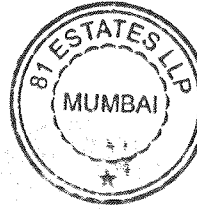


STATEMENTS OF ASSETS AND LIABILITIES
As at 31st March, 2022

	Schedule	AS AT 31.03.2022 (Rs.)	AS AT 31.03.2021 (Rs.)
I. CONTRIBUTION AND LIABILITIES			
(1) Partner's Funds			
(a) Contribution	1	1,00,000	1,00,000
(b) Current Capital	2	1,80,51,884	1,31,16,098
(b) Reserves & Surplus		-	-
(2) Liabilities			
(a) Loan liability		-	-
(b) Trade Payables/Advance from Customers	3	2,33,996	2,60,996
(c) Provisions		-	-
(d) Other Liabilities	4	12,55,964	12,55,964
		1,96,41,844	1,47,33,058
II. ASSETS			
(a) Capital Work In Progress	5	1,56,75,992	1,36,31,572
(b) Investments		-	-
(c) Cash and Cash Equivalents	6	3,19,388	5,55,023
(d) Other Assets	7	36,46,464	5,46,464
		1,96,41,844	1,47,33,058
Notes to Accounts	8	-	-

The schedules and Notes to Accounts referred to above form an integral part of accounts.

PLACE: MUMBAI
DATED: 26th May, 2022



FOR AND ON BEHALF OF
81 ESTATE LLP

Deepak Chheda
(DESIGNATED PARTNER)

Rohit Dedhia
For and Behalf of Rodium Realty Ltd
(DESIGNATED PARTNER)

81 ESTATE LLP

STATEMENT OF INCOME AND EXPENDITURE
For the period Ended 31st March, 2022

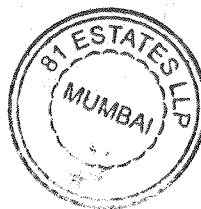
Particulars	Schedule	Year Ended 31-03-2022 (Rs.)	Year Ended 31-03-2021 (Rs.)
I. INCOME			
Turnover		-	-
Other Income		-	-
Increase / (Decrease) in Inventory		20,44,421	3,80,983
		20,44,421	3,80,983
II. EXPENSES			
Work in Progress			
Payment towards Land Cost		67,616	-
Other cost incurred for Project		3,87,922	3,80,576
Administration Expenses		425	407
S A Tax		-	4,200
Financial Expenses		15,88,458	700
		20,44,421	3,85,883
Profit/(Loss) before Depreciation and Write Offs		-	(4,900)
Less: Depreciation		-	-
Less: Preliminary Expenses written off		-	-
Profit/(Loss) before Tax		-	(4,900)
Provision for Tax		-	-
Current Tax		-	-
Profit/(Loss) after Tax		-	(4,900)
Profit/(Loss) Transferred to Partners		-	(4,900)
Deepak Chheda		-	(735)
Prerak Dedhia		-	(490)
Rodium Realty Ltd		-	(3,675)
		-	-

Notes to Accounts

7

The schedules and Notes to Accounts referred to above form an integral part of accounts.

PLACE: MUMBAI
DATED: 26th May, 2022



FOR AND ON BEHALF OF
81 ESTATE LLP

Deepak Chheda
DESIGNATED PARTNER

Rohit Dedhia
For and Behalf of Rodium Realty Ltd
(DESIGNATED PARTNER)

81 ESTATE LLP
SCHEDULES FORMING PART OF THE ACCOUNTS
FOR THE PERIOD ENDED 31ST MARCH, 2022

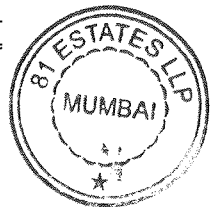
	AS AT 31.03.2022 (Rs.)	AS AT 31.03.2021 (Rs.)
<u>Schedule-1: Contribution by Partners</u>		
Obligation:		
Deepak Chheda	15,000	15,000
Rodium Realty Limited	75,000	75,000
Prerak Dedhia	10,000	10,000
	<u>1,00,000</u>	<u>1,00,000</u>
Deepak Chheda	15,000	15,000
Rodium Realty Limited	75,000	500
Prerak Dedhia	10,000	99,000
	<u>-</u>	<u>-</u>
	<u>1,00,000</u>	<u>1,14,500</u>

Schedule-2: Current Capital Account

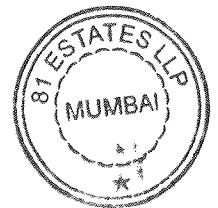
<u>PARTICULARS</u>	<u>Prerak Dedhia</u>	<u>Deepak Chheda</u>	<u>Rodium Realty Limited</u>
Balance as per Last Year	(490.00)	15,99,832	1,15,16,755.94
<u>ADD :</u> Amount Introduced			33,47,328
Interest on capital	1,141	1,93,780	13,93,537.04
Profit for the year	-	-	-
<u>LESS</u> Withdrawals			
Firm Tax		-	-
	<u>651</u>	<u>17,93,612</u>	<u>1,62,57,621</u>
Deepak Chheda		17,93,612	15,99,832
Rodium Realty Limited		1,62,57,621	1,15,16,756
Prerak Dedhia		651	(490)
		<u>-</u>	<u>-</u>
		<u>1,80,51,884</u>	<u>1,31,16,098</u>

