

BIVAB DEVELOPERS PRIVATE LIMITED

Bivab Gulmohar, 4th Floor, Nayapalli, Bhubaneswar-751012

**ANNUAL REPORT
2020-21**

DIRECTORS' REPORT

The Members,

Your Directors have pleasure in presenting the Annual Report together with the Audited statement of your company for the financial year ended 31st March, 2021.

I. FINANCIAL PERFORMANCE

The financial results of the Company for the financial year 2020-21 as compared with the previous year are as follows.

Particulars	2020-21	2019-20
Total Revenue	4,35,98,233/-	7,43,21,907/-
Profit / (Loss) Before Tax	63,96,173/-	47,27,796/-
Tax Expenses	11,69,921/-	6,54,945/-
Profit / (Loss) for the Year	52,26,252/-	40,72,851/-

2. STATE OF AFFAIRS

The Company is engaged in the business of "real estate & house rent". There has been no change in the business of the Company during the financial year ended 31st March, 2021.

3. DIRECTORS

There has been no change in the constitution of the Board during the year under review i.e. the structure of the Board remains the same.

4. BOARD'S COMMENT ON THE AUDITORS' REPORT

The observation of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self explanatory and does not call for any further comment.

5. MEETING OF BOARD OF DIRECTORS

Four Nos. of Board Meetings were held during the Financial Year ended March 31, 2021 i.e. 11.06.2020, 02.09.2020, 15.12.2020 and 11.03.2021.

6. WEB LINK OF ANNUAL RETURN, IF ANY

The Company doesn't having any website.

7. MATERIAL CHANGES AND COMMENTS

No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statement relates and the date of this report.

Bivab Developers (P) Ltd.

8. **DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS AND TRIBUNALS.**

No significant and material order has been passed by the regulators, courts, tribunals impacting the going concern status and Company's operations in future.

9. **DETAILS IN RESPECT OF FRAUDS REPORT BY AUDITORS**

There is no fraud in the Company during the Financial Year ended 31st March, 2021. This is also being supported by the report of the auditors of the Company as no fraud has been reported in their audit report for the Financial Year ended 31st March, 2021.

10. **DIRECTORS RESPONSIBILITY STATEMENT**

Pursuant to Section 134(5) of the Companies Act, 2013 the Board of Directors of the Company confirms that:—

- a) In the preparation of the annual accounts for the year ended March 31, 2021, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same.
- b) The Directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2021 and of the profit of the company for the year ended on that date.
- c) The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- d) The Directors have prepared the annual accounts on a 'going concern' basis.
- e) The Company being unlisted, sub clause (e) of Section 134(3) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company.
- f) The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such system are adequate and operating effectively.



No.

Date.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BIVAB DEVELOPERS
PRIVATE LIMITED**

REPORT ON THE STANDALONE FINANCIAL STATEMENTS

Opinion

We have audited the accompanying financial statements of **BIVAB DEVELOPERS PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at March 31, 2021, the Statement of Profit and Loss and Statement of Cash Flows for the year then ended, and notes to the financial statements including a summary of the significant accounting policies and other explanatory information.

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, 2021, the **Profit** and cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Companies Act, 2013. 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 Code of Ethics.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Financial Statements

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, and 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 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the 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 responsible for overseeing the Company'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. Under section 143(3)(i) of the Companies Act, 2013, 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.
- 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 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.
- 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

As required by the Companies (Auditors' Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure "A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

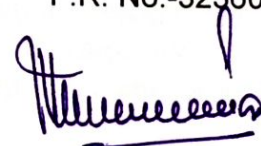
As required by Section 143(3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c) The Balance Sheet, the Statement of Profit and Loss and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.



- d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) Since the Company's turnover as per last audited financial statements is less than Rs.50 Crores and its borrowings from banks and financial institutions at any time during the year is less than Rs.25 Crores, the company is exempted from getting an audit opinion with respect to the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017
- g) The Company being a private limited company, 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 respect of whether the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act is not applicable; and
- h) 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. In our opinion and to the best of our information and according to the explanations given to us;
- i. The Company does not have any pending litigations, which would impact its financial position;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
 - iii. There is no amount which is required to be transferred, to the Investor Education and Protection Fund by the Company.

