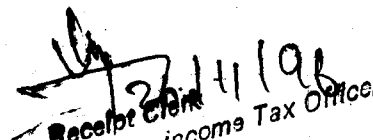


AC 43

To be filled in by the assessee in duplicate in BLOCK LETTERS		ACKNOWLEDGEMENT		ITS 1 Return Form No. 1	
Fill in the acknowledgement sheet after filling in the return. Please fill in every item. You may write "NA" (Not Applicable) or "NIL" where necessary. The information given in this sheet should tally with that in the return form.					
1. Assessment Year	1996-97	2. PAN/DIR No.	NEW CASE	AC 43	
3. Ward/Circle/Special Range	AC 43	4. Return: (original(O)/revised(R))		u/s (130/142/148)	
5. Name	MODI PROPERTIES AND INVESTMENTS PVT LTD.				
6. Date of Incorporation	28-06-1994	7. Residence in India*	01	8. Status*	13
9. Address	5-4-187/3 & 4 SOHAM TRANSITION MG ROAD SEC 4003				
Income		Code	Amount (Rs.)	20. Income Tax	
10. Income from house property	130		NIL	Tax on income subject to special rates:	
11.a Profit from business/profession (other than 11.b)	149		1,44,660	190	390
11.b Speculation profit	145		NIL	Tax on balance total income at normal rates:	
11.c B/f speculation loss adjusted	172		NIL	194	394
11.d Other b/f loss/allowance adjusted	173		NIL	Tax and surcharge	
11.e Deductions claimed u/ch.IV (See page-9 of the return):				21. Relief u/s 90/91	610
Section Code	Amount	Section Code	Amount	22. Tax collected / deducted at source	
- Nil -				23. Advance tax paid:	
				Upto 15/6	355
				16/6 - 15/9	356
				16/9 - 15/12	352
				16/12 - 15/3	353
				16/3 - 31/3	354
				Total	350
11.f Nature of business/profession:		Real Estate Developer/manager			
12.a Capital gains:		Short term	Long term	24. Interest u/s 234A/234B/234C	
Upto 15/6	195	197			314
16/6-15/9	196	198		25. Self-assessment and other pre-paid taxes:	
16/9-15/12	182	180	NIL	Date:	Amount: 333
16/12-15/3	183	187		26. Tax & interest payable	
16/3-31/3	184	188		27. Refund due, if any	
Total	153	154		28. Losses/allowances to be carried forward:	
12.b B/f Capital loss adjusted		175		Nature of loss/allowance	
12.c Balance capital gains:		Short term	151	U/s	
		Long term	152	Amount	
13.a Income from other sources (other than 13.b)		160		29. No. of documents attached with return	
13.b Income from race horses		068	NIL	15	
13.c B/f loss adjusted against 13.b		178		Date:	Signature of the person who has signed the return
14. B/f house property loss adjusted		174	NIL	23/11/96	
15. Gross total income		101	1,44,660	For Modi Properties & Investments Pvt. Ltd.	
16. Deductions u/ch.VI-A (See page-7 of the return):		To be filled in by receiving official			
Section Code	Amount	Section Code	Amount	Receipt No.:	Date:
				Name:	
				Designation:	
				Signature:	47203
				A.O. Code:	
Total		200	NIL	Stamp	
17. Total income (rounded off)	102		1,44,660	 23/11/96 Receipt Clerk Income Tax Officer Circle-4, Hyderabad	
18. Income for rate purposes (ch.VII)	104		NIL		
19. Net agricultural income	105		NIL		

* See footnotes in the return form.

010 Asst Commissioner
Circle-4, Hyderabad

MODI PROPERTIES & INVESTMENTS PVT LTD

**5-4-187/ 3 & 4, Soham Mansion,
M.G.Road, Secunderabad - 500 003.**

Assessment Year 1996-97

Accounting Year	01.04.1995 To 31.03.1996
Status	Pvt Ltd Co.,
G.I.R. No	New case
Nature of Business	Real Estate Developers/Managers
Date of incorporation	28/06/1994.

COMPUTATION OF TOTAL INCOME

Income from Business :

Net Loss as per Profit & Loss account	(-) 1,44,660

Total Income	(-) 1,44,660
	=====

For Modi Properties & Investments Pvt. Ltd.

