory Dues Payable (TDS,EPF,ESIC)	0.46	0.16
(c) Interest due on loan from related parties(refer note no.22)	4.10	-
	5.35	0.77

8. Loans and advances

Particulars	Non current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Unsecured, considered good				
(a) Loan to related party, receivable on demand	-	-	-	2,655.45
(b) Prepaid expenses	4.00	-	0.93	3.65
(c) Advance Tax (Net of Provisions amounting INR Nil)	-	-	1.11	0.48
	4.00	-	2.05	2,659.58



9. Deferred tax (liabilities) / assets

Particulars	As at March 31, 2023	As at March 31, 2022
Tax effect of items constituting deferred tax assets		
Unabsorbed depreciation carried forward	0.02	-
Brought forward business losses	2.41	-
Total Deferred Tax Asset	2.43	-

10. Other non-current assets

Particulars	As at March 31, 2023	As at March 31, 2022
(a) Balance held as security against bank guarantee	145.30	137.71
	145.30	137.71

* Fixed deposits held as security against bank guarantee of External development charges amounting INR 116.94 Lakhs and of Internal development works amounting INR 28.35 Lakhs.

11. Inventories

Project Expense	As at March 31, 2023	As at March 31, 2022
(a) Project Expenses	3,484.89	2,516.23
	3,484.89	2,516.23

12. Cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022
(a) Cash on hand	5.33	5.34
(b) Cash at Bank	9.34	22.41
	14.67	27.75

13. Other Current Assets

Particulars	As at March 31, 2023	As at March 31, 2022
Advance to Vendor	-	200.08
	-	200.08

14. Tangible Assets

Particulars	Plant & Machinery	Total
Gross Block		
Opening as at April 01, 2021	-	-
Additions	0.34	0.34
Disposals	-	-
Closing as at March 31, 2022	0.34	0.34
Additions	-	-
Disposals	-	-
Closing as at March 31, 2023	0.34	0.34
Accumulated Depreciation		
Opening as at April 01, 2021	-	-
Depreciation expense for the year	0.05	0.05
eliminated on disposal of asset	-	-
Closing as at March 31, 2022	0.05	0.05
Depreciation expense for the year	0.04	0.04
eliminated on disposal of asset	-	-
Closing as at March 31, 2023	0.09	0.09
Net Block		
Closing as at March 31, 2023	0.24	0.24
Closing as at March 31, 2022	0.29	0.29



Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP)
Notes to the financial statements for the year ended March 31, 2023
(Amount in INR Lakhs, unless otherwise stated)

15. Revenue from operations

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Revenue from sale of constructed properties	-	-
Total	-	-

16. Other income

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
(a) Interest income on bank deposits	8.43	2.12
(b) Interest on income tax refund	0.01	0.01
	8.44	2.13

17. Cost of Sales

(a) Project Expenses

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
(a) Land & related cost	255.39	15.46
(b) Approval Cost	346.94	288.92
(c) Finance Costs	353.43	8.47
(d) Construction Related Cost	12.90	47.21
	968.66	360.06

(b) Changes in inventories

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
(a) Opening inventory	2,516.23	2,156.16
Less: Closing inventory	3,484.89	2,516.23
	(968.66)	(360.07)

18. Employee benefit expenses

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
(a) Salary and Wages	0.01	11.74
(b) Contribution to provident and other funds	-	0.38
	0.01	12.12

19. Finance costs

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Bank Charges	0.05	0.12
	0.05	0.12

20. Depreciation and amortisation expense

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
(a) Depreciation on tangible assets	0.04	0.05
	0.04	0.05

21. Other expenses

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
(a) Conveyance	-	0.57
(b) Freight & Cartage	-	0.05
(c) Rates and taxes	0.06	0.01
(d) Audit fees	0.20	0.10
(e) Miscellaneous expenses	0.03	0.04
	0.29	0.76

Payment to auditors

To statutory auditors:
Statutory Audit fees

	For the year ended March 31, 2023	For the year ended March 31, 2022
	0.20	0.10
	0.20	0.10



