

INDEPENDENT AUDITORS' REPORT

To the Partners of M/s Cantown Infra Developers LLP,

Opinion

We have audited the accompanying financial statements of M/s. Cantown Infra Developers LLP, ("the LLP") (LLPIN: AAC-7099), which comprise the Balance Sheet as at 31st March 2025, the Statement of Profit and Loss Account, the Cash Flow Statement for the year then ended and a summary of significant accounting policies and other explanatory information. The aforesaid financial statements are prepared, in all material respects, in accordance with the accounting standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the LLP in accordance with the ethical requirements that are relevant to our audit of the financial statements in India, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Responsibilities of Designated Partners for the Financial Statements

Designated Partners are responsible for the preparation of the financial statements in accordance with the aforesaid Accounting Standards and in accordance with the accounting principles generally accepted in India, and for such internal control as designated partners determines, is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, designated partners are responsible for assessing the LLP'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 designated partners either intended to liquidate the LLP or to cease operations, or has no realistic alternative but to do so. Those Designated Partners are responsible for overseeing the LLP's financial reporting process.

(Contd ...2)

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.

We report that:

- a) We have obtained all the information & explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
- b) In our opinion proper books of account as required by law have been kept by the LLP so far as appears from our examination of those books.
- c) The Balance Sheet, Statement of Profit & Loss and the Cash Flow Statement dealt with by this report is in agreement with the books of accounts.
- d) In our opinion the Balance Sheet, Statement of Profit & Loss and the Cash Flow Statement comply with the accounting standards to the extent applicable.

(Contd ...3)

- e) In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statement gives the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India.
- (i) in the case of the Balance sheet, of the state of affairs of the LLP as at 31st March, 2025;
- (ii) in the case of the statement of Profit & Loss, of the profit for the year ended on that date; and
- (ii) in the case of the Cash Flow Statement, of the cash flow for the year ended on that date.

For B R V S & CO
Chartered Accountants
(Firm Regn. No. 025159S)



K.V. Subramanian – Partner
M. No. 208712
(UDIN: 25208712BMNTQT9929)



Place: Calicut
Date: 25-04-2025

CANTOWN INFRA DEVELOPERS LLP
LLPIN: AAC-7099
18/1175C II ND FLOOR, TT COMPLEX, JAIL ROAD
PUTHIYARA, CALICUT-673004
Balance sheet as at 31st March, 2025

(Amount in Rs.)

Particulars	Notes	31 March 2025	31 March 2024
I EQUITY AND LIABILITIES			
1 Partners' Funds			
(a) Partners' Capital Account			
(i) Partners' Contribution	3a	12,71,00,750	12,71,00,750
(ii) Partners' Current Account	3b	62,39,536	18,96,524
(b) Reserves and surplus		-	-
		13,33,40,286	12,89,97,274
2 Current liabilities			
Trade payables			
Other current liabilities	4	39,350	38,400
Short-term provisions	5	19,84,500	18,79,198
		20,23,850	19,17,598
Total		13,53,64,136	13,09,14,872
II ASSETS			
1 Current assets			
Inventories	7	11,89,83,648	11,87,19,148
Cash and bank balances	8	1,38,64,709	94,49,984
Other current assets	6	25,15,779	27,45,740
		13,53,64,136	13,09,14,872
Total		13,53,64,136	13,09,14,872
Brief about the Entity	1		
Summary of significant accounting policies	2		
The accompanying notes are an integral part of the financial statements			

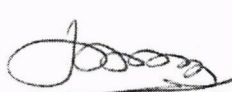
Vide our report of even date.

