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INDIAN INCOME TAX RETURN VERIFICATION FORM

Assessment Year **2007-08**

FORM ITR-V [Where the data of the Return of Income/Fringe Benefits in Form ITR-1, ITR-2, ITR-3, ITR-4, ITR-5, ITR-6 & ITR-8 transmitted electronically without digital signature] (Please see Rule 12 of the Income-tax Rules, 1962)

PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION	Name MODI HOUSING PRIVATE LTD		PAN AADCM5906D	
	Flat/Door/Block No 5-4-187/3 AND 4, 2ND FLOOR	Name Of Premises/Building/Village SOHAM MANSION		Form No. which has been electronically transmitted (fill the code) ITR-6
	Road/Street/Post Office	Area/Locality MG ROAD		
	Town/City/District SECUNDERABAD	State ANDHRA PRADESH	Pin 500003	Status (fill the code) Private Company
	E-filing Acknowledgement Number 3555240271007		Date(DD/MM/YYYY) 27-10-2007	
	COMPUTATION OF INCOME AND TAX THEREON			
1	Gross total income	1	0	
2	Deductions under Chapter-VI-A	2	0	
3	Total Income	3	0	1600001292
4	Net tax payable	4	0	
5	Interest payable	5	0	
6	Total tax and interest payable	6	0	
7	Taxes Paid			
	a Advance Tax	7a		
	b TDS	7b		
	c TCS	7c		
	d Self Assessment Tax	7d		
	e Total Taxes Paid (7a+7b+7c+7d)	7e	0	
8	Tax Payable (6-7d)	8	0	
9	Refund (7e-6)	9	0	
10	Value of Fringe Benefits	10	0	
11	Total fringe benefit tax liability	11	0	
12	Total interest payable	12	0	
13	Total tax and interest payable	13	0	
14	Taxes Paid			
	a Advance Tax	14a		
	b Self Assessment Tax	14b		
	c Total Taxes Paid (14a+14b)	14c	0	
15	Tax Payable (13-14c)	15	0	
16	Refund	16	0	

VERIFICATION

I, **SOHAM MODI** (full name in block letters), son/ daughter of **SATISH MODI** solemnly declare to the best of my knowledge and belief, the information given in the return and the schedules thereto which have been transmitted electronically by me vide acknowledgement number mentioned above is correct and complete and that the amount of total income/ fringe benefits and other particulars shown therein are truly stated and are in accordance with the provisions of the Income-tax Act, 1961, in respect of income and fringe benefits chargeable to income-tax for the previous year relevant to the assessment year 2007-08. I further declare that I am making this return in my capacity as authorized signatory and I am also competent to make this return and verify it.

Sign here Date **2007-10-27** Place **SECUNDERABAD**

If the return has been prepared by a Tax Return Preparer (TRP) give further details as below:

Identification No. of TRP	Name of TRP	Counter Signature of TRP

<p>For Office Use Only</p> <p>Receipt No</p> <p>Date</p> <p>Seal and signature of receiving official</p>	<p>AADCM5906D63555240271007C60EC52C6E64DDD12F56D9E5C7C2F51E1494F7FF</p>
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CA AJAY MEHTA B. Com. F.C.A
Chartered Accountant

AUDITORS' REPORT

TO THE MEMBERS OF MODI HOUSING PRIVATE LIMITED

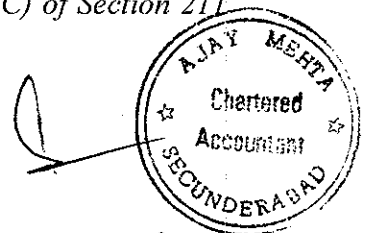
I have audited the attached balance sheet of **MODI HOUSING PRIVATE LIMITED**, as at 31st March 2007, and also the profit and loss account for the year ended on that date annexed thereto. These financial statements are the responsibility of the company's management. My responsibility is to express an opinion on these financial statements based on my audit.

