

## INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF  
BUILDING PARADISE PRIVATE LIMITED

### Report on the Audit of Financial Statements

#### Opinion

We have audited the financial statements of Building Paradise Private Limited ("the Company"), which comprise the Balance Sheet as at 31st March 2025, the Statement of Profit and Loss and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information ("financial statements").

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 Companies Act, 2013 ("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, 2025, its losses and its cash flows for the year ended on that date.

#### Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. 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 ('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 there under, 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 we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Information other than the Financial Statements and Auditor's Report thereon

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the financial statements and our auditors' report thereon. The Company's annual report is expected to be made available to us after the date of this audit report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether such other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated.



801, Ansal Corporate Park, Tower A I, Sector 142, Noida – 201304, National Capital Region. Ph. +91 120 4216878

Head Office: Kochi

BRANCHES • MUMBAI • BANGALORE • COIMBATORE • KOLLAM • KOTTAYAM • PALAKKAD • TRIVANDRUM  
www.kvac.in

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate actions necessitated by the circumstances and the applicable laws and regulations.

#### **Responsibilities of Management and Those Charged with Governance for the Financial Statements.**

The accompanying financial statements have been approved by the company's Board of Directors. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including cash flows of the company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 statement that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management and Board of Directors are 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.

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

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objective is 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.



801, Ansal Corporate Park, Tower A I, Sector 142, Noida – 201304, National Capital Region. Ph. +91 120 4216878

Head Office: Kochi

BRANCHES • MUMBAI • BANGALORE • COIMBATORE • KOLLAM • KOTTAYAM • PALAKKAD • TRIVANDRUM  
www.kvac.in

- 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 Act, 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 and Board of Directors.
- Conclude on the appropriateness of management and Board of Directors' use of the going concern basis of accounting in preparation of financial statements 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.

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.

#### Report on Other Legal and Regulatory Requirements

1. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration, if any, paid by the company to its directors during the year is within the limit laid down under section 197 (16) of the Act.

2. As required by the Companies (Auditors' Report) Order, 2020 ('the Order'), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order.



801, Ansal Corporate Park, Tower A I, Sector 142, Noida – 201304, National Capital Region. Ph. +91 120 4216878

Head Office: Kochi

BRANCHES • MUMBAI • BANGALORE • COIMBATORE • KOLLAM • KOTTAYAM • PALAKKAD • TRIVANDRUM

www.kvac.in

3. As required by section 143 (3) of the Act, we report, to the extent applicable that:
- 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
  - In our opinion, proper books of accounts as required by law relating to preparation of financial statements have been kept by the company so far as it appears from our examination of those books.
  - The balance sheet, the statement of profit and loss and the statement of cash flows dealt with by this report are in agreement with the books of account.
  - In our opinion, the aforesaid financial statements comply with the Accounting Standards prescribed under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014
  - On the basis of written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors are disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.
4. 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, as amended, in our opinion and to the best of our information and according to the explanations given to us:
- The Company does not have any pending litigations the impact of which needs to be disclosed in its financial statements.
  - The company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the company.
  - The management has represented that:
    - To the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall:
      - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or
      - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
    - To the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall:
      - directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or



801, Ansal Corporate Park, Tower A I, Sector 142, Noida – 201304, National Capital Region. Ph. +91 120 4216878

Head Office: Kochi

BRANCHES • MUMBAI • BANGALORE • COIMBATORE • KOLLAM • KOTTAYAM • PALAKKAD • TRIVANDRUM  
www.kvac.in

- provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries; and
- iii. Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under d(i) and d(ii) contain any material misstatement.
- e. The Company has not declared or paid any dividend during the year.
- f. Based on our examination, the company, has used an accounting software HOSTBOOKS which is operated by a third party software service provider, for maintaining books of accounts. On account of certain limitation in the accounting software, we are unable to comment whether audit trail feature was enabled and operating effectively throughout the year for all the relevant transactions recorded in the software or whether there were any instances of the audit trail feature tampered with or whether the audit trail has been preserved.

**For K Venkatachalam Aiyer & Co**  
Chartered Accountants  
Firm Registration No: 004610S  
UDIN: 25235978BOEQMW8085

*Chandhrabala P*



**CA Chandhrabala P**  
Partner  
Membership No. 235978

Place: Noida  
Date: 03 Sep 2025

**Annexure A to the Independent Auditor's Report on the financial statements of Building Paradise Private Limited for the year ended 31 March 2025.**

(Referred to in Paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

In terms of the information and explanations sought by us and given by the company and the books of accounts and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

1. In respect of Company's Property, Plant and Equipment:
  - (a)
    - (A) The company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
    - (B) The company has maintained proper records showing full particulars of intangible assets.
  - (b) According to the information and explanations given to us, the management of the Company has physically verified the Property, Plant and Equipment during the year, which in our opinion is reasonable having regard to the size of the Company and the nature of its assets. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
  - (c) According to the information and explanations given to us, the company does not own any immovable property. Accordingly, the requirement for reporting under Clause 3(i)(c) of the Order is not applicable to the Company.
  - (d) The company has not revalued its property, plant and equipment during the year and accordingly, the requirement to report in clause 3(i)(d) of the Order is not applicable to the Company.
  - (e) There are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
2. Not applicable, as the company does not hold any inventory during the year under review.
3.
  - (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not provided any guarantee to any Company, firms, Limited Liability Partnerships or any other parties.

The Company has granted unsecured loan to companies during the year as under:

Particulars	Corporate entities other than subsidiary (Rs. in Lakhs)
<b>Loans and advances in the nature of loan</b>	
Aggregate amount granted during the year	0.20
Balance outstanding as at the Balance Sheet date	9.20

- (b) According to the information and explanations given to us and based on the audit procedures conducted by us, in our opinion, the terms and conditions of the loans and advances granted as



disclosed in Note 3.11 of the financial statements are prima facie, not prejudicial to the interest of the Company.

- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in the case of loans given, in our opinion, as informed to us, the Company has not demanded repayment of the loan during the year. Thus, there has been no default on the part of the party to whom the money has been lent. The loans are interest free. Further, the Company has not given any advance in the nature of loan to any party during the year.
  - (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no overdue amount for more than ninety days in respect of loans given. Further, the Company has not given any advances in the nature of loans to any party during the year.
  - (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan or advance in the nature of loan granted falling due during the year, which has been renewed or extended or fresh loans granted to settle the overdue amount of existing loans given to same parties.
  - (f) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion, the Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment except for the loans or advances in the nature of loans to its Promoters and related parties as defined in Clause (76) of Section 2 of the Act.
4. As per the information and explanations given to us the Company has not made any investment or provided any loans and guarantees or provided any security in connection with a loan to any other body corporate or person. Accordingly, compliance under Sections 185 and 186 of the Act in respect of loans, investments, guarantees and providing securities is not applicable to the Company and the requirement of reporting under clause 3(iv) of the Order is not applicable.
  5. According to the information and explanations given to us, the company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, the requirements of reporting under clause 3(v) of the order are not applicable.
  6. According to the information and explanations given to us, the maintenance of cost records under Section 148(1) of the Act is not applicable and the requirements of reporting under clause 3(vi) of the Order are not applicable.
  7.
    - (a) According to the information and explanations given to us and based on audit procedures performed by us, the Company is regular in depositing with appropriate authorities undisputed statutory dues including Goods and Services Tax, Income Tax, Provident Fund, Employees' State Insurance, Duty of Customs or Cess and other statutory dues applicable to it and there are no undisputed amounts payable in respect of these statutory dues that were outstanding, at the year end, for a period of more than six months from the date they became payable. The provisions pertaining to Duty of Excise is not applicable to the Company.



801, Ansal Corporate Park, Tower A I, Sector 142, Noida – 201304, National Capital Region. Ph. +91 120 4216878

Head Office: Kochi

BRANCHES • MUMBAI • BANGALORE • COIMBATORE • KOLLAM • KOTTAYAM • PALAKKAD • TRIVANDRUM  
www.kvac.in

- (b) According to the information and explanations given to us, there are no amounts payable in respect of statutory dues referred to in sub-clause (a) which have not been deposited as on 31<sup>st</sup> March 2025 on account of dispute.
8. As per the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
9. According to the information and explanations given to us and on the basis of our examination of the records of the Company:
- (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) The Company has not been declared a willful defaulter by any bank or financial institution or government or government authority.
- (c) The term loans were applied for the purpose for which the loans were obtained.
- (d) No funds raised on short term basis have been utilized for long term purposes.
- (e) The Company has not made any investment in a subsidiary. Accordingly, the requirements of reporting under clause 3(ix)(e) of the Order are not applicable.
- (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries as defined under the Act. Accordingly, the requirements of reporting under clause 3(ix)(f) of the Order are not applicable.
10. According to the information and explanations given to us and on the basis of our examination of the records of the Company:
- (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, the requirements of reporting under clause 3(x)(a) of the Order are not applicable.
- (b) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, the requirements of reporting under clause 3(x)(b) of the Order are not applicable.
11. Based on examination of the books and records of the Company and according to the information and explanations given to us:
- (a) No fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- (b) During the year, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.



801, Ansal Corporate Park, Tower A I, Sector 142, Noida – 201304, National Capital Region. Ph. +91 120 4216878

Head Office: Kochi

BRANCHES • MUMBAI • BANGALORE • COIMBATORE • KOLLAM • KOTTAYAM • PALAKKAD • TRIVANDRUM  
www.kvac.in

(c) The company has not received any whistle-blower complaints during the year.

12. The Company is not a Nidhi Company. Accordingly, the requirements of reporting under clause 3(xii) of the Order is not applicable.

13. In our opinion and according to the information and explanations given to us, all transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and the details of the related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.

14. In our opinion and according to the information and explanations given to us, the requirement for internal audit is not applicable to the company as per section 138 of the Act. Hence reporting requirements under paragraph 3(xiv) of the Order are not applicable to the company.

15. In our opinion and according to the information and explanations given to us by the management, the company has not entered into any non-cash transactions, other than transactions which are in the ordinary course of business, with directors or person connected with them. Accordingly, the provisions of paragraph 3(xv) of the Order are not applicable to the Company.

16.

(a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, the requirements of reporting under paragraph 3(xvi)(a) of the Order are not applicable to the Company.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtaining a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, the requirements of reporting under clause 3(xvi)(c) of the Order are not applicable to the Company.

(d) According to the information and explanations provided to us during the course of audit, there are no Core Investment Company as a part of the Group. Accordingly, the requirements of reporting under clause 3(xvi)(d) of the Order are not applicable to the company.

17. The Company has incurred cash loss of Rs. 436.11Lakhs in the current year.

18. There has been no resignation of statutory auditors during the year.

19. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, we report that the company has incurred losses for last two years. However, on the basis of information and explanations made available to us, these losses do not, in our opinion, indicate the existence of any material uncertainty as on the date of this report that the company will be unable to meet its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from Balance sheet date. We,



however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

20. In our opinion and according to the information and explanations given to us, the provisions pertaining to Corporate Social Responsibility is not applicable to the Company. Accordingly, reporting under clause 3(xx) of the Order are not applicable to the Company.
21. In our opinion and according to the information and explanations given to us, the reporting under clause 3(xxi) is not applicable in respect of audit of financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

**For K Venkatachalam Aiyer & Co**  
Chartered Accountants  
Firm Registration No: 004610S  
UDIN: 25235978BOEQMW8085



**CA Chandhrabala P**  
Partner  
Membership No. 235978



Place: Noida  
Date: 03 Sep 2025

**BUILDING PARADISE PRIVATE LIMITED**  
**CIN: U47521UP2023PTC178401**  
**BALANCE SHEET AS AT MARCH 31, 2025**

(in Rs. lakhs)

Particulars	Note No.	As at March 31, 2025	As at March 31, 2024
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' Funds</b>			
Share Capital	3.01	15.00	15.00
Reserves and Surplus	3.02	-15 92.93	-10 67.57
		<b>-15 77.93</b>	<b>-10 52.57</b>
<b>Non-Current Liabilities</b>			
Long term Borrowings	3.03	19 62.58	14 90.54
Deferred Tax Liability (Net)	3.04	12.87	-
		<b>19 75.45</b>	<b>14 90.54</b>
<b>Current Liabilities</b>			
Trade Payables	3.05	1 32.90	4 47.26
Other Current Liabilities	3.06	24.82	2 03.72
		<b>1 57.72</b>	<b>6 50.98</b>
<b>TOTAL</b>		<b>5 55.24</b>	<b>10 88.95</b>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property Plant and Equipment	3.07	76.20	1 02.08
Intangible Assets	3.08	139.73	2 07.39
		<b>2 15.93</b>	<b>3 09.47</b>
<b>Current assets</b>			
Trade Receivables	3.09	78.54	1 81.36
Cash and bank balances	3.10	13.31	75.68
Short-term loans and advances	3.11	42.60	3 21.50
Other current assets	3.12	2 04.86	2 00.94
		<b>3 39.31</b>	<b>7 79.48</b>
<b>TOTAL</b>		<b>5 55.24</b>	<b>10 88.95</b>