For M.K.NANDA & CO.
Chartered Accountants
F.R. No.-323606E



(Dr. M.K. Nanda, F.C.A., F.C.S., Ph.D.)
Proprietor
Membership No.-053130

UDIN: 21053130AAAAFI8319

Place: Bhubaneswar

Date: 26.10.2021





L.No **ANNEXURE 'A' TO THE INDEPENDENT AUDITOR'S REPORT**

Date.

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of BIVAB DEVELOPERS PRIVATE LIMITED of even date)

The Annexure referred to in Independent Auditor's Report to the members of the company on the financial statements for the year ended March 31, 2021, we report that:

- 1.(a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets;
- (b) As informed to us, the Fixed Assets have been physically verified by the management at reasonable intervals in a phased manner and the discrepancies noticed during such physical verification were not material.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the company, the title deeds of the immovable properties are held in the name of the company.
2. As informed to us, the physical verification of inventory has been conducted by the management at reasonable intervals and the discrepancies noticed during such physical verification were not material.
3. The Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability partnerships or other parties covered in the Register maintained under section 189 of the Act. Accordingly, the provisions of clause 3 (iii) (a) to (C) of the Order are not applicable to the Company and hence not commented upon.
4. In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 in respect of loans, investments, guarantees, and security.
5. The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.
6. As informed to us, the maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company.

- 7.(a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company **has been depositing** the undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, Sales tax, Service Tax, Duty of Customs, Duty of Excise, Value added Tax, Cess and any other statutory dues regularly with the appropriate authorities as listed below for a period of more than six months from the date on when they become payable except as per details below.

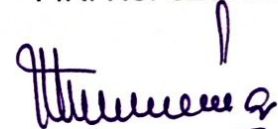
Sl. No.	Name of the Statute	Nature of the dues	Amt. In ₹	Financial year to which the amount relates
1.	The EPF Act, 1952	Provident Fund	1,34,286/-	2019-20
2.	The EPF Act, 1952	Provident Fund	8,09,523/-	2020-21
3.	The ESI Act, 1948	ESI	11,475/-	2020-21

- (b) According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2021 for a period of more than six months from the date on when they become payable.
8. In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of dues to bank / financial institutions. The Company has not taken any loan either from the government and has not issued any debentures.
9. Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer. As informed to us, the term loans were applied for the purposes for which those are raised.
10. Based upon the audit procedures performed and the information and explanations given by the management, we report that no fraud by the Company or on the company by its officers or employees has been noticed or reported during the year.
11. Based upon the audit procedures performed and the information and explanations given by the management, the provisions of section 197 read with Schedule V to the Companies Act is not applicable to the company.
12. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Therefore, the provisions of clause 3 (xii) of the Order are not applicable to the Company.



13. In our opinion and according to the information and explanations given to us, there are no transactions with the related parties as per the provisions of section 177 and 188 of Companies Act, 2013.
14. Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review.
15. Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable to the Company.
16. In our opinion, the company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company.