Joman Mohi

Director

MODI PROPERTIES & INVESTMENTS PVT LTD

5-4-187/3 &4
Soham Mansion
M.G.Road,
Secunderabad- 500 003

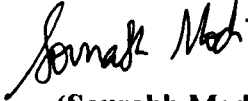
NOTICE

NOTICE is hereby given that the Second Annual General Meeting of Modi Properties and Investments Pvt. Ltd., will be held at registered office of the company at 5-4-187/3 &4, Soham Mansion, M.G.Road, Secunderabad - 500 003 on 30th September, 1996, at 11:00 am. to transact the following business;

ORDINARY BUSINESS :

1. To consider and adopt the audited balance sheet as on 31/03/1996 and the reports of the directors' and auditor's thereon.
- 2.
3. To appoint Ajay Mehta, Chartered Accountant, the retiring auditors as auditors of the company and to fix his remuneration.

By order of the Board
for Modi Properties & Investments (P) Ltd.


(Sourabh Modi)
Director.

Place: Secunderabad.
Date: 06/09/1996.

NOTE:

A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE A MEMBER.

MODI PROPERTIES & INVESTMENTS PVT LTD

5-4-187/3 &4
Soham Mansion
M.G.Road
Secunderabad - 500 003

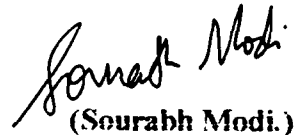
DIRECTOR'S REPORT

To
The members

The Directors have pleasure in presenting the second annual report and the audited accounts for the financial year ended 31/03/1996, together with auditor's report thereon.

1. During the year the company has undertaken the management and development of a real estate and has acquired tenancy interest with a right to sub-let the same. The rent receipts during the year aggregated to Rs.1,81,899/-. The company has incurred a loss of Rs.1,44,660/- during the year.
2. Mr. Ajay Mehta, Chartered Accountant, will retire at the ensuing annual general meeting and is eligible for re-appointment.
3. There are no employees drawing more than Rs. 3,00,000/- (Rupees Three lakhs only) per annum if employed through out the year or Rs. 25,000/- per month if employed for part of the year.
4. The Company has not accepted deposits from the public.

for and on behalf of the Board


(Sourabh Modi.)
Director.

Place: Secunderabad.
Date: 06/09/1996.

Ajay Mehta
Chartered Accountant

5-4-187/3 & 4, M.G.Road
Secunderabad - 500 003
☎ 833375/832635

AUDITORS REPORT

To
The Members
M/s. Modi Properties & Investments Pvt. Ltd.

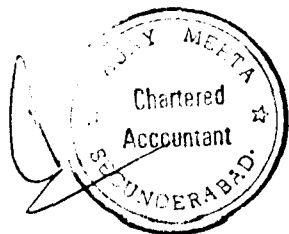
I have audited the attached Balance Sheet of Modi Properties & Investments Pvt. Ltd., as on 31st March, 1996 and the profit and loss account for the year ended on that date.

I report that:

1. I have obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purpose of my audit.
2. In my opinion, proper books of account as required by law have been kept by the Company, so far as appears from my examination of the books.
3. The Balance Sheet and profit and loss account dealt with by this report is in agreement with the books of account.
4. In my opinion and to the best of my information and according to the explanations given to me, the said accounts read together with notes to accounts, give the information required by the Companies Act, 1956, in the manner so required and give a true and fair view,
 - i) in the case of the balance sheet, of the state of affairs of the company as at 31/03/1996 and
 - ii) in the case of Profit and Loss account of the loss of the company for the year ended on that date.

As required by the Manufacturing and Other Companies (Auditor's Report) Order, 1988 issued by the Company Law board, in terms of Section 227 (4A) of the Companies Act, 1956, I further report that:

1. In my opinion the valuation of inventory is fair and proper and is in accordance with normally accepted accounting principles.
2. The Company has not taken unsecured loans from Companies, firms or other parties listed in the register maintained under Section 301 of the Companies Act, 1956.