**Significant Accounting Policies and Notes on Accounts** 1-4

The notes referred to above form an integral part of the Financial statements

In terms of our report of even date

For K Venkatachalam Aiyer & Co

Chartered Accountants

FRN : 0046105

UDIN: 25235978BOEQMW8085

*Chandhrabala*

CA CHANDHRABALA P

Partner

Membership No: 235978



For and on behalf of the Board of Directors of  
**Building Paradise Private Limited**

*Gaurav Kanodia*

GAURAV KANODIA

Director

DIN: 10628665

*Vishal Kanodia*

VISHAL KANODIA

Director

DIN: 00946204



Place : Noida

Date : 03 Sep 2025

**BUILDING PARADISE PRIVATE LIMITED**  
**CIN: U47521UP2023PTC178401**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2025**

(in Rs. lakhs)

Particulars	Note No	Year ended March 31, 2025	Year ended March 31, 2024
<b>Revenue</b>			
Revenue from operations	3.13	11 99.29	8 87.40
Other Income	3.14	4.53	0.03
<b>Total Income</b>		<b>12 03.82</b>	<b>8 87.43</b>
<b>Expenses</b>			
Purchase of Stock in Trade	3.15	11 65.93	8 66.63
Employee benefit expense	3.16	79.43	2 63.68
Finance costs	3.17	2.30	65.20
Depreciation and amortization expense	3.18	89.25	76.51
Other expenses	3.19	3 79.40	6 82.98
<b>Total Expenses</b>		<b>17 16.31</b>	<b>19 55.00</b>
<b>Profit/ (Loss) before Tax</b>		<b>-5 12.49</b>	<b>-10 67.57</b>
<b>Tax expense:</b>			
Current Tax		-	-
Deferred Tax	3.04	12.87	-
		<b>12.87</b>	-
<b>Profit/ (Loss) for the year</b>		<b>-5 25.36</b>	<b>-10 67.57</b>
<b>Earning per equity share: Basic (in Rs.)</b>	3.20	<b>- 35.02</b>	<b>- 71.17</b>
<b>Earning per equity share: Diluted (in Rs.)</b>	3.20	<b>- 35.02</b>	<b>- 71.17</b>

**Significant Accounting Policies and Notes on Accounts** 1-4

The notes referred to above form an integral part of the Financial statements  
In terms of our report of even date

**For K Venkatachalam Aiyer & Co**  
Chartered Accountants  
FRN : 0046105  
UDIN: 25235978BOEQMW8085

*Chandhrabala P*

**CA CHANDHRABALA P**  
Partner  
Membership No: 235978



**For and on behalf of the Board of Directors of  
Building Paradise Private Limited**

*Gaurav Kanodia*

**GAURAV KANODIA**  
Director  
DIN: 10628665

*Vishal Kanodia*

**VISHAL KANODIA**  
Director  
DIN: 00946204

Place : Noida  
Date : 03 Sep 2025

**BUILDING PARADISE PRIVATE LIMITED**  
CIN: U47521UP2023PTC178401  
**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2025**

(in Rs. lakhs)

S.No	Particulars	Year ended March 31, 2025	Year ended March 31, 2024
<b>A</b>	<b>CASH FLOW FROM OPERATING ACTIVITY</b>		
	Net Profit/(Loss) After Tax	(5 25.36)	(10 67.57)
	<b>Adjustment of Non Cash and Non-Operating Items</b>		
	Add: Depreciation	89.25	76.51
	Add: Finance cost	2.30	65.20
	Add: Amounts Written Off	2 40.34	-
	Less: Gain on Sale of Property Plant and Equipment	( 3.59)	-
		<b>3 28.30</b>	<b>1 41.71</b>
	<b>Operating profit before Working Capital Changes</b>	(1 97.06)	(9 25.86)
	Adjustments for:		
	(Decrease) / Increase in Deferred Tax	12.87	-
	(Decrease) / Increase in Other Current Liability	(1 78.90)	2 03.72
	(Decrease) / Increase in Trade Payable	(2 74.55)	4 47.26
	Decrease / (Increase) in Trade Receivables	(1 73.74)	(1 81.36)
	Decrease / (Increase) in Short-term loans and advances	2 78.91	(3 21.50)
	Decrease / (Increase) in Other Current Assets	( 3.20)	(2 00.50)
		<b>(3 38.61)</b>	<b>( 52.38)</b>
	<b>Operating profit after Working Capital Changes</b>	(5 35.67)	(9 78.24)
	Less: Current Tax	-0.72	-0.44
	<b>Net Cash (Used in) /From Operating Activities</b>	<b>(5 36.39)</b>	<b>(9 78.68)</b>
<b>B</b>	<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
	Purchase of Intangible Asset	( 10.63)	(3 85.98)
	Sale of Property Plant and Equipment	14.91	-
	<b>Net Cash (Used in)/From Investing Activities</b>	<b>4.28</b>	<b>(3 85.98)</b>
<b>C</b>	<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
	Issue of Fresh Equity Shares	-	15.00
	Proceeds/(Repayment) in Long Term Borrowings	4 72.04	14 90.54
	Finance Cost	( 2.30)	( 65.20)
	<b>Net Cash (Used in)/From Financing Activities</b>	<b>4 69.74</b>	<b>14 40.34</b>
	<b>Net change in Cash and Cash equivalents</b>	<b>( 62.37)</b>	<b>75.68</b>
	Cash and cash equivalents at the beginning of the year	75.68	-
	<b>Cash and cash equivalents at the end of the year</b>	<b>13.31</b>	<b>75.68</b>

Significant Accounting Policy and Notes to Accounts

1-4

The notes referred to above form an integral part of the Financial statements  
In terms of our report of even date

For K Venkatachalam Aiyer & Co  
Chartered Accountants  
FRN : 0046105  
UDIN: 25235978BOEQMW8085

*Chandhrabala P*  
CA CHANDHRABALA P  
Partner  
Membership No: 235978



Place : Noida  
Date : 03 Sep 2025

For and on behalf of the Board of Directors  
Building Paradise Private Limited

*Gaurav Kanodia* *Vishal Kanodia*  
GAURAV KANODIA \* VISHAL KANODIA  
Director Director  
DIN: 10628665 DIN: 00946204



**BUILDING PARADISE PRIVATE LIMITED**

**CIN: U47521UP2023PTC178401**

**NOTES FORMING PART OF THE STANDALONE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED MARCH 31, 2025**

**CORPORATE BACKGROUND AND OPERATIONS**

**BUILDING PARADISE PRIVATE LIMITED**, ("the Company") is a company incorporated on 16<sup>th</sup> March 2023 under the Companies Act 2013 with Corporate Identification Number (CIN) U47521UP2023PTC178401.

The company is engaged in the business of retail sale of building material such as cement, bricks, wood, sanitary and all kinds of equipment, machineries and appliances, consumables and other related products required for the purpose of building and construction of commercial or residential spaces.