For M.K.NANDA & CO.
Chartered Accountants
F.R. No.-323606E



(Dr. M.K. Nanda, F.C.A., F.C.S., Ph.D.)
Proprietor
Membership No.-053130

Place: Bhubaneswar
Date: 26.10.2021



BIVAB DEVELOPERS PRIVATE LIMITED

CIN: U45201OR1997PTC004775

Bivab Gulmohar, 4th Floor, Nayapalli, Bhubaneswar-751012, Odisha

BALANCE SHEET AS AT 31ST MARCH, 2021

Particulars	Note No.	As At 31-03-2021 Amt. in ₹	As At 31-03-2020 Amt. in ₹
1	2	3	4
I. EQUITY AND LIABILITIES			
(1) Shareholders' funds			
(a) Share Capital	3	55,472,200.00	55,472,200.00
(b) Reserve and surplus	4	27,132,454.00	21,906,202.00
(c) Money received against share warrants	-	-	-
(2) Share application money pending allotment	-	-	-
(3) Non-current liabilities	-	-	-
(a) Long-term borrowings	5	19,355,616.00	22,254,413.00
(b) Deferred tax liabilities (Net)	-	-	-
(c) Other Long term liabilities	6	66,742,497.00	66,720,395.00
(d) Long-term provisions	-	-	-
(4) Current Liabilities	-	-	-
(a) Short-term borrowings	7	49,532,745.00	48,250,508.00
(b) Trade Payable			
i) Total outstanding dues of micro enterprises and small enterprises.	-	-	-
ii) Total outstanding dues of creditors other than micro enterprises and small	8	3,121,985.00	4,220,886.00
(c) Other current liabilities	9	28,178,619.00	6,327,884.00
(d) Short-term Provisions	10	1,824,866.00	654,945.00
TOTAL		251,360,982.00	225,807,433.00
II. ASSETS			
(1) Non-current assets			
(a) Property, Plant & Equipment			
(i) Tangible assets	11	72,537,142.00	74,434,929.00
(ii) Intangible assets	-	-	-
(iii) Capital work in progress	-	-	-
(iv) Intangible assets under development	-	-	-
(b) Non-current investments	-	-	-
(c) Deferred tax assets (net)	-	-	-
(d) Long-term loans & advances	-	-	-
(e) Other non-current assets	12	10,537,326.00	4,203,635.00
(2) Current assets			
(a) Current investments	-	-	-
(b) Inventories	13	99,460,344.00	56,763,831.00
(c) Trade receivables	14	3,011,985.00	2,107,591.00
(d) Cash & Cash equivalents	15	(3,656,378.00)	1,597,403.00
(e) Short-term loans & advances	16	63,040,952.00	84,958,124.00
(f) Other current assets	17	6,429,611.00	1,741,920.00
TOTAL		251,360,982.00	225,807,433.00

See accompanying notes to the financial statements.

As per our report of even date attached.

For M.K. NANDA & CO.

Chartered Accountants

FRN :323606E

(Dr. M. K. Nanda, F.C.A., F.C.S., Ph. D.)

Proprietor

Membership No.-053130

Place: Bhubaneswar

Date: 26.10.2021

For & on behalf of the Board of Directors of the company

Binay Krishna Das

Managing Director

DIN :00787619

Eva Patnaik

Director

DIN :00786925

BIVAB DEVELOPERS PRIVATE LIMITED

CIN: U45201OR1997PTC004775

Bivab Gulmohar, 4th Floor, Nayapalli, Bhubaneswar-751012, Odisha

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31/03/2021

Particulars	Note No.	As at 31-03-2021 Amt. in ₹	As at 31-03-2020 Amt. in ₹
1			
INCOME	2	3	4
Revenue from operations			
Sale of Land & Building			
Other Business Income	18	33,495,171.00	55,806,214.00
Income from House Property	19	678,775.00	10,519,365.00
Interest Income	20	8,305,209.00	7,802,800.00
Misc. Income	21	331,873.00	193,528.00
Total Revenue	22	787,205.00	-
		43,598,233.00	74,321,907.00
EXPENSES			
Cost of materials consumed	23	30,119,841.00	38,292,047.00
Purchase of stock-in-trade		-	-
Changes in inventories of			
a) Finished goods			
b) Work-in-progress	24	(11,500,000.00)	400,000.00
c) Stock-in-trade		-	-
Employee benefits expenses	25	3,878,065.00	10,782,496.00
Finance Costs	26	11,109,922.00	13,940,281.00
Depreciation and amortization expenses	27	1,897,787.00	1,653,668.00
Other expenses	28	1,696,445.00	4,525,619.00
Total Expenses		37,202,060.00	69,594,111.00
Profit Before Tax		6,396,173.00	4,727,796.00
Tax expense:			
(1) Current Tax		1,169,921.00	654,945.00
(2) Short / (Excess) Tax paid for earlier years		-	-
(3) Deferred Tax		-	-
Profit / (Loss) for the period		5,226,252.00	4,072,851.00
Earnings per equity share:			
(1) Basic		0.94	0.73
(2) Diluted		0.94	0.73

See accompanying notes to the financial statements.

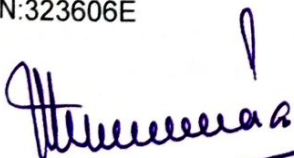
As per our report of even date attached.

For M.K. NANDA & CO.

Chartered Accountants

FRN:323606E

For & on behalf of the Board of Directors of the Company



Dr. M. K. Nanda, F.C.A., F.C.S., Ph.D.