Ajay Mehta

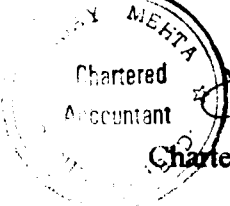
Chartered Accountant

S-4-187/3 & 4, M.G. Road

Secunderabad - 500 003

☎ 833375/832635

3. The Company has not granted unsecured loans to Companies listed in the register maintained under section 301 of the Companies Act, 1956. No Loans, secured or unsecured, have been granted to firms or other parties listed in the said register. I have been informed that there are no companies under the same Management within the meaning of Section 370 (1-B) of the Companies Act, 1956.
4. Loans and advances in the nature of loans have not been given to employees and other parties.
5. No deposits within the meaning of Section 58A of the Companies Act, 1956 and rules framed thereunder have been accepted by the Company during the year.
6. The paid up capital of the Company does not exceed Rs. 25 lakhs and as such adequacy of internal audit system is not required to be commented upon.
7. According to information and explanation given to us Provisions of the Employees Provident Fund and Miscellaneous Provisions act, 1952 and Employees State Insurance Act, 1948 are not applicable to the Company.
8. According to the information and explanations given to us and books and records examined by us, no undisputed amounts payable in respect of Income tax, Wealth tax, Sales tax, Customs Duty and Excise Duty were outstanding as at 31st March, 1996 for a period of more than six months from the date they became payable.
9. No personal expenses of employees or directors have been charged to revenue account other than those payable under contractual obligations or in accordance with generally accepted business practices.
10. Other Provisions of the said orders are not applicable to the Company.


Ajay Mehta
Chartered Accountant

Place: Secunderabad

Date :06/09/1996.

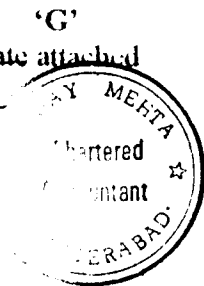
Modi Properties & Investments Pvt Ltd

Balance Sheet as on 31.03.1996.

<u>Sources of Funds</u>	<u>Schedule</u>	<u>As on</u> <u>31/03/1996</u>	<u>As on</u> <u>31/03/1995</u>
Share Holders' Funds			
1. Share Capital	'A'	- 2,000.00	2,000.00
2. Share Application Money		7,10,000.00 ✓	-
	Total	7,12,000.00	2,000.00
Application of Funds			
1. Investments	'B'	3,11,060.00	.
2. <u>Current Assets, Loans & Advances</u>	'C'		
a) Inventories		- 2,40,000.00	
b) Sundry Debtors		- 18,900.00	
c) Cash and Bank Balances		8,719.00	2,000.00
d) Loans & Advances		- 3,00,000.00	10,000.00
		5,67,619.00	12,000.00
3. <u>Less: Current Liabilities & Provisions</u>	'D'		
Sundry Creditors		- 3,20,879.00	20,600.00
Net Current Assets.		2,46,740.00	(-) 8,600.00
4. <u>Misc. Expenditure</u>			
(To the extent not written off or adjusted)			
Preliminary expenses		- 9,540.00	10,600.00
Profit & Loss Account		- 1,44,660.00	
		1,54,200.00	
		7,12,000.00	2,000.00

Notes to Accounts:
As per my report of even date attached

(Ajay Mehta)
Chartered Accountant
Place: Secunderabad
Date: 06.09.1996



for and on behalf of the Board

(Soham Modi) (Sourabh Modi)
Director Director
Place: Secunderabad
Date: 06.09.1996

Modi Properties & Investments Pvt Ltd
Profit & Loss Account for the Year Ended 31.03.1996.

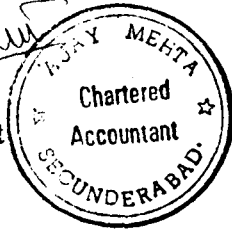
	<u>Sche</u> <u>dule</u>	<u>As on</u> <u>31/03/1996</u>	<u>As on</u> <u>31/03/1995</u>
<u>Income</u>			
Rent Receipts		1,18,899.00	-
Interest Received		756.00	-

		1,82,655.00	
<u>Expenditure</u>			
Direct Expenses	'E'	2,96,281.00	-
Administration & Other Expenses	'F'	31,034.00	-

		3,27,315.00	
Loss for the Year			
carried to Balance Sheet		-----	
		(-)<u>1,44,660.00</u>	

Notes to Accounts: 'G'
 As per my report of even date attached

(Ajay Mehta)
 Chartered Accountant



Place: Secunderabad

Date: 06.09.1996

for and on behalf of the Board

(Soham Modi)
 Director

(Sourabh Modi)
 Director

Place: Secunderabad

Date: 06.09.1996

M. P. Properties & Investments Pvt Ltd

Rs. Ps. Rs. Ps.

