



Independent Auditor's Report

To,
The Partners,
KENT RESIDENTIAL AND INDUSTRIAL PARK LLP

Report on the Standalone Financial Statements

We have audited the accompanying financial statements of **KENT RESIDENTIAL AND INDUSTRIAL PARK LLP** ("the LLP"), which comprise the Balance Sheet as at 31st March, 2025, the Statement of Profit and Loss, the for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Financial Statements

Management is responsible for the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the LLP 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.

Auditors' Responsibility

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

We conducted our audit in accordance with the Standards on Auditing issued by institute of chartered accountant 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 the disclosures in the financial statements.



AHMEDABAD

503/ KSHITIJ ARIA, 5TH FLOOR,
OPP. GOLDEN TRIANGLE COMPLEX,
STADIUM ROAD, NAVRANGPURA,
AHMEDABAD - 380009. M.: 94270 07081

AHMEDABAD

A/306, MONDEAL SQUARE,
NR. KARNAVATI CLUB, S.G. HIGHWAY ROAD,
PRAHLAD NAGAR CROSS ROAD,
AHMEDABAD-380 015. PH.: 079-4006 3697

MUMBAI

B/ 33, BHOLANATH, SUBHASH ROAD,
NR. ORION SCHOOL, OPP. MADRASI RAM-
MANDIR, VILE PARLE (EAST),
MUMBAI- 400057. M.: 94241 04415

The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the LLP's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the LLP has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the 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 on the standalone financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Limited Liability Partnership Act, 2008 and Limited Liability Partnership Rules, 2009 (as amended) 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 LLP as at 31st March, 2025, and its loss for the year ended on that date.

Emphasis of Matter:

We draw attention to Note 23 of the financial statement that describe the following matters:

- (a) The search operations was carried out by the Income Tax Department during September 2021. That pursuant to the search operations, the assessment of the various assessment years were completed and various additions were made and demands were raised. The firm has preferred an appeal against the said assessment orders and the same are pending before Commissioner of Income Tax (Appeals).
- (b) Further under proceedings of Prohibition of Benami Property Act, during the preceding year, the Hon'ble Adjudicating Authority after considering the submission / replies regarding the purpose of the purchase of land parcels at Hansalpur and Sitapur villages of MBSIR Zone rejected the references filed by the Asst. Commissioner of Income Tax, Benami Prohibition Unit, Ahmedabad and removed the provisional attachment on such parcel of lands. During the year, the Asst. Commissioner of Income Tax, Benami Prohibition Unit, Ahmedabad, against

KENT RESIDENTIAL AND INDUSTRIAL PARK LLP

F.Y. 2024-25



the orders of the Hon'ble Adjudicating Authority has filed appeals before the Appellate Tribunal for the Prohibition of Benami Property Act at New Delhi. The said appeals are pending for final adjudication.

Pending finalization of the above appeals at respective forums, the impact of these matters on the Financial Statements for the year ended on March 31, 2025 and the adjustments (if any) required to these Financial Statement is presently not ascertainable. Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

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, and the Statement of Profit and Loss, dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid financial statements comply with the Accounting Standards issued by the institute of Chartered accountant of India.



**PLACE: AHMEDABAD.
DATE: 26/04/2025**

**FOR, R RS& ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 118336W**

A handwritten signature in blue ink that reads "Hitesh Kriplani".