Proprietor

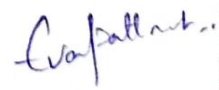
M. No.-053130



Binay Krishna Das

Managing Director

DIN :00787619



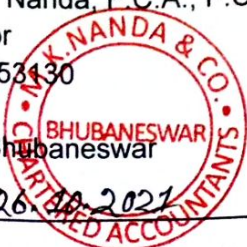
Eva Patnaik

Director

DIN :00786925

Place : Bhubaneswar

Date : 26.04.2021



BIVAB DEVELOPERS PRIVATE LIMITED

CIN: U45201OR1997PTC004775

Bivab Gulmohar, 4th Floor, Nayapalli, Bhubaneswar-751012, Odisha

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2021

Particulars	As at 31.03.2021 Amt. in ₹	As at 31.03.2020 Amt. in ₹
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax		
Add : Depreciation & Amortisation	6,396,173.00	4,727,796.00
Add : Finance Cost	1,897,787.00	1,653,668.00
Less: Income from House Property	11,109,922.00	-
Less: Interest Income	(8,305,209.00)	(7,802,800.00)
Less: Misc. Income	(331,873.00)	(193,528.00)
	(787,205.00)	
Profit from Operating Activities	9,979,595.00	(1,614,864.00)
Operating profit before working capital changes		
Movements in working capital:		
Decrease / (Increase) in inventories	(42,696,513.00)	(12,787,514.00)
Decrease / (Increase) in trade receivables	(904,394.00)	(2,107,591.00)
Decrease / (Increase) in Long Term Loans & Advances	-	-
Decrease / (Increase) in Short Term Loans & Advances	21,917,172.00	(1,343,223.00)
Decrease / (Increase) in other current assets	(4,687,691.00)	(553,482.00)
Decrease / (Increase) in other non-current assets	(6,333,691.00)	351,591.00
Increase / (Decrease) in trade payable	(1,098,901.00)	(9,895,873.00)
Increase / (Decrease) in other current liabilities	21,850,735.00	(19,599.00)
Increase / (Decrease) in short term provisions	1,169,921.00	654,945.00
	(10,783,362.00)	(25,700,746.00)
Cash generated from operations	(803,767.00)	(27,315,610.00)
Taxed Paid	(1,169,921.00)	(654,945.00)
Short / (Excess) Tax paid for earlier years	-	-
Net Cash from operating activities (A)	(1,973,688.00)	(27,970,555.00)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of fixed assets, including CWIP and capital advances	-	(63,039.00)
Proceeds from sale of fixed assets	-	-
Income from House Property	8,305,209.00	193,528.00
Interest Income	331,873.00	
Misc. Income	787,205.00	7,802,800.00
Net cash used in investing activities (B)	9,424,287.00	7,933,289.00
C. CASH FLOW FROM FINANCIAL ACTIVITIES:		
Interest and other borrowing cost paid	(11,109,922.00)	-
Proceeds from Long Term Borrowings (Net)	(2,898,797.00)	(10,320,242.00)
Other Long Term Liabilities	22,102.00	28,960,865.00
Cash Credit	1,282,237.00	472,743.00
Net cash form financial activities (C)	(12,704,380.00)	19,113,366.00
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(5,253,781.00)	(923,900.00)
Cash and Cash Equipvalents at the beginning of the year	1,597,403.00	2,521,303.00
Cash and Cash Equipvalents at the end of the year (Ref. Note-15)	(3,656,378.00)	1,597,403.00
	(3,656,378.00)	1,597,403.00

As per our report of even date attached.

For & on behalf of the Board of Directors of the Company

For M.K. NANDA & CO.

Chartered Accountants

FRN : 323606E

Dr. M. K. Nanda, F.C.A., F.C.S., Ph.D.

Proprietor

Membership No.-053130

Place: Bhubaneswar

Date: 26.10.2021

Binay Krishna Das
Managing Director
DIN : 00787619

Eva Patnaik
Director
DIN : 00786925



BIVAB DEVELOPERS PRIVATE LIMITED
NOTES FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR
ENDED 31.03.2021

NOTE-01

CORPORATE INFORMATION

BIVAB DEVELOPERS PRIVATE LIMITED ('the company') is a private limited company incorporated in India under Companies Act, 2013 having CIN: **U45201OR1997PTC004775** and registered office at Bivab Gulmohar, 4th Floor, Nayapalli, Bhubaneswar-751012, Odisha. The Company is inter-alia engaged in business of REAL ESTATE & RENT INCOME from House Property.