For BRVS & CO
Chartered Accountants
(Firm Regn. No. 025159S)


K.V. Subramanian
Partner
M. No. 208712
UDIN: 25208712BMNTQT9929
Place: Calicut
Date: 25-04-2025



For M/s.CANTOWN INFRA DEVELOPERS LLP
LLPIN: AAC-7099


Dr. Hamza P M
For MIMS Limited
Designated Partner
DPIN: 02263209
Place: USA
Date: 25-04-2025


U Basheer
Designated Partner
DPIN: 01482427
Place: Calicut
Date: 25-04-2025

CANTOWN INFRA DEVELOPERS LLP
LLPIN: AAC-7099
18/1175C II ND FLOOR, TT COMPLEX, JAIL ROAD
PUTHIYARA, CALICUT-673004
Statement of Profit and Loss for the year ended 31st March, 2025

(Amount in Rs.)				
	Particulars	Notes	31 March 2025	31 March 2024
I	Revenue from operations	9	63,76,860	60,73,200
II	Increase in Stock in Trade	11	2,64,500	-
III	Other Income	10	-	75,041
IV	Total Income (I+II)		66,41,360	61,48,241
V	Expenses:			
(a)	Improvement in Stock in Trade	11	2,64,500	-
(b)	Other expenses	12	64,348	2,02,976
VI	Total expenses		3,28,848	2,02,976
VII	Profit before Tax		63,12,512	59,45,265
VIII	Tax expense:			
(a)	Current tax		19,69,500	18,56,800
(b)	Deferred tax charge/ (benefit)		-	-
			19,69,500	18,56,800
IX	Profit for the year (VII-VIII)		43,43,012	40,88,465
The accompanying notes are an integral part of the financial statements				

Vide our report of even date.

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Chartered Accountants
(Firm Regn. No. 025159S)

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Partner
M. No. 208712
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18/1175C II ND FLOOR, TT COMPLEX, JAIL ROAD
PUTHIYARA, CALICUT-673004
Cash Flow Statement for the year ended 31st March, 2025

(Amount in Rs.)

Particulars	31 March 2025	31 March 2024
Cash flows from operating activities		
Profit before tax for the year	63,12,512	59,45,265
Operating cash flows before movements in working capital	63,12,512	59,45,265
Movements in Working capital		
Changes in trade receivables	-	(9,34,57,934)
Changes in inventories	(2,64,500)	(5,13,540)
Changes in other financial assets and other assets	2,29,961	-
Changes in trade payables	-	15,66,787
Changes in provisions	1,05,302	(26,500)
Changes in other liabilities	950	-
Cash generated from operating activities	63,84,225	(8,64,85,922)
Taxes paid, net of refund received	(19,69,500)	(18,56,800)
Net cash generated from operating activities (A)	44,14,725	(8,83,42,722)
Cash flows from investing activities		
Net cash used in investing activities (B)	-	-
Cash flows from financing activities		
Capital Investment by Partners	-	9,28,00,000
Net cash generated (used in) / from financing activities (C)	-	9,28,00,000
Net increase in cash and cash equivalents (A+B+C)	44,14,725	44,57,278
Cash and cash equivalents at the beginning of the year	94,49,984	49,92,706
Cash and cash equivalents at the end of the year (refer Note 8)	1,38,64,709	94,49,984

Vide our report of even date.

For BRVS & CO

Chartered Accountants

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K.V. Subramanian

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Dr. Hamza P M

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Designated Partner

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DPIN: 01482427

Place: Calicut

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CANTOWN INFRA DEVELOPERS LLP
(LLPIN: AAC-7099)

NOTE 1: Breif about the entity:

CANTOWN INFRA DEVELOPERS LLP is a Limited Liability Partnership firm incorporated on 15-09-2014. It is registered at Registrar of Companies, Ernakulam. It is engaged in the business of purchasing, developing and dealing in all kinds of immovable properties and providing infrastructure facilities either by selling or leasing to all medical and other related institutions.

