R S BHATTAD & ASSOCIATES
Chartered Accountants

33A, Central Bazar Road,
Ramdaspeth, Nagpur 440010
mparkhani@gmail.com 9527717900

Independent Auditor's Report

Opinion

We have audited the financial statements of M/S GREEN SPACE INFRA VENTURES (the entity), which comprise the balance sheet as at 31st March 2021, and the Profit and Loss for the year then ended and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements of the entity are prepared, in all material respects, in accordance with applicable Laws.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. 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 entity in accordance with the ethical requirements that are relevant to our audit of the financial statements, and we have fulfilled our other responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

Management is responsible for the preparation of the financial statements in accordance with applicable Law and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity'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 entity or to cease operations, or has no realistic alternative but to do so.
Those charged with governance are responsible for overseeing the entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

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 entity'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 entity to cease to continue as a going concern.

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.

For R S BHATTAD & ASSOCIATES
Chartered Accountants
FRN: 0135948W



Mayur Parkhani
(Partner)
Membership No. 101632

Place:-Nagpur
Date: 16/12/2021
UDIN:
21101632AAAADP5018

M/S GREEN SPACE INFRA VENTURES

Balance Sheet as on 31st March 2021

Liabilities	Amount	Assets	Amount
Capital Account	75,000.00	Fixed Assets	40,07,306.00
Partner's Current Account	12,86,16,895.66	Investments in Lands	8,10,79,000.00
Unsecured Loans	14,76,354.00	Loan and Advances	27,76,501.04
Booking Advances	18,32,079.00	GC4 Project	3,31,25,023.18
Sundry Creditors	4,90,66,809.00	Closing Stock	6,03,50,000.00
Current Liabilities and Provisions	8,00,121.00	Cash in Hand	49,348.00
		Cash at Bank	4,80,078.44
Total	18,18,67,258.66	Total	18,18,67,258.66

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

As per our report of even date
For R S BHATTAD & ASSOCIATES
Chartered Accountants
(Registration No. 0135948W)

Mayur Parkhani
Partner
Membership No.: 101632

Place: Nagpur
Date: 16/12/2021
UDIN: 21101632AAAADP5018

For M/S GREEN SPACE INFRA VENTURES

RAJENDRA DHIRAJLAL MANDAVIYA
Partner

M/S GREEN SPACE INFRA VENTURES

Profit and Loss A/c for the year Ending 31st March 2021

Particulars	Amount	Particulars	Amount
To Opening Stock	6,97,00,000.00	By Sales of Flats	2,23,92,000.00
To Construction and Direct expenses	10,342.00	By Interest on I T Refund	86,570.00
To Advertisement	15,136.00	By Closing Stock	6,03,50,000.00
To Bank Charges	4,262.40		
To Brokerage	22,75,000.00		
To Consultancy Charges	1,08,000.00		
To Insurance	47,878.00		
To Legal charges	4,44,980.00		
To Donation	27,500.00		
To Electricity Charges	69,150.00		
To Providend Fund	84,438.00		
To ESIC	52,911.00		
To GST	72.00		
To GC 3 Apartment Owner Asso	6,69,600.00		
To Incentive	7,28,478.00		
To Misc expenses	87,984.00		
To Printing and Stationary	8,523.00		
To Professional Charges	47,000.00		
To Repairs and Maintenance	19,39,302.00		
To Salaries and Wages	23,94,038.00		
To Security charges	2,51,164.00		
To Income tax	14,440.00		
To Vehicle Repair and Maintenance	99,323.00		
To Salary to Partners	12,00,000.00		
To Depreciation	1,290.00		
To Net Profit	25,27,758.60		
Total	8,28,28,570.00	Total	8,28,28,570.00

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

As per our report of even date
For R S BHATTAD & ASSOCIATES
Chartered Accountants
(Registration No. 0135948W)

Parkhani

Mayur Parkhani
Partner
Membership No.: 101632

R. S. BHATTAD & ASSOCIATES CHARTERED ACCOUNTANTS NAGPUR

For M/S GREEN SPACE INFRA VENTURES

RAJENDRA DHIRAJLAL MANDAVIYA
Partner

GREEN SPACE INFRA VENTURES NAGPUR

Place: Nagpur
Date: 16/12/2021
UDIN: 21101632AAAADP5018

M/S GREEN SPACE INFRA VENTURES

NARENDRA DHIRAJLAL MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Capital A/c as on 31st March 2021