NOTE-02

I. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

- a) The financial statements have been prepared and presented in accordance with the generally accepted accounting principles in India (Indian GAAP) under the historical convention.
- b) The financial statements have been prepared to comply in all material respects with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013.
- c) The company follows mercantile system of accounting and recognizes income and expenditure on an accrual basis except those with significant uncertainties
- d) The accounting policies applied by the Company are consistent with those used in the previous year.

2. SIGNIFICANT ACCOUNTING POLICIES

- a) **Use of Estimates**
Estimates and assumptions used in the preparation of the financial statements are based on management's evaluation of the relevant facts and circumstances as of date of the Financial Statement, which may differ from the actual results at a subsequent date.



b) **Fixed Assets**

Fixed assets are stated at original cost. Costs comprise the purchase price and are other attributable cost of bringing the assets to its working conditions for its intended use. Financing costs relating to acquisition of qualifying fixed assets are also included to the extent they relate to the period till such assets are ready to be put to use.

Cost of fixed assets, which are not ready for use before the Balance Sheet date is disclosed as capital work-in-progress.

c) **Depreciation**

The company has provided for depreciation using the Straight Line Method (SLM), based on the useful lives specified in Schedule II Part C to the Companies Act, 2013.

e) **Revenue recogniton**

Revenue from contract with customers is recognised when control of the goods or services is transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services.

Revenue is recognized at the fair value of the consideration received or receivable, net of shortfalls, discounts, goods and services tax.

f) **Accounting for construction contracts**

The Company follows percentage completion method of accounting of construction contract. Revenue is recognized only to the extent as certified by the site engineer when substantial percentage of construction work is completed. The Company has generally complied with Accounting Standard 7.

g) **Impact of Covid-19**

The World Health Organization in February 2020 declared COVID-19 as a pandemic. The pandemic has been rapidly spreading throughout the world, including India. Governments around the world including India have been taking significant measures to curb the spread of the virus including imposing mandatory lockdowns and restrictions in activities. Consequently, the Company's manufacturing plants and offices also had to be closed down for a considerable period of time, including after the year end. As a result of the lockdown, the likely revenue for the quarter



ended March 2020 has been impacted. Continued lockdowns are likely to impact the Company operationally including on supply chain matters. The Company is monitoring the situation closely taking into account directives from the Government. Management believes that it has taken into account all the possible impacts of known events arising from COVID-19 pandemic and the result ant lockdown in the preparation of the financial statements including but not limited to its assessment of liquidity and going concern, recoverable values of its property, plant and equipment, intangible assets, intangible assets underdevelopment and the net realizable values of other assets

h) **Closing Stock**

i) Closing Stock of Construction materials / Inventories are valued at Cost on FIFO basis.

ii) Work-in-Progress are valued at Cost.

i) **Retirement Benefit**

Retirement benefit of staffs are accounted on cash basis.

j) **Treatment of stock of stationery, forms etc.**

The entire amount of printing and stationery is treated as expenditure for the year without making any provision for stock at the end of the financial year.

k) The company has leased one completed block of the building on rent basis to different parties and has entered into lease agreements with the respective parties accordingly.

l) The difference between taxable income and accounting income originated in this year are not capable of reversal in one or more subsequent periods because of its permanent nature. Accordingly no accounting treatment is considered in accounts on the amount of tax expenses or savings relating to taxes on income in respect of current year and no disclosure of such amount in the financial statement.

m) The Company has not received any intimation from "suppliers" regarding status under the Micro, small and Medium Enterprises Development Act 2006 and also as information available in books of account there are no delayed payments to them and hence disclosures, if any relating to amount unpaid as at the yearend together with the interest paid/payable as required under the said act have not been furnished.



- n) No provision has been made in the accounts in respect of gratuity accruing to staff on retirement as per actual valuation.
- o) Balances in personal accounts are pending confirmation from the parties concerned.

o) **Managerial Remuneration** :

Particulars	2020-21	2019-20
Remuneration to Directors	₹57.60 Lakhs	₹57.60 Lakhs

n) **Remuneration to Auditors**

Particulars	2020-21	2019-20
Audit & Tax Audit Fees	₹2.00 Lakhs	₹1.50 Lakhs

- o) None of the employees were in receipt of remuneration aggregating to Rs.60,00,000 or more per annum if employed throughout the year or Rs.5,00,000/- or more per month if employed for part of the year : NIL. (previous year : NIL).