I have conducted my audit in accordance with the auditing standards generally accepted in India. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

As required by the Companies (Auditors Report) Order, 2003 issued by the Central Government of India in terms of sub-section (4A) of Section 227 of the Companies Act, 1956, I enclose in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the said Order.

Further to my comments in the Annexure referred to above, 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 purposes 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 those books.
3. The balance sheet and profit and loss account dealt with by this report are in agreement with the books of accounts.
4. In my opinion, the balance sheet, and profit and loss account dealt with by this report comply with the accounting standards referred to in sub-section (3C) of Section 211 of the Companies Act, 1956.



5-4-187/3&4, Soham Mansion, Above Bank of Baroda, M.G. Road,
Secunderabad – 500003.

Ph: 27544517, 27543213 Cell: 98484 50353

CA AJAY MEHTA B. Com. F.C.A
Chartered Accountant


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5. On the basis of written representations received from the directors as on 31st March 2007 and taken on record by the Board of Directors, I report that none of the directors is disqualified as on 31st March 2007 from being appointed as a director in terms of clause (g) of sub-section (1) of Section 274 of the Companies Act, 1956.
6. In my opinion and to the best of my information and according to the explanations given to us, the said accounts give the information required by the Companies Act, 1956, in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:
- (a) In the case of the balance sheet, of the state of affairs of the company as at 31st March 2007:

and

- (b) In the case of the profit and loss account of the profit for the year ended on that date.

Place: Secunderabad
Date: 03 .09 .2007.


(AJAY MEHTA)
Chartered Accountant



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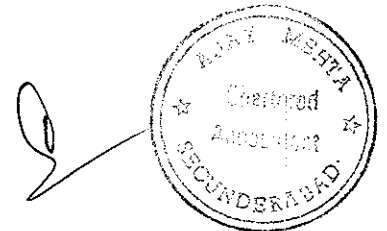
ANNEXURE TO THE AUDITORS' REPORT
(Referred to in paragraph 3 of my report of even date)

- (i) The company has no fixed assets and such the paragraph 4(i) of the order is not applicable.
- (ii) The company has not stock of inventories/store and as such the paragraph 4(ii) of the order is not applicable.
- (iii) (a) The company has not granted loans to companies, firms and other parties covered in the Register maintained under Section 301 of the Companies Act, 1956. The Company has taken unsecured loans from companies, firms and other parties in the Register maintained under Section 301 of the Companies Act, 1956.

Unsecured loans taken

No. of Parties	Amount Outstanding as on 31.03.2007
3	Rs.2,16,58,425

- (b) The interest and other terms and conditions of the unsecured loans taken by the company, are not prima facie prejudicial to the interest of the company. The unsecured loans granted are without any interest and no other terms & conditions as to repayments is without any specific terms.
- (c) There is no overdue amount of unsecured loans taken and granted based on the terms and conditions of the unsecured loans .
- (iv) In my opinion and according to the information and explanations given to me, there are adequate internal control procedures commensurate with the size of the company and the nature of its business, for the purchase of inventory, fixed assets and for the sale of goods. During the course of my audit, I have not observed nor have been informed of any continuing failure to correct major weakness in internal control procedures.



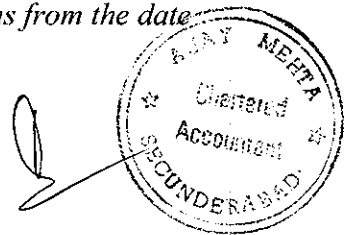
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Ph: 27544517, 27543213 Cell: 98484 50353