**1. SIGNIFICANT ACCOUNTING POLICIES**

**1.1. Statement of Compliance**

The financial statements of the Company have been prepared in accordance with the Indian Generally Accepted Accounting Principles ("Indian GAAP"). The Company has prepared these financial statements to comply in all material respects with the relevant Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI) under section 133 of Companies Act, 2013. This is the Company's first set of financial statements prepared in accordance with the Indian Generally Accepted Accounting Principles ("Indian GAAP").

**1.2. Basis of Preparation**

The financial statements have been prepared on an accrual basis and under the historical cost convention.

**1.3.** The financial statements are presented in Indian Rupees Lakhs except specifically stated as otherwise.

**1.4. Use of Estimates and Judgements**

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

1.4.2. Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognized in the period in which the estimate is revised and in the future periods which are affected.



1.4.3. In particular, information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have significant effect on the amounts recognized in the financial statements are included in the following notes:

- i) Note 3.07 and 3.08 – Property, Plant and Equipment and Intangible Assets – Useful life

#### **1.5. Revenue Recognition - Sale of Goods**

1.5.1. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

1.5.2. Revenue is recognized when the significant risks and rewards of ownership of the goods have been passed to the buyer which coincides with delivery of goods to customers. Sales are net of GST, trade discounts, rebates and returns.

1.5.3. Revenue from operations includes income from services. Income from service is recognized at the time of completion of service.

1.5.4. Discounts/ Incentive incomes are recognized on basis of reliable measurability.

1.5.5. Revenue from interest is recognized on a time proportion basis considering the amount outstanding and the rate applicable and where no significant uncertainty as to measurability or collectability exists.

#### **1.6. Property, Plant and Equipment**

1.6.1. Property, Plant and Equipment are stated at cost of acquisition less accumulated depreciation and impairment losses, if any. Cost is inclusive of freight, duties, levies and any other cost directly attributable in bringing the assets to their working condition for intended use.

1.6.2. Cost of Property, Plant and Equipment not ready for their intended use as on the balance sheet date are disclosed under Capital Work in Progress.

1.6.3. Borrowing cost incurred for qualifying assets is capitalized up to the date the property, plant and equipment is ready for its intended use, based on borrowings incurred specifically for financing the asset or the weighted average rate of all other borrowings, if no specific borrowings have been incurred for the property, plant and equipment.

1.6.4. Borrowing costs are not capitalized during suspension of the activities necessary for preparing an asset to its intended use in accordance with AS 16 - Borrowing Cost.

1.6.5. An item of property, plant and equipment is derecognized on disposal. Any gain or loss arising from derecognition of an item of property, plant and equipment is included in profit or loss.

#### **1.7. Intangible Assets**

1.7.1. Intangible Assets are stated at cost of acquisition less accumulated amortization and impairment losses, if any. Cost is inclusive of freight, duties, levies and any other cost directly attributable in bringing the assets to their working condition for intended use.



1.7.2. An item of intangible asset is derecognized on disposal. Any gain or loss arising from derecognition of an item of intangible asset is included in profit or loss.

#### 1.8. Depreciation/Amortization

1.8.1. Depreciation/Amortization on Property, Plant and Equipment/Intangible Assets is provided to the extent of depreciation/amortization amount on Written Down Value Method.

1.8.2. Individual low-cost assets (acquired for Rs 5,000/- or less) are depreciated during the year of acquisition.

1.8.3. Depreciation/amortization is provided based on useful life of the assets, after retaining a residual value of 5% as prescribed in Schedule II to the Companies Act, 2013.

1.8.4. Depreciation for assets purchased or sold during a period is proportionately charged.

1.8.5. The Company has adopted the following useful life to provide depreciation on its Property, Plant and Equipment.

Sl No	Description of the asset	Useful Life in years
i.	Computer & Peripherals (End User Devices)	3
ii.	Office Equipment	5
iii.	Intangible Assets	3
iv.	Furniture & Fixtures	10

#### 1.9. Impairment of Assets

1.9.1. At each balance sheet date, the Company assesses whether there is any indication that any property, plant and equipment and intangible assets with finite lives may be impaired. If any such impairment exists the recoverable amount of an asset is estimated to determine the extent of impairment, if any.

1.9.2. An asset's recoverable amount is the higher of an asset's net selling price and its value in use.

1.9.3. 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 exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

1.9.4. An impairment loss, if any, is charged to the Statement of Profit and Loss in the year in which the asset is identified as impaired. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed, and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost and is accordingly reversed in the Statement of Profit and Loss.



1.9.5. As at March 31, 2025, none of the property, plant and equipment and intangible assets were considered impaired.

#### **1.10. Operating Leases**

1.10.1. Leases, where significant portion of the risks and rewards of ownership are retained by the lessor, are classified as operating leases.

1.10.2. Lease payments under operating lease are recognized as an expense in the Statement of Profit and Loss on a straight-line basis over the lease term.

#### **1.11. Income Tax Expense**

1.11.1. Income-Tax expense comprises current tax (i.e. amount of tax for the year determined in accordance with the Income Tax laws), deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the year) and the prior period tax adjustments.

1.11.2. The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognized using the tax rates that have been enacted or substantively enacted as at the balance sheet date.

1.11.3. Deferred tax assets are recognized only to the extent where there is reasonable certainty that the assets can be realized in future; however, where there is unabsorbed depreciation or carried forward business loss under taxation laws, deferred tax assets are recognized only if there is a virtual certainty of realization of such assets.

1.11.4. Deferred tax assets / liabilities are reviewed at each balance sheet date and written-down or written-up to reflect the amount that is reasonably / virtually certain (as the case may be) to be realized.

1.11.5. The Company offsets, the current tax assets and liabilities (on a year-on-year basis) and deferred tax assets and liabilities, where it has a legally enforceable right and where it intends to settle such assets and liabilities on a net basis.

#### **1.12. Borrowing Costs**

1.12.1. Borrowing Costs relating to acquisition of assets which takes substantial period of time to get ready for its intended use are included to the extent they relate to the period till such assets are ready to be put to use. All other borrowing costs are charged to revenue.

1.12.2. Borrowing costs are not capitalized during suspension of the activities necessary for preparing an asset to its intended use in accordance with Accounting Standard 16 - Borrowing Cost.

#### **1.13. Earnings per Share**

1.13.1. The Company reports Basic Earnings per Share in accordance with AS-20 "Earnings per Share", issued by the ICAI. Basic earnings per share are calculated by dividing net profit or loss for the year



attributable to equity shareholders (after deducting preference dividend and attributable taxes) by the weighted average number of equity shares outstanding during the period.