22 Related Party Disclosures

a) Names of related parties and related party relationship

Holding Company, LLP	Ganga Global Homes Private Limited, MRG World LLP
Key Managerial Personnel and relatives of such personnel	Mr. Satish Kumar
Enterprises over which Key Management Personnel and their relatives thereof are having significant influence	AMV Ventures LLP BD Infradevelopers LLP MRG Infrabuild LLP VRDS Global Services LLP Aviraj Fincap LLP Sudish Ventures LLP MRG Castle Realty LLP

b) Related party transactions during the year

• Unsecured loans taken during the year:-

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
BD Infradevelopers LLP	628.00	-
AMV Ventures LLP	-	800.00
Aviraj Fincap LLP	-	700.00
Sudish Ventures LLP	-	1,170.00
Satish Kumar	-	750.00
MRG Castle Realty LLP	-	2,138.00
MRG Infrabuild LLP	2,042.00	-
MRG World LLP	142.43	-
Ganga Global Private Limited	291.59	-
VRDS Global Services LLP	750.00	-
Total	3,854.01	5,558.00

b) Related party transactions during the year

• Unsecured loans Repayment during the year:-

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Satish Kumar	390.56	110.00
AMV Ventures LLP	414.89	200.00
Aviraj Fincap LLP	-	700.00
Sudish Ventures LLP	-	1,170.00
MRG Castle Realty LLP	-	4,715.00
MRG Infrabuild LLP	50.00	-
MRG World LLP	142.43	-
VRDS Global Services LLP	750.00	-
Total	1,747.87	6,895.00

b) Related party transactions during the year

• Interest expense:-

Related Party	For the year ended March 31, 2023	For the year ended March 31, 2022
Ganga Global Private Limited	4.55	-
Total	4.55	-



• Year end balance:-

	As at March 31, 2023	As at March 31, 2022
Payables:		
Satish Kumar	251.44	642.00
AMV Ventures LLP	185.11	600.00
BD Infradevelopers LLP	628.00	-
MRG Infrabuild LLP	1,992.00	-
Ganga Global Private Limited	295.69	-
Total	3,352.24	1,242.00
Receivables:		
MRG Castle Realty LLP	-	2,655.45
Total	-	2,655.45

23 Details of dues to micro and small enterprises as defined under the MSMED Act, 2006

Particulars	As at March 31, 2023	As at March 31, 2022
a) The principal amount and the interest due thereon (to be shown separately) remaining unpaid to any supplier as at the end of each accounting year. Interest Nil (P.Y. Nil)	-	-
b) The amount of interest paid by the buyer in terms of Section 16 of the Micro Small and Medium Enterprise Development Act, 2006, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
c) The amount of interest due and payable for the period of Delay in making payment (which have been but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	-	-
d) The amount of interest accrued and remaining unpaid at the end of each accounting year.	-	-
e) The amount of further interest remaining due and Payable even in the succeeding years, until such date When the interest dues as above are actually paid the small enterprise for the purpose of disallowance As a deductible expenditure under section 23 of the Micro Small and Medium Enterprise Development Act, 2006.	-	-

24 Disclosure in respect of project which falls under the Revised Guidance Note issued by Institute of Chartered Accountants of India on "Accounting for Real Estate transactions (Revised 2012):

Description	As at March 31, 2023	As at March 31, 2022
Amount of project revenue recognised as revenue during the year	-	-
Aggregate amount of costs incurred till date against the revenue recognised	-	-
Profits recognized to date	-	-
Amount of advance received for which revenue has been recognised during the year	-	-
Amount of work-in progress and value of inventory	3,484.89	2,516.23
Excess of revenue recognized over actual bills raised (unbilled revenue)	-	-

25 Previous year figures

Previous year figures have been recast/ regrouped wherever necessary to conform to the current years' presentation.



For and on behalf of the Partners of
Jai Ganga Realtech LLP (Formerly known as MRG Estates LLP)

Satish Kumar
Satish Kumar
Partner
DIN: 01198294

Vikas Garg
Vikas Garg
Partner
DIN: 03540666