Schedule 'A'

Share Capital

Authorized

10,000 equity Shares of Rs.100/- each

10,00,000.00

10,00,000.00

Issued, Subscribed and Paid up

20 equity shares of Rs.100/- each

2,000.00

2,000.00

Schedule 'B' :

Investments

Capital in partnership firm.M/s. Modi Constructions

3,11,060.00

3,11,060.00

Schedule 'C'

Current Assets, Loans & Advances

1. Inventories (Valued at cost Less Written off)

Tenancy Rights

2,40,000.00

2. Sundry Debtors (Unsecured considered good)

a) Outstanding for less than 6 months

i) Vorin Laboratories Ltd

18,900.00

3. Cash & Bank Balances

Cash on hand

8,719.00

2,000.00

4. Loans & Advances (Unsecured considered good)

a) Advances recoverable in cash or in kind

Satish Modi

10,000.00

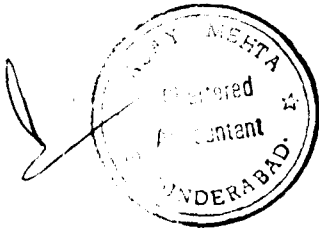
b) Deposit

Rent Deposit with Mr.Pramod Modi

3,00,000.00

5,67,619.00

12,000.00



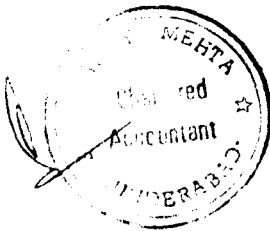
For Modi Properties & Investments Pvt. Ltd

Satish Modi

Director

Schedules Contd...

	<u>1995-96</u>		<u>1994-95</u>	
	Rs.	Ps.	Rs.	Ps.
<u>Schedule 'D'</u>				
<u>Current Liabilities & Provision</u>				
a) Sundry Trade Creditors	7,40,100.00		-	
b) Bank of Baroda book overdraft	25,429.00		-	
c) Outstanding Liabilities for expenses	47,850.00		-	
d) Statutory Liabilities	7,500.00		-	
	<u>3,20,879.00</u>		-	
<u>Schedule 'E'</u>				
<u>a) Direct Expenses</u>				
i) Rent on Leased Premises	1,25,000.00		-	
ii) Brokerage	10,000.00		-	
iii) Property tax	27,994.00		-	
iv) Security charges	21,323.00		-	
v) Electricity charges	6,614.00		-	
vi) Repairs & Maintenance to Leased Premises	31,600.00		-	
vii) Tenancy rights written off	60,000.00		-	
viii) Loss on Sale of Assets	13,750.00		-	
	<u>2,96,281.00</u>		-	
<u>Schedule 'F'</u>				
<u>a) Administration & other expenses</u>				
i) Office Rent	26,000.00		-	
ii) Bank Charges	774.00		-	
iii) Rates & Taxes	1,600.00		-	
iv) Auditors Remuneration (Audit Fee)	1,500.00		-	
v) Sundry Expenses	100.00		-	
vi) Preliminary expenses written off	1,060.00		-	
	<u>31,034.00</u>		-	



For Modi Properties & Investments Pvt. Ltd

Sanjay Modi

Director

Modi Properties & Investments Pvt Ltd.

Schedule "G" Notes to Accounts

I. Significant Accounting Policies.

a) Accounting Conventions:-

The accounts have been prepared using historical cost convention and on the basis of a going concern with revenues recognized and expenses incurred on accrual basis.

b) Inventories:-

Tenancy rights acquired are stated at cost less written off during the year. The cost of Tenancy rights acquired is written off over primary lease period.

c) Misc. Expenditures:-

Preliminary expenses are written off over a period of 10 years beginning from the year in which commercial activity is commenced.


II. During the year the company has become a partner in a partnership firm M/s.Modi Constructions. The share of profit/loss for the year is nil. The details of partners of the firm is as under:-

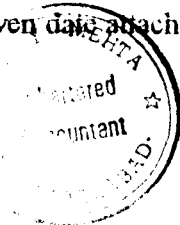
<u>Name of the partner.</u>	<u>Capital as on 31/03/96</u>	<u>Share in Profit/Loss.</u>
a) Modi Properties & Investments Pvt Ltd	Rs. 3,11,060.00	50%
b) Mr. Ashish P.Modi	Rs. 7,00,000.00	50%

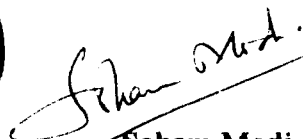
III. The additional information pursuant to the provisions of schedule VI of the Companies Act, 1956 is nil.