- 1.13.2. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

**1.14. Liabilities, Provisions, Contingent Liabilities and Contingent Assets.**

**1.14.1. Liabilities**

The company records liability for any claims where a potential loss is probable and capable of being estimated and discloses such matters in its financial statements, if material.

**1.14.2. Provision**

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

**1.14.3. Contingent Liability**

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 company 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. The company does not recognize contingent liability but discloses its existence in the financial statements.

**1.14.4. Contingent Assets**

Contingent assets are neither recognized nor disclosed in the financial statements by the company.

**1.15. Current / Non-Current**

- 1.15.1. All assets and liabilities are presented as Current or Non-current as per the Company's normal operating cycle and other criteria set out in Schedule III of the Companies Act, 2013.

- 1.15.2. Based on the nature of products and the time between the acquisition of assets and their realization, the Company has ascertained its operating cycle as 12 months for the purpose of Current / Non-current classification of assets and liabilities.

**1.16. Expenditure**

- 1.16.1. Expenses are accounted on an accrual basis and provision is made for all known losses and liabilities except for expenses, the individual values of which are not material.

**1.17. Material events**

- 1.17.1. Material events occurring after the Balance Sheet date are taken into cognizance.



**1.18. Cash and Cash equivalents**

1.18.1. Cash and cash equivalents comprise cash on hand, demand deposits and highly liquid investments with an original maturity of up to three months that are readily convertible into cash and which are subject to an insignificant risk of changes in value.

**1.19. Sundry Debtors & Loans and Advances**

1.19.1. Sundry debtors and loans and advances are stated after making adequate provisions for doubtful debts/advances.

**1.20. Related Party Disclosure**

1.20.1. All transactions with related parties are conducted at arm's length price under normal terms of business and all amounts outstanding are unsecured and will be settled in cash.

1.20.2. Disclosures are made as per the requirements of the Accounting Standard 18 and the clarifications issued by the Institute of Chartered Accountants of India.

**1.21. Going Concern**

1.21.1. The Company's financial statements have been prepared on a going concern basis.

1.21.2. The Company has performed an assessment of its financial position as of March 31, 2025. This assessment indicates that, based on cash generated from operations and the existing funding facilities, the Company's management and shareholders will have sufficient liquidity to operate and discharge its liabilities as they become due.

1.21.3. Based on the evaluation described above, the management believes that the Company and its shareholders have sufficient financial resources available with it at the date of approval of these financial statements and that it will be able to continue as a 'going concern' in the foreseeable future.



**BUILDING PARADISE PRIVATE LIMITED**

CIN: U47521UP2023PTC178401

Notes to financial statements as at and for the year ended March 31, 2025

(All amounts in rupees lakhs, unless otherwise stated)

**3. NOTES ON ACCOUNTS FOR THE YEAR ENDED 31 MARCH, 2025****3.01 SHARE CAPITAL***(in Rs. lakhs)*

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Authorized</b>		
15,00,000 Equity shares of Rs 1/- each	15.00	15.00
<b>Issued Subscribed and Paid-up</b>		
15,00,000 Equity shares of Rs 1/- each fully paid up	15.00	15.00
<b>Total</b>	<b>15.00</b>	<b>15.00</b>

**a) Reconciliation of the number of equity shares outstanding and the amount of share capital as at March 31 2025**

Particulars	Number of Shares	Value of Shares (In Rs.)	Number of Shares	Value of Shares (In Rs.)
	As at March 31, 2025	As at March 31, 2025	As at March 31, 2024	As at March 31, 2024
Balance as at the beginning of the year	15 00 000	15 00 000.00	15 00 000	15 00 000.00
<b>Balance as at the end of the year</b>	<b>15 00 000.00</b>	<b>15 00 000.00</b>	<b>15 00 000.00</b>	<b>15 00 000.00</b>

**b) Details of shareholders holding more than 5% equity shares in the Company:**

Shareholders' Name	As at March 31, 2025		As at March 31, 2024	
	No. of shares	% of Holding	No. of shares	% of Holding
Vishal Kanodia	14 85 000	99%	14 85 000	99%
<b>Total</b>	<b>14 85 000</b>	<b>99%</b>	<b>14 85 000</b>	<b>99%</b>

**c) Rights, preferences and restrictions attached to shares.**

The company has issued only one class of equity shares having a par value of Re. 1/- each. Each holder of equity shares is entitled to one vote per share held. In the event of liquidation of the company, the holder 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.

**3.02 RESERVES AND SURPLUS***(in Rs. lakhs)*

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Surplus in Statement of Profit and Loss</b>		
Balance at the beginning of the year	( 1 067.57)	-
Add: Profit for the year	( 525.36)	(10 67.57)
<b>Balance at the end of the year</b>	<b>(15 92.93)</b>	<b>(10 67.57)</b>



BUILDING PARADISE PRIVATE LIMITED

CIN: U47521UP2023PTC178401

Notes to financial statements as at and for the year ended March 31, 2025

(All amounts in rupees lakhs, unless otherwise stated)

**3.03 LONG TERM BORROWINGS**

(in Rs. lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
*Unsecured Loan from Related Parties	19 62.58	14 90.54
<b>Total</b>	<b>19 62.58</b>	<b>14 90.54</b>

\* **Unsecured Loan from Related Parties**

**Name of the Lender : Real Value Agrotech Projects Pvt. Ltd**

Total sanctioned limit (in Rs. lakhs)	25 00.00	-
Amt Outstanding (in Rs. Lakhs)	19 62.58	-
Rate of interest	8.50%	-
Repayment terms	Repayable in 5 years	-

**Name of the Lender : Midpoint Commodeal Private Limited**

Total sanctioned limit (in Rs. lakhs)	20 00.00	20 00.00
Amt Outstanding (in Rs. Lakhs)	-	14 90.54
Rate of interest	8.50%	8.50%
Repayment terms	Repayable in 5 years	Repayable in 5 years

**3.04 DEFERRED TAX LIABILITY (NET)**

(in Rs. lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
Deferred Tax Liabilities	12.87	-
<b>Total</b>	<b>12.87</b>	<b>.00</b>

**3.05 TRADE PAYABLES**

(in Rs. lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
Trade Payables - Undisputed	1 32.90	4 47.26
<b>Total</b>	<b>1 32.90</b>	<b>4 47.26</b>

Trade payables are non-interest bearing and are normally settled on 15 to 45 days terms.

**Trade payables ageing schedule**

Dues to Micro and Small Enterprises (MSME) as mentioned below have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditors.



BUILDING PARADISE PRIVATE LIMITED

CIN: U47521UP2023PTC178401

Notes to financial statements as at and for the year ended March 31, 2025

(All amounts in rupees lakhs, unless otherwise stated)

Trade payables ageing schedule as on 31-03-2025.