- p) Transaction in Foreign Exchange during the year -

- (i) Earnings in Foreign Exchange - NIL (Previous Year - NIL)
(ii) Outgoings in Foreign Exchange -NIL (Previous Year - NIL)

- q) No provision for contingent liability is made.

- r) Receipt from Gas Authority of India Limited

The company has received a sum of ₹5,95,000/- (under the head "Misc. Receipt") from Gas Authority of India Limited (GAIL) towards utilization of land of the company for pipeline work of GAIL. Hence, the company has shown the amount under the head "Cost of land" to that extent of ₹5,95,000/-.

- r) Disclosures of transactions with Related Parties as required by AS 18

Key Managerial personnel : Mr. Binay Krishna Das, Managing Director
Mrs. Eva Pattanik, Director

Material transactions with related parties for the year ended as on 31.03.2021

Remuneration paid to :-

Managing Director : ₹30.00 lakhs
Remuneration Director : ₹27.60 lakhs

Balance with Related Parties

Remuneration payable to Managing Director : ₹25.53 lakhs



BIVAB DEVELOPERS PRIVATE LIMITED

Bivab Gulmohar, 4th Floor, Nayapalli, Bhubaneswar-751012, Odisha

Particulars	As At	As At
	31-03-2021	31-03-2020
	Amt. in ₹	Amt. in ₹

NOTE-3

Share Capital

Authorised Equity Share Capital

(60,00,000 equity share of Rs.10/- each.)

60,000,000.00 60,000,000.00

Issued, Subscribed and Paid up Equity Share Capital

(55,47,220 shares of Rs.10/- each.)

55,472,200.00 55,472,200.00

Reconciliation of the shares at the beginning and at the end of the reporting period

Particulars	2020-21		2019-20	
	Number	Rs.	Number	Rs.
Balance at the beginning of the year	5,547,220	55,472,200.00	5,547,220	55,472,200
Shares issued during the year	-	-	-	-
Share bought back during the year	-	-	-	-
Balance at the end of the year	5,547,220	55,472,200.00	5,547,220	55,472,200

List of shareholders holding more than 5% of total number of shares issued by the Company.

Sl. No.	Name of the Share Holders	As at 31.03.2021		As at 31.03.2020	
		Nos. of Shares Held	% of shares Held	Nos. of Shares Held	% of shares Held
1	Eva Patnaik	1,798,815	32.43%	1,798,815	32.43%
2	Binay Krishna Das	1,407,665	25.38%	1,407,665	25.38%
3	Sanyay Das	1,156,255	20.84%	1,156,255	20.84%
4	Liva Patnaik	721,935	13.01%	721,935	13.01%
5	Pratima Patnaik	303,700	5.47%	303,700	5.47%

NOTE-4

Surplus-Balance in the Statement of Profit & Loss

Opening Balance	21,906,202.00	17,833,351.00
Add : Profit during the year	5,226,252.00	4,072,851.00
Closing Balance	27,132,454.00	21,906,202.00



BIVAB DEVELOPERS PRIVATE LIMITED

Bivab Gulmohar, 4th Floor, Nayapalli, Bhubaneswar-751012, Odisha

Particulars	As At 31-03-2021 Amt. in ₹	As At 31-03-2020 Amt. in ₹
NOTE-5		
<u>Long Term Borrowings</u>		
Secured Term Loans from Banks	19,355,616.00	22,254,413.00
	19,355,616.00	22,254,413.00
NOTE-6		
Other Long Term Liabilities	66,742,497.00	66,720,395.00
	66,742,497.00	66,720,395.00
NOTE-7		
<u>Short Term Borrowings</u>		
Cash Credit from Bank	49,532,745.00	48,250,508.00
	49,532,745.00	48,250,508.00
NOTE-8		
<u>Trade payable</u>		
- Total outstanding dues of micro enterprises and small enterprises.	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises.	3,121,985.00	4,220,886.00
	3,121,985.00	4,220,886.00
NOTE-9		
<u>Other current liabilities</u>		
Advance from Customers	7,167,055.00	-
Dues of Land Owners	3,387,550.00	431,600.00
Other current liabilities	78,365.00	-
Duties & Taxes	4,682,417.00	333,596.00
Liabilities for expenses	6,652,310.00	5,562,688.00
Current Portion of Long Term Liabilities	6,210,922.00	-
	28,178,619.00	6,327,884.00
NOTE-10		
<u>Short Term Provisions</u>		
Provision for Income Tax F/Y 2020-21	1,169,921.00	-
Provision for Income Tax F/Y 2019-20	654,945.00	654,945.00
	1,824,866.00	654,945.00