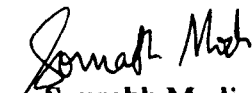
As per my report of even date attached

For and on behalf of the Board of Directors.


(Ajay Mehta)
Chartered Accountant




Soham Modi
(Director)


Sourabh Modi
(Director)

Place : Secunderabad
Date: 06.09.1996

Place : Secunderabad
Date: 06.09.1996.

**STATEMENT PURSUANT TO PART IV
OF SCHEDULE VI OF THE COMPANIES ACT, 1956**

**BALANCE SHEET ABSTRACT AND COMPANY'S
GENERAL BUSINESS PROFILE.**

MODI PROPERTIES & INVESTMENTS PVT LTD

I. Registration Details

Registration No.	01-17795	State code	01.
Balance Sheet Date.	31.03.1996		
	D M Y		

II. Capital raised during the year (Amount in Rupees Thousands)

Public Issue	Nil	Rights Issue	Nil
Bonus Issue	Nil	Private Placement	Nil

III. Position of Mobilization and Deployment of Funds

(Amount in Rupees. Thousands)

Total Liabilities	1033	Total Assets	1033
Sources of Funds:			
Share Capital	2		
Application Money	710	Reserves & Surplus	Nil
Secured Loans	Nil	Unsecured Loans	Nil
Application Of Funds:			
Net Fixed Assets	Nil	Investments	311
Net Current Assets	247	Misc. Expenditure	9
Accumulated Losses	145		

IV. Performance of Company (Amount in Rupees. Thousands)

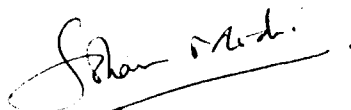
Turnover	182	Total Expenditure	327
Profit/Loss before Tax	(-) 145	Profit/Loss after Tax	(-)145
Earning per Share	Nil	Dividend	Nil

V. Generic Names of Three Principal Products/Services

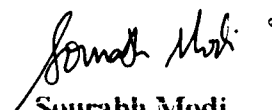
of Company (as per Monetary Terms)

Item Code No.:	NA
(ITC Code) Product	NA.

for MODI PROPERTIES & INVESTMENTS PVT LTD.



**Soham Modi
(Director)**



**Sourabh Modi
(Director)**

Groupings

I. Sundry Trade Creditors:

1. Sailors Inn	Rs. 70,000.00
2. Rent Deposit M/s. Vorin Labs Ltd	Rs. 1,70,100.00

	Rs. 2,40,100.00
	=====

II. Outstanding Liabilities for expenses :

1. Rent Payable to Mr. Pramod Modi	Rs. 21,250.00
2. Office Rent Payable	Rs. 6,500.00
3. Outstanding expenses payable	Rs. 10,600.00
4. Audit Fee Payable	Rs. 1,500.00
5. Security charges payable	Rs. 7,000.00
6. Repairs & Maintenance Payable	Rs. 1,000.00

	Rs. 47,850.00

III. Rent Receipts :

1. Vorin Laboratories Ltd	Rs. 81,900.00
2. Bezawada Motors	Rs. 99,999.00

	Rs. 1,81,899.00
	=====

IV. Rates & Taxes :

1. Filing Fee	Rs. 1,000.00
2. Trade Licence Fee	Rs. 600.00

	Rs. 1,600.00
	=====

Sanat Modi

Details of Rent Paid

Lease rent paid to Mr.Pramod Modi
1-8-165, P.G.Road, Secunderabad
for the premises No.1-8-165 to 179
S.D.Road, Secunderabad @ Rs.25.000/-
per month from November 1995 to
March 1996 for 5 months

Rs.1,25,000

Rs.1,25,000
=====

Details of Property Tax Paid

Property tax paid to Municipal Corporation
of Hyderabad from 01-04-1995 to 31-03-1996
for the premises No.1-8-165 to 179, S.D.Road
Secunderabad

Rs.27,994

Rs.27,994
=====