(in Rs. lakhs)

Particulars	Outstanding for following period from date of transactions				Total
	< 1 Year	1-2 years	2-3 years	More than 3 years	
<b>Undisputed Dues</b>					
i) MSME	-	-	-	-	-
ii) Others	88.71	44.19	-	-	1 32.90
<b>Total</b>	<b>88.71</b>	<b>44.19</b>	<b>-</b>	<b>-</b>	<b>1 32.90</b>

Trade payables ageing schedule as on 31-03-2024.

(in Rs. lakhs)

Particulars	Outstanding for following period from date of transactions				Total
	< 1 Year	1-2 years	2-3 years	More than 3 years	
<b>Undisputed Dues</b>					
i) MSME	-	-	-	-	-
ii) Others	4 47.26	-	-	-	4 47.26
<b>Total</b>	<b>4 47.26</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4 47.26</b>

**3.06 OTHER CURRENT LIABILITIES**

(in Rs. lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
Advance from Customers and Others	20.24	1 70.17
Security Deposit	-	5.00
Expenses Payable	1.00	13.53
Statutory Liabilities	0.18	15.02
Salary Payable	3.40	-
<b>Total</b>	<b>24.82</b>	<b>2 03.72</b>

**3.09 TRADE RECEIVABLE**

(in Rs. lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
Trade receivables - Undisputed, Considered good	78.54	1 81.36
<b>Total</b>	<b>78.54</b>	<b>1 81.36</b>

Trade receivables ageing schedule as on 31-03-2025.

(in Rs. lakhs)

Particulars	Outstanding for following period from date of transactions			Total
	Less than 6 months	6 months - 1 year	1-2 years	
<b>Undisputed Trade Receivables</b>				
i) Considered good	5.67	72.87	-	78.54
ii) Considered doubtful	-	-	-	-
<b>Total</b>	<b>5.67</b>	<b>72.87</b>	<b>-</b>	<b>78.54</b>



**BUILDING PARADISE PRIVATE LIMITED**

CIN: U47521UP2023PTC178401

Notes to financial statements as at and for the year ended March 31, 2025

(All amounts in rupees lakhs, unless otherwise stated)

Trade receivables ageing schedule as on 31-03-2024.

(in Rs. lakhs)

Particulars	Outstanding for following period from date of transactions			
	Less than 6 months	6 months - 1 year	1-2 years	Total
<b>Undisputed Trade Receivables</b>				
i) Considered good	1 81.36	-	-	1 81.36
ii) Considered doubtful	-	-	-	-
<b>Total</b>	<b>1 81.36</b>	<b>-</b>	<b>-</b>	<b>1 81.36</b>

**3.10 CASH AND BANK BALANCES**

(in Rs. lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
Cash in Hand	2.63	3.93
Balance with Bank in Current Accounts	10.68	71.75
<b>Total</b>	<b>13.31</b>	<b>75.68</b>

**3.11 SHORT TERM LOANS AND ADVANCES**

(in Rs. lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
*Unsecured Loan given	9.20	17.50
Advances Recoverable in cash or kind	33.40	3 04.00
<b>Total</b>	<b>42.60</b>	<b>3 21.50</b>

\* Interest of Rs. 1.25 Lakhs as at March 2025 accrued on loans granted have been waived off.

**3.12 OTHER CURRENT ASSETS**

(in Rs. lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
Interest Receivable	0.14	-
Balance with Statutory Authorities	2 00.72	1 89.36
Prepaid Expenses	-	7.54
Security Deposit with suppliers	4.00	4.00
Preliminary Expense	-	0.04
<b>Total</b>	<b>204.86</b>	<b>200.94</b>



BUILDING PARADISE PRIVATE LIMITED  
CIN: U47521UP2023PTC178401

Notes to financial statements as at and for the year ended March 31, 2025  
(All amounts in rupees lakhs, unless otherwise stated)

3.07 PROPERTY PLANT AND EQUIPMENT

(i) PROPERTY PLANT AND EQUIPMENT AS ON 31-03-2025

(in Rs. lakhs)

Particulars	Computers	Furniture and fixtures	Office Equipments	Total
<b>GROSS BLOCK VALUE</b>				
As at March 31, 2024	46.77	29.51	39.03	115.31
Additions	10.63	-	-	10.63
Disposals		13.52		13.52
As at March 31, 2025	57.40	15.99	39.03	112.42
<b>ACCUMULATED DEPRECIATION</b>				
As at March 31, 2024	7.71	1.21	4.31	13.23
Charge for the year	15.59	2.29	6.60	24.48
Disposals	-	1.49	-	1.49
As at March 31, 2025	23.30	2.01	10.91	36.22
<b>NET BOOK VALUE</b>				
As at March 31, 2024	39.06	28.30	34.72	102.08
As at March 31, 2025	34.10	13.98	28.12	76.20

3.08 INTANGIBLE ASSET

(ii) INTANGIBLE ASSETS AS ON 31-03-2025

(in Rs. lakhs)

Particulars	Software	Total
<b>GROSS BLOCK VALUE</b>		
As at March 31, 2024	270.67	270.67
Additions	-	-
Disposals	3.70	3.70
As at March 31, 2025	266.97	266.97
<b>ACCUMULATED DEPRECIATION</b>		
As at March 31, 2024	63.28	63.28
Charge for the year	64.77	64.77
Disposals	0.82	0.82
As at March 31, 2025	127.24	127.24
<b>NET BOOK VALUE</b>		
As at March 31, 2024	207.39	207.39
As at March 31, 2025	139.73	139.73



**BUILDING PARADISE PRIVATE LIMITED**

CIN: U47521UP2023PTC178401

Notes to financial statements as at and for the year ended March 31, 2025

(All amounts in rupees lakhs, unless otherwise stated)

**3.13 REVENUE FROM OPERATIONS**

(Rs. in Lakhs)

Particulars	Year Ended March 31, 2025	Year Ended March 31, 2024
Sale of Products	1 199.29	887.40
<b>Total</b>	<b>1 199.29</b>	<b>887.40</b>

Sale includes sale to Related Parties. Refer Note 4.01

**3.14 OTHER INCOME**

(Rs. in Lakhs)

Particulars	Year Ended March 31, 2025	Year Ended March 31, 2024
Interest Income	1.48	0.42
Interest Income waived off	( 1.25)	-0.39
Misllaneous Income	0.71	-
Net Gain on Sale of Fixed Assets	3.59	-
<b>Total</b>	<b>4.53</b>	<b>0.03</b>

**3.15 Cost of Material Purchased**

(Rs. in Lakhs)

Particulars	Year Ended March 31, 2025	Year Ended March 31, 2024
Purchase of Stock in Trade	1 165.93	866.63
<b>Total</b>	<b>1 165.93</b>	<b>866.63</b>