CA AJAY MEHTA B. Com. F.C.A
Chartered Accountant

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- (v) (a) Based on the audit procedures applied by me and according to the information and explanations provided by the management, I am of the opinion that the transactions that need to be entered into the register maintained under Section 301 of the Act have been so entered.
- (b) In my opinion and according to the information and explanations given to me, the transactions made in pursuance of contracts or arrangements entered in the registers maintained under Section 301 of the Act and exceeding the value of five lakh rupees in respect of any party during the year have been made at prices which are reasonable having regard to prevailing market price at the relevant time.
- (vi) Based on my audit procedures and according to the information and explanations given to me, the company has not accepted any deposits from public and hence complying with the provisions of Section 58A and Section 58AA of the Companies Act, 1956 and the rules framed there under is not applicable.
- (vii) In my opinion, the company has no formal internal audit system commensurate with its size and nature of its business.
- (viii) The Central Government has not prescribed maintenance of cost records u/s 209(1)(d) of the Companies Act, 1956.
- (ix) (a) According to the records of the company, the company is regular in depositing the undisputed statutory dues including provident fund, Employees' state insurance, income-tax, sales-tax, wealth-tax, custom duty, excise-duty, cess and any other statutory dues with the appropriate authorities, and there are no arrears of outstanding statutory dues with the appropriate authorities, and there are no arrears of outstanding statutory dues as at the last day of the financial year concerned for a period of more than six months from the date they became payable.



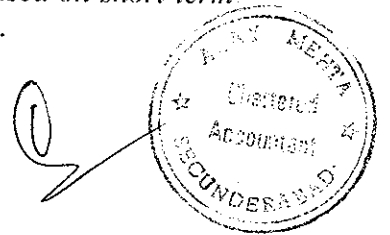
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Chartered Accountant

::3::

- (b) According to the records of the company, there are no dues of sales tax, customs duty, wealth-tax, excise duty or cess which have not been deposited on account of any dispute.
- (x) The company does not have accumulated losses as at 31st March, 2007 and has not incurred cash losses in the financial year covered by my audit and also in the immediately preceding financial year.
- (xi) Based on my audit procedures and on the information and explanations given by the management, I am of the opinion that the company has not defaulted in repayment of dues to any financial institution or bank. The company has not issued any debentures.
- (xii) Based on my examination of documents and records, I am of the opinion that the company has not granted any loans and advances on the basis of the security by way of pledge of shares, debentures and other securities.
- (xiii) The provisions of any special statute as specified under Clause (xiii) of the Order are not applicable to the company.
- (xiv) In my opinion and according to the information and explanations given to me the company is not dealer or trader in securities
- (xv) In my opinion and according to the information and explanations given to me, the company has not given any guarantee for loans taken by others from banks and financial institutions during the year.
- (xvi) According to the information and explanations given to me, no term loans were availed by the company during the year.
- (xvii) According to the information and explanations furnished to me, and overall examination of the Balance Sheet of the company the funds raised on short term basis have not been used for long tem investment and vice versa.



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Secunderabad – 500003.

Ph: 27544517, 27543213 Cell: 98484 50353

CA AJAY MEHTA B. Com. F.C.A
Chartered Accountant

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- (xviii) According to the information and explanations given to me, during the year the Company has not made preferential allotment of shares to parties and companies covered in the register maintained under Section 301 of the Companies Act, 1956.
- (xix) According to the information and explanations furnished to me and based on the records verified by me, the company has not issued any debentures during the year.
- (xx) The company has not raised any money through public issue.
- (xxi) Based upon the audit procedures performed and information and explanations given by the management I report that no fraud on or by the company has been noticed or reported during the year.

Place: Secunderabad.
Date: 03.09.2007.