BIVAB DEVELOPERS PRIVATE LIMITED

Bivab Gulmohar, 4th Floor, Nayapalli, Bhubaneswar-751012, Odisha

NOTE-11

PROPERTY, PLANT & EQUIPMENTS FOR THE YEAR 2020-21 AS PER THE COMPANIES ACT, 2013

Sl. No.	Particulars	GROSS BLOCK			DEPRECIATION				NET BLOCK		
		Opening Value As at 01-04-2020	Addition during the year	Del./Adj during 2020-21	Total Value As at 31-03-2021	Opening Dprn As At 01-04-2020	Dprn. for the year 2020-21	Del./Adj during 2020-21	Total Dprn. As on 31.03.2020	Net As at 31-03-2021	Net As at 31-03-2020
1	Computer System & Softwares	635,234.00	-	-	635,234.00	604,363.00	13,891.00	-	618,254.00	16,980.00	30,871.00
2	Electrical Installation & Equipments	2,092,826.00	-	-	2,092,826.00	815,366.00	151,661.00	-	967,027.00	1,125,799.00	1,277,460.00
3	Furniture & Fittings	1,652,454.00	-	-	1,652,454.00	1,329,606.00	70,900.00	-	1,400,506.00	251,948.00	322,848.00
4	Motor Bike	192,461.00	-	-	192,461.00	143,604.00	6,483.00	-	150,087.00	42,374.00	48,857.00
5	Office Equipments	1,088,969.00	-	-	1,088,969.00	894,243.00	60,829.00	-	955,072.00	133,897.00	194,726.00
6	Plant & Machinery	870,097.00	-	-	870,097.00	731,053.00	29,787.00	-	760,840.00	109,257.00	139,044.00
7	Vehicles	20,361,869.00	-	-	20,361,869.00	12,823,410.00	1,564,236.00	-	14,387,646.00	5,974,223.00	7,538,459.00
8	Market Complex	64,882,664.00	-	-	64,882,664.00	-	-	-	-	64,882,664.00	64,882,664.00
Total		91,776,574.00	-	-	91,776,574.00	17,341,645.00	1,897,787.00	-	19,239,432.00	72,537,142.00	74,434,929.00



Particulars	As At 31-03-2021 Amt. in ₹	As At 31-03-2020 Amt. in ₹
NOTE-12		
<u>Other Non-Current Assets</u>		
Others	4,510,618.00	4,203,635.00
Fixed deposits with bank for more than 12 months	6,026,708.00	-
	10,537,326.00	4,203,635.00
NOTE-13		
Work in Progress	84,265,774.00	53,069,261.00
Finished Goods	15,194,570.00	3,694,570.00
	99,460,344.00	56,763,831.00
NOTE-14		
Trade Receivables	3,011,985.00	2,107,591.00
NOTE-15		
<u>Cash and cash equivalent</u>		
Cash in Hand	3,897.00	4,124.00
Balances with bank in Current Accounts	(3,660,275.00)	1,593,279.00
	(3,656,378.00)	1,597,403.00
NOTE-16		
<u>Short Term Loans & Advances</u>		
Advance for land	50,326,518.00	54,351,050.00
Advance to Contractors	-	11,431,903.00
Advance to Suppliers	1,149,507.00	7,576,775.00
Other Advances	11,544,927.00	10,993,396.00
Input GST	-	-
Advances to Employees	20,000.00	605,000.00
	63,040,952.00	84,958,124.00
NOTE-17		
<u>Other current assets</u>		
Input GST	4,462,573.00	-
TDS 2019-20	799,795.00	-
TDS 2020-21	867,606.00	-
Others	299,637.00	1,741,920.00
	6,429,611.00	1,741,920.00