**3.16 EMPLOYEE BENEFITS EXPENSE**

(Rs. in Lakhs)

Particulars	Year Ended March 31, 2025	Year Ended March 31, 2024
Salaries and wages	10.79	178.37
Manpower Services	68.56	85.13
Staff Welfare	0.08	0.18
<b>Total</b>	<b>79.43</b>	<b>263.68</b>

**3.17 FINANCE COSTS**

(Rs. in Lakhs)

Particulars	Year Ended March 31, 2025	Year Ended March 31, 2024
Interest Expenses	157.72	64.54
Interest Expense waived off	( 155.88)	-
Other Bank Charges	0.46	0.66
<b>Total</b>	<b>2.30</b>	<b>65.20</b>

**3.18 DEPRECIATION AND AMORTIZATION EXPENSES**

(Rs. in Lakhs)

Particulars	Year Ended March 31, 2025	Year Ended March 31, 2024
Depreciation on Tangible assets	89.25	76.51
<b>Total</b>	<b>89.25</b>	<b>76.51</b>



**BUILDING PARADISE PRIVATE LIMITED**

CIN: U47521UP2023PTC178401

Notes to financial statements as at and for the year ended March 31, 2025

(All amounts in rupees lakhs, unless otherwise stated)

**3.19 OTHER EXPENSES***(Rs. in Lakhs)*

Particulars	Year Ended March 31, 2025	Year Ended March 31, 2024
Customer Experience Centre Expenses	53.22	274.45
Professional & Consultancy charges	27.12	217.74
Software Expenses	32.53	100.47
Advertisement and Marketing Exp	2.53	38.43
Rental Charges	7.40	13.88
Amounts written off	240.34	9.84
Manpower Recruitment exp.	0.87	9.24
Logistic Cost	6.37	6.12
Electricity Expense	2.81	5.55
Administrative Cost	4.43	4.96
Audit Fees	1.00	1.00
Rate, Taxes & Fees	0.36	0.63
Insurance Expenses	0.12	0.03
Miscellaneous Expenses	0.30	0.64
<b>Total</b>	<b>379.40</b>	<b>682.98</b>

**3.20 EARNINGS PER SHARE (BASIC AND DILUTED)**

The Company reports basic earnings per share in accordance with AS-20 for "Earnings per Share" issued by the ICAI.

Particulars	Year Ended March 31, 2025	Year Ended March 31, 2024
Profit / (Loss) for the year (in Rs. Lakhs)	( 525.36)	( 1 067.57)
Number of Equity Shares Outstanding (in Nos)	15 00 000.00	15 00 000.00
Weighted Average Number of Equity Shares (in Nos)	15 00 000.00	15 00 000.00
<b>Basic Earnings per Share (in Rs. )</b>	<b>( 35.02)</b>	<b>( 71.17)</b>
<b>Diluted Earnings per Share (in Rs. )</b>	<b>( 35.02)</b>	<b>( 71.17)</b>



**BUILDING PARADISE PRIVATE LIMITED**

CIN: U47521UP2023PTC178401

Notes to financial statements as at and for the year ended March 31, 2025

(All amounts in rupees lakhs, unless otherwise stated)

**4.01 Related Party Disclosures**

Related Party Disclosures as required by AS-18 "Related party disclosures" are given below. The Related Parties are being recognized / identified by the management and relied up on by the auditors.

**A. List of companies / Firms where control / significant influence exists**

Sl.No	Particulars
1	Kanodia Cement Limited
2	Kanodia Reality Private Limited (Formerly known as Sapnasudhansh Infosystem Private Limited)
3	Hygiene Plus Private Limited
4	Kanodia CEM Private Limited
5	Midpoint Commodeal Private Limited
6	Real Value Agrotech Projects Private Limited

**B. Name of the Key Managerial persons / Related Parties**

Sl.No	Particulars	Designation
1	Vishal Kanodia	Director
2	Gaurav Kanodia	Director
3	Gautam Kanodia	Relative of Director

Details relating to parties referred to in Item (A) above

The list of related party transactions for the year ended 31st March 2025 and 2024 are given below:

		(in Rs. Lakhs)		
Sl. No	Name of the Related Party	Description of the Transaction	2024-25	2023-24
1	Kanodia Cement Limited	Loan Taken	108.42	-
		Loan Repaid	108.42	-
		Interest Expense	0.52	-
		Purchase of Goods	491.37	7.53
		Sale of Service	0.90	5.72
		Sale of Products	0.30	-
2	Kanodia Cem Private Limited	Loan Taken	80.00	1 601.98
		Loan Repaid	80.00	1 666.00
		Interest Expense	1.32	64.54
		Sale of Goods	-	0.52
3	Hygiene Plus Limited	Repayment made of Advance received	146.97	558.65
		Sale of Products	16.49	-
		Sale of Property, plant and equipment	-	395.19
4	Kanodia Reality Private Limited (Formerly known as Sapnasudhansh Infosystem Private Limited)	Rent Bill ( Purchase)	6.00	14.16
		Electricity Bill ( Purchase)	2.07	5.55
		Business Support Service	0.34	-
5	Midpoint Commodeal Pvt Ltd	Loan Taken	23.37	1 490.54
		Repayment made of loan taken	1 513.91	-
6	Real Value Agrotech Projects Pvt Ltd.	Loan Taken	2 175.58	-
		Repayment made of loan taken	213.00	-



BUILDING PARADISE PRIVATE LIMITED

CIN: U47521UP2023PTC178401

Notes to financial statements as at and for the year ended March 31, 2025

(All amounts in rupees lakhs, unless otherwise stated)

Details relating to persons referred to in item (B) above

(in Rs. Lakhs)

Sl. No	Name of the Related Party	Description of the Transaction	2024-25	2023-24
1	Vishal Kanodia	Sale of Goods	0.02	-
		Share Capital	-	14.85
2	Gautam Kanodia	Advance Received	0.60	-

Closing Balances relating to persons referred to in item (A) and (B) above:

(in Rs. Lakhs)

Sl. No	Name of the Related Party	Nature of Balance	As at March 31, 2025	As at March 31, 2024
1	Kanodia Cement Limited	Advance Given	-	10.00
2	Kanodia Reality Private Limited (Formerly known as Saphnasudhansh Infosystem Private Limited)	Sundry Creditors for Others- Group Co.	-	13.11
3	Hygiene Plus Private Limited	Advance Received	-	163.46
4	Kanodia Cement Limited	Advance Received	-	3.73
5	Midpoint Commodeal Private Limited	Unsecured Loan from Related Parties	-	1 490.54
6	Real Value Agrotech Projects Pvt. Ltd	Loan Taken	1 962.58	-
7	Gautam Kanodia	Advance Received	0.60	-



**BUILDING PARADISE PRIVATE LIMITED**

**CIN: U47521UP2023PTC178401**

**Notes forming part of Financial Statements for the year ended 31 March 2025**

**(All amounts are in Rs. lakhs unless specifically mentioned otherwise)**

**ADDITIONAL PARTICULARS REQUIRED TO BE FURNISHED AS PER SCHEDULE III OF THE COMPANIES ACT, 2013**

**4.02 COMMITMENTS [TO THE EXTENT IDENTIFIED BY MANAGEMENT]**

**Capital Commitments**

As per management representation, there are no capital commitments to be disclosed as on 31 March 2025.