NOTE 2 : SIGNIFICANT ACCOUNTING POLICIES

1) Basis of Preparation:

The financial statements of Cantown Infra Developers LLP ('The LLP') have been prepared in accordance with the Generally Accepted Accounting Principles in India ("Indian GAAP") to comply in all material aspects with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

2) Use of Estimates:

The preparation of financial statements in conformity with Indian GAAP requires the Management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, Assets and Liabilities and the disclosure of contingent liabilities, as at the date of year end. Estimates & underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates is recognised in the year in which the estimates are revised and in any future year affected.

3) Revenue Recognition:

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 measures.

4) Property, Plant & Equipment and Depreciation:

There is no Property, Plant and Equipment in the LLP. Hence no depreciation is provided.

5) Impairment of Assets:

Impairment of an asset is reviewed and recognised in the event changes and circumstances indicate that the carrying amount of an asset is not recoverable. Difference between the carrying amount of an asset and the recoverable value is recognised as impairment loss in the statement of profit and loss in the year of impairment. There is no Impairment of assets recognised in the audit period.

6) Investments:

Investments, which are readily realizable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as long-term investments. Non current investments are carried at cost.

7) Employee Benefits:

There are no employees in the LLP during the year under audit.

CANTOWN INFRA DEVELOPERS LLP
(LLPIN: AAC-7099)

8) Taxes on Income:

Income Tax is accounted in accordance with Accounting Standard on Accounting for Taxes on Income (AS 22), which includes current taxes and deferred taxes. Deferred tax assets/liabilities representing timing differences between accounting income and taxable income are recognized to the extent considered capable of being reversed in subsequent years. Deferred tax asset is recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available to realize the same. Hence, no deferred tax is recognized by the company during the year.

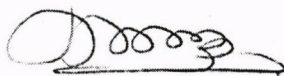
9) Foreign currency transactions and translations:

The LLP does not have any expenditure or remittance in Foreign Currency.

10) Accounting for Provisions, Contingent Liabilities and Contingent Assets:

Provisions are recognized when there is a present legal obligation as a result of past events, where it is probable that there will be outflow of resources to settle the obligation and when a reliable estimate of the amount of the obligation can be made. Contingent Liabilities are recognized only when there is a possible obligation arising from past events, due to occurrence or non occurrence of one or more uncertain future events not fully within the control of the LLP or where any present obligation cannot be measured in terms of future outflow of resources or where a reliable estimate of the obligation cannot be made. Obligations are assessed on an ongoing basis and only those having a largely probable outflow of resources are provide for. Contingent Assets are not recognized in the financial statements.

For Cantown Infra Developers LLP
(LLPIN: AAC-7099)




Dr. Hamza P M
For MIMS Limited
Designated Partner
DPIN: 02263209
Place: USA
Date: 25-04-2025



U Basheer
Designated Partner
DPIN: 01482427
Place: Calicut
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For B R V S & CO
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K.V. Subramanian
Partner
M. No. 208712
UDIN: 25208712BMNTQT9929
Place: Calicut
Date: 25-04-2025



CANTOWN INFRA DEVELOPERS LLP

Notes forming part of the financial statements for the year ended 31st March, 2025

Note - 3a Partners Contribution Account

(Amount in Rs.)

Sr. No.	Name of Partner	Agreed contribution	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Introduced/contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	As at 31st March 2025 (Closing Balance)
1	Malabar Institute of Medical Sciences Limited (MIMS Limited)	99.99%	-	12,70,97,320	-	-	-	-	12,70,97,320
2	Mr. U Basheer	0.01%	-	3,430	-	-	-	-	3,430
				12,71,00,750	-	-	-	-	12,71,00,750
Previous Year (PY)				3,43,00,750	9,28,00,000	-	-	-	12,71,00,750

Note - 3b Partners Current Account

(Amount in Rs.)