Particular	Amount	Particular	Amount
Balance C/F	12,500.00	Balance B/F	12,500.00
Total	**12,500.00**	**Total**	**12,500.00**

RAJENDRA DHIRAJLAL MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Capital A/c as on 31st March 2021

Particular	Amount	Particular	Amount
Balance C/F	12,500.00	Balance B/F	12,500.00
Total	**12,500.00**	**Total**	**12,500.00**

VIRAL RAJENDRA MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Capital A/c as on 31st March 2021

Particular	Amount	Particular	Amount
Balance C/F	12,500.00	Balance B/F	12,500.00
Total	**12,500.00**	**Total**	**12,500.00**

YAMINI NARENDRA MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Capital A/c as on 31st March 2021

Particular	Amount	Particular	Amount
Balance C/F	12,500.00	Balance B/F	12,500.00
Total	**12,500.00**	**Total**	**12,500.00**

VEENA RAJENDRA MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Capital A/c as on 31st March 2021

Particular	Amount	Particular	Amount
Balance C/F	12,500.00	Balance B/F	12,500.00
Total	**12,500.00**	**Total**	**12,500.00**

YASH NARENDRA MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Capital A/c as on 31st March 2021

Particular	Amount	Particular	Amount
Balance C/F	12,500.00	Balance B/F	12,500.00
Total	**12,500.00**	**Total**	**12,500.00**

Fixed Assets as on 31st March 2021

Particulars	Dep. rate	Opening Balance	Addition		Sales During Year	Total	Depreciation	Closing Balance
			More Than 180 Days	Less Than 180 days				
Vending Machine	15.00%	8,598.00	-	-	-	8,598.00	1,290.00	7,308.00
Office Block	0.00%	-	40,00,000.00	-	-	40,00,000.00	-	40,00,000.00
Total		**8,598.00**	**40,00,000.00**	**-**	**-**	**40,08,598.00**	**1,290.00**	**40,07,308.00**

Annexure for Unsecured Loans

Particulars	Amount
Ekta Mandaviya	6,71,210.00
Ishita Mandaviya	2,74,344.00
Kovil Mandaviya	5,30,800.00
Total	**14,76,354.00**

NARENDRA DHIRAJLAL MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Current Capital A/c as on 31st March 2020

Particular	Amount	Particular	Amount

M/S GREEN SPACE INFRA VENTURES

Balance B/F	1,39,71,530.81	Net Profit	4,21,377.36
Debits during the year	41,80,000.00	Credit during the year	1,12,75,000.00
		Salary to partners	6,00,000.00
		Balance C/F	58,55,153.45
Total	**1,81,51,530.81**	**Total**	**1,81,51,530.81**

RAJENDRA DHIRAJLAL MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Current Capital A/c as on 31st March 2020

Particular	Amount	Particular	Amount
Debits during the year	2,59,80,000.00	Balance B/F	2,36,39,814.88
Balance C/F	57,49,192.24	Net Profit	4,21,377.36
		Credit during the year	69,68,000.00
		Salary to partners	6,00,000.00
Total	**3,16,29,192.24**	**Total**	**3,16,29,192.24**

VIRAL RAJENDRA MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Current Capital A/c as on 31st March 2020

Particular	Amount	Particular	Amount
Debits during the year	36,93,960.00	Balance B/F	3,50,09,880.49
Balance C/F	5,15,74,297.85	Net Profit	4,21,377.36
		Credit during the year	1,98,37,000.00
Total	**5,52,68,257.85**	**Total**	**5,52,68,257.85**

YAMINI NARENDRA MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Current Capital A/c as on 31st March 2020

Particular	Amount	Particular	Amount
Debits during the year	19,05,000.00	Balance B/F	1,30,81,762.88
Balance C/F	2,19,53,140.24	Net Profit	4,21,377.36
		Credit during the year	1,03,55,000.00
Total	**2,38,58,140.24**	**Total**	**2,38,58,140.24**

VEENA RAJENDRA MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Current Capital A/c as on 31st March 2020

Particular	Amount	Particular	Amount
Debits during the year	35,80,000.00	Balance B/F	1,97,67,426.00
Balance C/F	2,73,28,550.58	Net Profit	4,21,124.58
		Credit during the year	1,07,20,000.00
Total	**3,09,08,550.58**	**Total**	**3,09,08,550.58**

YASH NARENDRA MANDAVIYA's M/S GREEN SPACE INFRA VENTURES Current Capital A/c as on 31st March 2020