**4.03** In the opinion of the Board of Directors current assets, trade and other receivables including loan and advances have the value at which they are stated in the Balance Sheet, if realised in the ordinary business and provisions.

**4.04 Assets taken under Operating Leases:**

The Company has does not have any operating lease of immovable properties. Hence the disclosure of operating lease is not applicable.

**4.05 Segment Reporting**

The Company's activities fall within a single primary business segment which is the retail sale of building material such as cement, bricks, wood, sanitary and all kinds of equipment, machineries and appliances, consumables and other related products required for the purpose of building and construction of commercial or residential spaces. Hence the disclosure requirement of 'Segment Reporting' for Business segment is not considered applicable.

**(a) Information about Business Segment - Primary**

The Company's activities fall within a single primary business segment which is the retail sale of building material such as cement, bricks, wood, sanitary and all kinds of equipment, machineries and appliances, consumables and other related products required for the purpose of building and construction of commercial or residential spaces. Hence the disclosure requirement of 'Segment Reporting' for Business segment is not considered applicable.

**(b) Geographical Segment**

The Company operates entirely within India and does not engage in any import or export activities hence the disclosure requirement of 'Segment Reporting' for geographical segment is not considered applicable.



**BUILDING PARADISE PRIVATE LIMITED**

CIN: U47521UP2023PTC178401

Notes to financial statements as at and for the year ended March 31, 2025

(All amounts in rupees lakhs, unless otherwise stated)

**4.06 Ratios and their Elements as per the requirement of Schedule III of the Companies Act, 2013**

S.No.	Particulars	Numerator	Denominator	March 31, 2025	March 31, 2024	Change	Reason for Variance
1	Current Ratio (Times)	Current Asset	Current Liability	2.15 Times	1.20 Times	79.67%	Current Ratio has varied during the year owing to realization of receivables, payment to creditors, adjusting and realization of advance, resulting in changes in both current assets and current liabilities and thereby impacting the overall liquidity position.
2	Debt-Equity Ratio (Times)	Total Debt	Shareholder Equity	( 1.24) Times	( 1.42) Times	-12.17%	Debt-Equity Ratio has varied during the year owing to repayment of existing borrowings, availing of new loans, and further deterioration in negative shareholders' equity due to accumulated losses, resulting in an overall change in the ratio.
3	Debt Service Coverage Ratio (Times)	EBIT	Debt Service	( 269.28) Times	( 15.52) Times	1634.71%	The adverse movement is primarily due to operating losses during the year, resulting in negative earnings before interest and debt servicing obligations. Although finance cost has reduced, due to repayment of loan.
4	Return on Equity	Profit after tax	Average Shareholder Equity	39.94%	202.85%	-80.31%	Return on Equity decreased since the loss for FY 2024-25.
5	Inventory Turnover Ratio (Times)	Cost of Goods Sold	Average Inventory	-	-		
6	Trade Receivable Turnover	Sales	Average Trade Receivables	9.26 Times	9.79 Times	-5.34%	No material variance observed.
7	Trade Payable Turnover	Purchases	Average Trade Payables	4.02 Times	3.88 Times	3.72%	No material variance observed.
8	Capital Turnover Ratio (Times)	Net Sales	Average Working Capital	7.76 Times	13.81 Times	-43.79%	Capital Turnover Ratio has decreased due to a substantial increase in capital employed during the year, whereas the corresponding increase in sales.
9	Net Profit Ratio	Net Profit after tax	Net Sales	-43.64%	-120.30%	-63.72%	Net Profit Ratio has improved from previous year. The improvement is primarily on account of an increase in operating revenue during the year, resulting in a lower net loss as a percentage of turnover.
10	Return on Capital Employed	Net Profit after tax	Average Capital Employed	-123.85%	-487.51%	-74.59%	The improvement is mainly due to a reduction in operating losses during the current year on account of increased revenue. Although the Company continues to incur losses, the lower negative return reflects enhanced operational efficiency and improved utilisation of capital resources during the year.
11	Return on Investment	Net Profit after tax	Average Equity Shareholders fund	39.94%	202.85%	-80.31%	The variation is primarily due to a reduction in negative EBIT during the current year. Although the Company continues to incur operating losses, the impact on ROI is lower as the losses have reduced and the negative net worth has increased.



**BUILDING PARADISE PRIVATE LIMITED**

**CIN: U47521UP2023PTC178401**

**Notes forming part of Financial Statements for the year ended 31 March 2025**

**4.07 ADDITIONAL REGULATORY INFORMATION**

(a) No proceedings have been initiated or / is pending against the company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 and the rules made thereunder as on the year ended March 31, 2025.

(b) The company is not declared as a wilful defaulter by any bank or financial institution or other lender.

(c) The company has not entered into any transactions with struck off companies, under section 248 or 560 of the Companies Act 2013, during the financial year 2024-25.

(e) There are no charges or satisfaction which is yet to be registered with Registrar of Companies, by the company, beyond the statutory period.

(f) No Schemes of Arrangements are approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

(g) To the best of our knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed fund or any other sources or kind of funds) by the company to or in any other person(s) or entity (ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner what so ever ("Ultimate Beneficiaries") by or on behalf of the company or provide any guarantee, security or the like to or on behalf of Ultimate Beneficiaries.

(h) To the best of our knowledge and belief, no funds have been received by the company from any person(s) or entity (ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

**4.08** Previous year figures have been regrouped/re-arranged where necessary to confirm to current year's classification.

For K Venkatachalam Aiyer & Co  
Chartered Accountants  
FRN : 0046105  
UDIN: 25235978BOEQMW8085

*Chandhrabala P*

CA CHANDHRABALA P  
Partner  
Membership No: 235978



For and on behalf of the Board of Directors of  
Building Paradise Private Limited

*Gaurav Kanodia*

GAURAV KANODIA  
Director  
DIN: 10628665



*Vishal Kanodia*

VISHAL KANODIA  
Director  
DIN: 00946204

Place : Noida  
Date : 03 Sep 2025