**HITESH KRIPLANI
PARTNER
(MEMBERSHIP NO. 140693)
UDIN: 25140693BMGIRN4785**

KENT RESIDENTIAL AND INDUSTRIAL PARK LLP

Balance Sheet as at 31 March 2025

(Amount in Lakhs)

Particulars	Note	As at 31 March 2025	As at 31 March 2024
I. CAPITAL AND LIABILITIES			
(1) Capital Account			
(a) Partners Capital Account	1	10.00	10.00
(b) Partner's Current Account	1	8968.83	8,663.82
(2) Non-current Liabilities			
(a) Long Term Borrowings	2	9639.21	9,384.09
(b) Other non current Liabilities	3	0.00	25.00
(3) Current Liabilities			
(a) Short Term Borrowings	4	537.11	509.24
(b) Trade Payable	5	8.66	0.21
(c) Other Current Liabilities	6	90.47	71.55
(d) Provisions	7	28.64	2.05
Total		19282.92	18,665.96
II.ASSETS			
(1) Non-current assets			
(a) Property, Plant & Equipments	8	3381.31	3,128.60
(b) Long Term Loans and Advances	9	1020.99	1,319.84
(c) Other Non current assets	10	44.12	49.55
(2) Deferred Tax Assets (net)			
	11	483.24	237.60
(3) Current assets			
(a) Inventories	12	13977.96	13,652.60
(b) Cash and Bank Balance	13	9.44	3.03
(c) Trade Receivable	14	90.32	17.32
(d) Short-term Loans and Advances	15	0.08	0.12
(e) Other Current Assets	16	275.45	257.32
Total		19,282.92	18,665.96
A. Significant Accounting Policies			
B. Notes To Financial Statements			

As per our Report of Even Date

For, RRS & ASSOCIATES
Chartered Accountants
FRN No. 118336W

Hitesh Kriplani
Partner

Membership No. 140693

Place: Ahmedabad

Date : 26/04/2025



For and on behalf of Board of
KENT RESIDENTIAL AND INDUSTRIAL PARK LLP
LLP IN: AAE-6843

Deep Vadodaria
DESIGNATED PARTNER

DIN: 01284293

Place: Ahmedabad

Date : 26/04/2025

Rohan Kataria
DESIGNATED PARTNER
DIN: 00139463

KENT RESIDENTIAL AND INDUSTRIAL PARK LLP

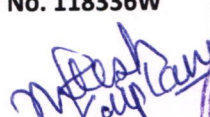
Statement of Profit and Loss for the year ended 31 March 2025

(Amount in Lakhs)

Particulars	Note	For the year ended 31 March 2025	For the year ended 31 March 2024
i. Revenue From Operations	17	847.12	443.98
II. Other Income	18	4.78	2.23
III. Total Revenue (I +II)		851.90	446.21
IV. Expenses:			
Project & Direct Expenses	19	369.09	29.31
Finance Cost	20	1102.49	373.94
Depreciation	5	150.75	152.15
Other Expenses	21	21.46	18.24
Total Expenses		1,643.78	573.63
V. Profit/(Loss) Before Tax (III - IV)		(791.89)	(127.42)
VI. Tax Expense:			
(1) Current Tax		-	0.02
(2) Deferred Tax		(245.64)	(39.75)
VII Profit/ (Loss) For The Year		(546.25)	(87.68)
(Profit/ (Loss) Transferred to Partner's capital account)			

As per our Report of Even Date

For, RRS & ASSOCIATES
Chartered Accountants
FRN No. 118336W


Hitesh Kriplani
Partner
Membership No. 140693
Place: Ahmedabad
Date : 26/04/2025



For and on behalf of Board of
KENT RESIDENTIAL AND INDUSTRIAL PARK LLP
LLP IN: AAE-6843


Deep Vadodaria
DESIGNATED PARTNER
DIN: 01284293
Place: Ahmedabad
Date : 26/04/2025


Rohan Kataria
DESIGNATED PARTNER
DIN: 00139463

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

NOTE A:

Accounting policies

a) LLP Overview

KENT RESIDENTIAL AND INDUSTRIAL PARK LLP (the LLP) - LLP IN: AAE-6843 was incorporated on 11th Sep, 2015. The LLP is a real estate developer engaged primarily in the business of real estate construction, development and other related activities.