Particular	Amount	Particular	Amount
Debits during the year	28,97,000.00	Balance B/F	2,41,27,743.62
Balance C/F	2,78,66,868.20	Net Profit	4,21,124.58
		Credit during the year	62,15,000.00
Total	**3,07,63,868.20**	**Total**	**3,07,63,868.20**

Annexure for Investments in Lands

M/S GREEN SPACE INFRA VENTURES

Particulars	Amount
Kand at Parsodi	4,80,79,000.00
Land at Gotalpanjri 21/1	1,65,00,000.00
Land at Gotalpanjri 21/3	1,65,00,000.00
Total	**8,10,79,000.00**

Annexure for Current Liabilities and Provisions

Particulars	Amount
Professional Tax Payable	23,506.00
EPF Payable	15,568.00
ESIC Payable	4,952.00
TDS Payable	7,56,095.00
Total	**8,00,121.00**

Annexure for Loan and Advances

Particulars	Amount
GST Credit	1,71,725.04
Advance Tax	25,00,000.00
Electricity Deposit	10,001.00
MSEB Security Deposit	36,660.00
VAT Deposit	25,000.00
VAT Paid for customer	33,115.00
Total	**27,76,501.04**

(F.Y. 2020-21)

GREEN SPACE INFRA VENTURES GC4
72, EAST WARDHAMAN NAGAR, NAGPUR, 440008, MAHARASHTRA

Balance Sheet as on 31st March 2021

Liabilities	Amount	Assets	Amount
Partner's Current Account	1,00,56,420.62	Fixed Assets	39,844.00
Head Office Account	3,31,25,023.18	Loan and Advances	14,00,000.00
Booking Advances	6,69,11,850.00	Closing Stock	10,90,91,818.83
Sundry Creditors	5,03,410.42	Sundry Debtors	78,950.00
Security Deposit (Contractors)	2,89,391.00	Cash in Hand	32,011.78
Provisions	1,28,567.58	Cash at Bank	3,52,038.19
Total	**11,09,94,662.80**	**Total**	**11,09,94,662.80**

The accompanying notes are an integral part of the financial statements.
As per our report of even date
For R S BHATTAD & ASSOCIATES
Chartered Accountants
(Registration No. 0135948W)

Mayur Parkhani
Partner
Membership No.: 101632

For GREEN SPACE INFRA VENTURES GC4

RAJENDRA DHIRAJLAL MANDAVIA
Partner

Place: Nagpur
Date: 16/12/2021
UDIN: 21101632AAAADP5018

(F.Y. 2020-21)

GREEN SPACE INFRA VENTURES GC4
72, EAST WARDHAMAN NAGAR, NAGPUR, 440008, MAHARASHTRA

Profit & Loss for the year Ending 31st March 2021

Particulars	Amount	Particulars	Amount
To Stock-in-progress	2,90,72,402.14	By Stock-in-progress	10,90,91,618.83
To Stamp Duty	24,27,630.00	By Rate diff	5,584.00
To Material Purchases	5,50,53,522.61		
To Construction and Direct expenses	2,15,09,823.08		
To Advertisement	7,15,784.00		
To Audit Fee	1,52,500.00		
To Legal charges	68,000.00		
To Professional Charges	9,06,000.00		
To Bank Charges	1,17,412.63		
To Misc expenses	1,29,637.92		
To Printing and Stationary	5,187.68		
To Repairs and Maintenance	8,015.42		
To Vehicle Repair and Maintenance	16,995.86		
To Accounting Charges	16,000.00		
To Bank Interest	1,78,441.00		
To Business Promotion	49,580.84		
To Commission paid	2,42,000.00		
To Rates & Taxes	41,982.00		
To Donation	25,000.00		
To Membership	12,000.00		
To TCS	6,343.82		
To Depreciation	7,031.00		
		By Net Loss	16,63,887.17
Total	11,07,61,290.00	Total	11,07,61,290.00

The accompanying notes are an integral part of the financial statements.
As per our report of even date
For R S BHATTAD & ASSOCIATES
Chartered Accountants
(Registration No. 0135948W)

Parkhani

Mayur Parkhani
Partner
Membership No.: 101632

R S BHATTAD & ASSOCIATES CHARTERED ACCOUNTANTS NAGPUR

For GREEN SPACE INFRA VENTURES GC4

Rajendra

RAJENDRA DHIRAJLAL MANDA
Partner

GREEN SPACE INFRA VENTURES NAGPUR

Place: Nagpur
Date: 16/12/2021
UDIN: 21101632AAAADP5018