Sr. No.	Name of Partner	Share of profit/ (loss) (%)	As at 1st April 2024 (Opening Balance)	Introduced/contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2025 (Closing Balance)
1	Malabar Institute of Medical Sciences Limited (MIMS Limited)	99.99%	18,96,334	-	-	-	-	43,42,578	62,38,912
2	Mr. U Basheer	0.01%	190	-	-	-	-	434	624
			18,96,524	-	-	-	-	43,43,012	62,39,536
Previous Year (PY)			(21,91,941)	-	-	-	-	40,88,465	18,96,524

CANTOWN INFRA DEVELOPERS LLP

Notes forming part of the financial statements for the year ended 31st March, 2025

		(Amount in Rs.)	
4	Other current liabilities	31 March 2025	31 March 2024
	TDS payable	3,950	3,000
	Audit fee payable	35,400	35,400
	Total	39,350	38,400
5	Provisions	31 March 2025	31 March 2024
	Provision for Income tax	19,69,500	18,56,800
	Provisions- General	15,000	22,398
	Total	19,84,500	18,79,198
6	Other Current Assets	31 March 2025	31 March 2024
	Advance Tax	13,40,000	12,75,000
	Tax deducted at source	6,37,692	6,07,320
	Rent recievable	5,38,088	5,98,920
	Other Advances	-	2,64,500
	Total	25,15,780	27,45,740
7	Inventories	31 March 2025	31 March 2024
	Stock-in-trade	11,89,83,648	11,87,19,148
	Total	11,89,83,648	11,87,19,148
8	Cash and Bank Balances	31 March 2025	31 March 2024
	Cash and cash equivalents		
(a)	Dhanlaxmi Bank Limited - Current account	1,38,64,709	94,49,984
(b)	Cash on hand	-	-
	Total	1,38,64,709	94,49,984

CANTOWN INFRA DEVELOPERS LLP
Notes forming part of the Financial Statements for the year ended 31st March, 2025

		(Amount in Rs.)	
		31 March 2025	31 March 2024
9	Revenue from operations		
(a)	Sale of services		
	Rental Income	63,76,860	60,73,200
	Total	63,76,860	60,73,200
10	Other income	31 March 2025	31 March 2024
(a)	Income tax refund	-	75,041
	Total	-	75,041
11	Cost of goods sold (Delete whatever is not applicable)	31 March 2025	31 March 2024
A	Cost of raw material consumed Total (A)	-	-
B	Improvement in Stock in Trade	2,64,500	9,34,57,934
	Total (B)	2,64,500	9,34,57,934
C	Changes in inventories of finished goods, work in progress and stock-in trade		
	Inventories at the beginning of the year:		
	Stock-in-trade	11,87,19,148	2,52,61,214
	(I) 11,87,19,148	2,52,61,214	
	Inventories at the end of the year:		
	Stock-in-trade	11,89,83,648	11,87,19,148
	(II) 11,89,83,648	11,87,19,148	
	(Increase)/decrease in inventories of finished goods, work-in-progress and stock-in-trade (I-II) Total (C)	(2,64,500)	(9,34,57,934)
	Total (A+B+C)	-	-
12	Other Expenses	31 March 2025	31 March 2024
	Bank Charges	136	938
	Rates and Taxes	500	1,500
	Repairs and maintenance - Others	-	7,398
	Auditor's remuneration	35,400	35,400
	Legal and professional charges	28,312	1,57,740
	Total	64,348	2,02,976

CANTOWN INFRA DEVELOPERS LLP

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

13 Related Party Transactions						
Si. No.	Name of the related party	Description of the transaction	Transaction for the year		Outstanding Balance	
			31 March 2025	31 March 2024	31 March 2025	31 March 2024
1	Malabar Institute of Medical	Rent received (After reconstitution of LLP)	63,76,860	60,73,200	5,38,088	5,98,920
14 Previous Year's Figures						
Previous year figures are regrouped or reclassified wherever found necessary to confirm to the groupings or classifications of the current year.						


For **BRVS & CO**
Chartered Accountants
(Firm Regn. No. 025159S)


K.V. Subramanian
Partner
M. No. 208712
UDIN: 25208712BMNTQT9929
Place: Calicut
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