81 ESTATE LLP
SCHEDULES FORMING PART OF THE ACCOUNTS
FOR THE PERIOD ENDED 31ST MARCH, 2022

	AS AT 31.03.2022 (Rs.)	AS AT 31.03.2021 (Rs.)
<u>Schedule-3: Trade Payables</u>		
Creditors	2,33,996	2,60,996
	<u>2,33,996</u>	<u>2,60,996</u>
<u>Schedule-4: Other Payables</u>		
Profession Tax Payable	5,400	5,400
Harish Nisar	12,50,564	12,50,564
	<u>12,55,964</u>	<u>12,55,964</u>
<u>Schedule-5: Project Work In Progress</u>		
Project Work in Progress	1,56,75,992	1,36,31,572
	<u>1,56,75,992</u>	<u>1,36,31,572</u>
<u>Schedule-6: Cash & Cash Equivalents</u>		
Balance with Banks	1,55,255	3,32,680
Balance in Current Account with Bank	1,64,133	2,22,343
Cash	<u>3,19,388</u>	<u>5,55,023</u>
<u>Schedule-7: Other Assets</u>		
GST Credit	46,464	46,464
Security Deposit	21,00,000	
Sai Baba Housing	5,00,000	
Vijay Dhule	5,00,000	
Rodium Realty & Construction	5,00,000	5,00,000
	<u>36,46,464</u>	<u>5,46,464</u>



	Work In Progress		
	01-04-2021	Expenses during the year	31-03-2022
Land Cost			
Payment to Landowner	22,00,000		22,00,000
Stamp Duty	1,000		1,000
Registration	8,58,000	-	8,58,000
Brokerage	10,00,000		10,00,000
Property Tax -Bhiwandi		17,616	17,616
Legal Fees - Land	-	50,000	50,000
Hemant Patil	1,00,000	-	1,00,000
Patil Balaram Sukarya	1,50,000	-	1,50,000
Sanjay Patil	1,50,000	-	1,50,000
			-
Land Cost	44,59,000	67,616	-
Cost of Construction and Development			
Professional Fees / Architect Fees	21,46,907	-	21,46,907
Other charges	17,858	1,33,900	1,51,758
Purchases of Material	44,97,169	1,02,000	45,99,169
Om Sai Borewell		51,612	51,612
Om sai Transport		12,000	12,000
Rudra Cement Product & Building Material Suppliers		20,140	20,140
Sagar Dilip Gharat		20,000	20,000
Satnam Steel Traders		13,910	13,910
Shree Construction		22,350	22,350
Site development	25,07,433	12,010	25,19,443
	91,69,367	3,87,922.00	95,57,289
Administrative Expenses			
Administrative cost	3,205	425	3,629
Sundry balances writtenoff	-		-
Gst	-		-
Torrent power ltd	-		-
Administrative Expenses	3,205	425	3,629
Borrowing cost			
Interest on Capital	-	15,88,458	15,88,458
Borrowing Cost	-	15,88,458	15,88,458
Total WIP	1,36,31,572	20,44,421	1,56,75,992.37



81 ESTATE LLP

For the year Ended 31st March, 2022

Schedule- 8: Notes to Accounts and Significant Accounting Policies**1 Significant Accounting Policies :****A GENERAL :**

- i) The Accounts have been prepared on historical cost basis.
- ii) All revenues and expenses are accounted on accrual basis, except to the extent stated below.
 - a) Travelling expenses, Office expenses, Repairs & Maintenance, etc. are accounted as when paid.
 - b) Liability for Income Tax is accounted when paid.
 - c) Discount, rebates and accounts written off are accounted when amounts are actually written off.

B FIXED ASSETS AND DEPRECIATION :

- i) Fixed Assets in the financial statement are shown at their written down value.
- ii) The firm is providing depreciation on its Fixed Assets in the manner and at the rates prescribed under the Income Tax Act, 1961 and the rules framed thereunder.

C. SUNDRY DEBTORS, LOANS AND ADVANCES:

Sundry debtors, Loans and Advances are stated at the value if realised in the ordinary course of business. Irrecoverable amounts, if any are accounted an/or provided for as per management's judgement or only final settlement of accounts with the parties.

D. CONTINGENT LIABILITIES :

- Contingent Liabilities are not provided in the accounts, but if material, the same are disclosed in the
- i) Notes on Accounts.
 - ii) The provision of depreciation and other liabilities are adequate and not in excess of the amount considered necessary for the same.
 - iii) Debtors, Creditors Loans & Advances are subject to confirmation and reconciliation.

Disclosure under section 22 of Micro, Small and Medium Enterprises Development Act, 2006

Sr. No.	Particulars	Amount
1	Principal amount remaining unpaid at the end of the accounting period	NIL
2	The amount of interest paid by the buyer in term of section 16 of MSMED Act, 2006 along with amount of payment made to the suppliers beyond the appointed date.	NIL
3	The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the due date during the year) but without adding interest specified under this Act.	NIL
4	The amount of interest accrued and remaining unpaid at the end of the financial year	NIL
5	The amount of further interest remaining due and payable in succeeding years, until such interest is actually paid	NIL

FOR 81 ESTATE LLP

Deepak Chheda
 Deepak Chheda
 (DESIGNATED PARTNER)

Rohit Dedhia
 Rohit Dedhia
 For & Behalf of Rodium Realty Ltd
 (DESIGNATED PARTNER)

PLACE:- MUMBAI

DATE:- 26th May, 2022