BIVAB DEVELOPERS PRIVATE LIMITED

Bivab Gulmohar, 4th Floor, Nayapalli, Bhubaneswar-751012, Odisha

Particulars	As At	As At
	31-03-2021	31-03-2021
	Amt. in ₹	Amt. in ₹
NOTE-18		
<u>Revenue from Operation</u>		
Sale from Bivab Aangan Project	4,300,000.00	8,726,093.00
Sale from Bivab Heritage Project	11,702,810.00	45,080,121.00
Sale from Bivab Gulmohar Project	12,942,361.00	2,000,000.00
Sale from Bivab Estate Project	4,550,000.00	-
	33,495,171.00	55,806,214.00
NOTE-19		
<u>Other Business Income</u>		
Income from Maintenance Charges	678,775.00	10,519,365.00
NOTE-20		
<u>Income from House Property</u>		
Rent Income	8,305,209.00	7,802,800.00
NOTE-21		
Interest Income	331,873.00	193,528.00
NOTE-22		
Misc. Income	787,205.00	-
NOTE-23		
<u>Cost of materials consumed</u>		
Cost of materials - Bivab Aangan	15,194,000.00	5,874,932.00
Cost of materials - Bivab Heritage	14,330,841.00	32,417,115.00
Land cost of CIFA for pipe line work	595,000.00	-
	30,119,841.00	38,292,047.00
NOTE-24		
<u>Changes in Inventories</u>		
<u>Stock of Completed / Finished Houses</u>		
Opening Stock	3,694,570.00	4,094,570.00
Less : Closing stock	15,194,570.00	3,694,570.00
Decrease / (Increase) in stock	(11,500,000.00)	400,000.00
NOTE-25		
<u>Employee Benefit Expenses</u>		
Salary, Wages & Bonus	3,052,101.00	9,854,410.00
Contribution to Provident Fund	790,017.00	928,086.00
Contribution to ESI	35,947.00	-
	3,878,065.00	10,782,496.00
NOTE-26		
<u>Finance Cost</u>		
Interest Expenses	10,519,922.00	13,724,097.00
Other Borrowing Costs	590,000.00	216,184.00
	11,109,922.00	13,940,281.00



BIVAB DEVELOPERS PRIVATE LIMITED

Bivab Gulmohar, 4th Floor, Nayapalli, Bhubaneswar-751012, Odisha

Particulars	As At	As At
	31-03-2021	31-03-2020
	Amt. in ₹	Amt. in ₹

NOTE-27**Depreciation & Amortization Expenses**

Depreciation for the year (Ref. Note-11)	1,897,787.00	1,653,668.00
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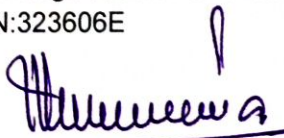
NOTE-28**Other Expenses**

BMC Holding Tax	623,611.00	729,537.00
Consultancy fees	-	36,000.00
Electricity Charges	343,858.00	1,925,576.00
Insurance Charges	32,586.00	-
Legal Charges	22,000.00	-
Membership & Subscription Fees	18,200.00	-
Newspaper & Periodicals	3,370.00	5,645.00
Printing & Stationery	35,147.00	55,504.00
Office Expenses	124,401.00	129,302.00
Repair & Maintenance	183,556.00	438,606.00
Auditors Remuneration	200,000.00	150,000.00
ROC Filing fees	-	150,000.00
Tavelling Expenses	16,350.00	79,488.00
Telephone & Internet Charges	93,366.00	135,201.00
Tour & Travel - Directors	-	690,760.00
	1,696,445.00	4,525,619.00

NOTE-29

Previous year figures have been regrouped and / or rearranged wherever considered necessary to make them comparable with those of the current year.

For M.K. NANDA & CO.
Chartered Accountants
Firm Registration No. 323606E
FRN:323606E



Dr. M. K. Nanda, F.C.A., F.C.S., Ph.D.
Proprietor

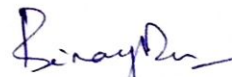
M. No. 3053130

Place, Bhubaneswar

Date 26.10.2021



For & on behalf of the Board of Directors of the Compa



Binay Krishna Das
Managing Director
DIN :00787619



Eva Patnaik
Director
DIN :00786925