b) Basis of preparation

The financial statement of the LLP have been prepared on accrual basis under the historical cost convention and ongoing concern basis in accordance with Generally Accepted Accounting Principles in India, the Accounting Standards issued by The Institute of Chartered Accounting of India and the provisions of the Limited Liability Partnership Act, 2008. These financial statements are presented in Indian Rupees (₹), which is also the Company's functional currency. All the amounts have been rounded-off to the nearest lakhs, unless otherwise stated.

c) Inventories

Inventories are valued at lower of lower of cost or net realizable value. Inventories includes cost of land, premium for development rights, construction cost, allocated interest and expenses incidental to the projects undertaken by the LLP.

d) Revenue and Expenditure Recognition:

Income and Expenses are accounted on an accrual basis.

e) Borrowing Cost

Interest and finance charges incurred in connection with borrowing of funds, which are incurred for the development of long term projects, are transferred to construction work in progress as a part of the cost of the projects.



Other borrowing costs are recognized as an expense in the period in which they are incurred.

f) Current Tax

Current tax liability of the company is estimated considering the provision of the I.T. Act, 1961.

g) Deferred Tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

h) Property, Plant & Equipment's

Property, Plant & Equipment's are stated at actual cost less accumulated depreciation. The actual cost Capitalized includes borrowing cost, material cost, freight and other incidental expenses incurred.

i) Depreciation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation on Property, Plant and Equipment other than freehold land and properties under construction is charged based on the rates as per provision of income tax act 1961 (WDV method).

The management estimates the useful life of the Dormitory at 60 years. For the class of the assets based on internal assessment and independent technical evaluation carried out by external valuers, the management believes that useful lives as given above best represent the period over which the management expects to use the assets. Accordingly keeping the residual value at the rate of 5%, management has estimated to provide 95% of the value of the Dormitory at its useful life.



KENT RESIDENTIAL AND INDUSTRIAL PARK LLP

B : NOTES TO FINANCIAL STATEMENT FOR THE YEAR ENDED 31 March 2025

(Amount in Lakhs)

Note 1 : PARTNER'S FUND

PARTICULARS	31 March 2025	31 March 2024
PARTNER'S CAPITAL CONTRIBUTION		
(a)Partners Fixed Capital Account :		
Nila Infrastructure Limited	5.00	5.00
Rohan Kataria	5.00	5.00
Total	10.00	10.00
(b)Partners Current Capital Account :		
Nila Infrastructure Limited		
Opening Balance	8687.26	7630.18
Addition During The Year	102.00	336.70
Add: Interest Payable during the Year	852.97	778.22
Less: Withdrawal During The Year	(301.00)	(14.00)
Profit during the year	(273.12)	(43.84)
Closing Balance (A)	9,068.11	8,687.26
Rohan Kataria		
Opening Balance	(23.44)	20.29
Addition During The Year	200.00	-
Add: Interest Payable/ (Receivable) during the Year	(2.72)	0.11
Less: Withdrawal During The Year	-	-
Profit during the year	(273.12)	(43.84)
Closing Balance (B)	(99.28)	(23.44)
Partners Current Capital Account :Total(A+B)	8,968.83	8,663.82

Note 2 : LONG TERM BORROWINGS

PARTICULARS	31 March 2025	31 March 2024
Secured Loan		
Term Loan		
Bandhan Bank Limited	335.79	645.83
Kotak Mahindra Bank	2,575.25	2,775.06
Less : Current Maturity of Term loans	(537.11)	(509.24)
Unsecured Loan		
Loan From Inter-Corporate		
Kataria Automobile Private Limited	122.39	1226.32
Kataria Industrial Park Private Limited	763.64	2677.79
Kataria Infrastructures Private Limited	5,116.36	2568.34
Amita R. Kataria	228.78	0.00
Nila Infrastructures Limited	124.44	0.00
Nilam R. Kataria	546.14	0.00
Rajendrakumar S. Kataria	363.54	0.00
TOTAL	9639.21	9384.09