(AJAY MEHTA)
Chartered Accountant



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AUDITORS' REPORT

TO THE MEMBERS OF MODI HOUSING PRIVATE LIMITED

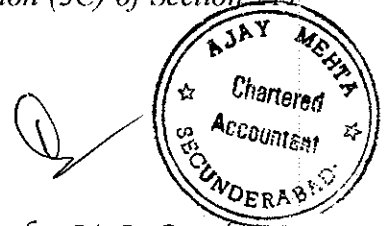
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3. The balance sheet and profit and loss account dealt with by this report are in agreement with the books of accounts.
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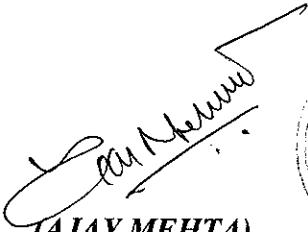
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5. On the basis of written representations received from the directors as on 31st March 2007 and taken on record by the Board of Directors, I report that none of the directors is disqualified as on 31st March 2007 from being appointed as a director in terms of clause (g) of sub-section (1) of Section 274 of the Companies Act, 1956.
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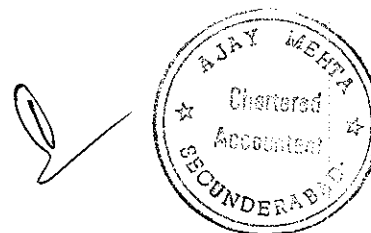
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- (iv) In my opinion and according to the information and explanations given to me, there are adequate internal control procedures commensurate with the size of the company and the nature of its business, for the purchase of inventory, fixed assets and for the sale of goods. During the course of my audit, I have not observed nor have been informed of any continuing failure to correct major weakness in internal control procedures.



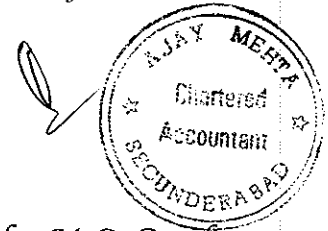
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- (v) (a) Based on the audit procedures applied by me and according to the information and explanations provided by the management, I am of the opinion that the transactions that need to be entered into the register maintained under Section 301 of the Act have been so entered.
- (b) In my opinion and according to the information and explanations given to me, the transactions made in pursuance of contracts or arrangements entered in the registers maintained under Section 301 of the Act and exceeding the value of five lakh rupees in respect of any party during the year have been made at prices which are reasonable having regard to prevailing market price at the relevant time.
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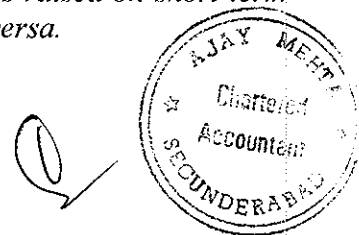
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Ph: 27544517, 27543213 Cell: 98484 50353

CA AJAY MEHTA B. Com. F.C.A
Chartered Accountant

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- (b) According to the records of the company, there are no dues of sales tax, customs duty, wealth-tax, excise duty or cess which have not been deposited on account of any dispute.
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- (xii) Based on my examination of documents and records, I am of the opinion that the company has not granted any loans and advances on the basis of the security by way of pledge of shares, debentures and other securities.
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- (xvii) According to the information and explanations furnished to me, and overall examination of the Balance Sheet of the company the funds raised on short term basis have not been used for long term investment and vice versa.



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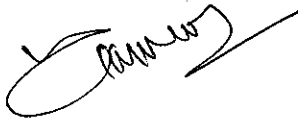
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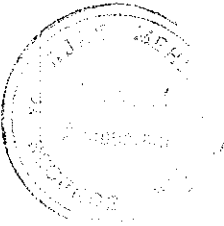
CA AJAY MEHTA B. Com. F.C.A
Chartered Accountant

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- (xviii) According to the information and explanations given to me, during the year the Company has not made preferential allotment of shares to parties and companies covered in the register maintained under Section 301 of the Companies Act, 1956.
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- (xx) The company has not raised any money through public issue.
- (xxi) Based upon the audit procedures performed and information and explanations given by the management I report that no fraud on or by the company has been noticed or reported during the year.

Place: Secunderabad.
Date: 03.09.2007.


(AJAY MEHTA)
Chartered Accountant



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AUDITORS' REPORT

TO THE MEMBERS OF MODI HOUSING PRIVATE LIMITED

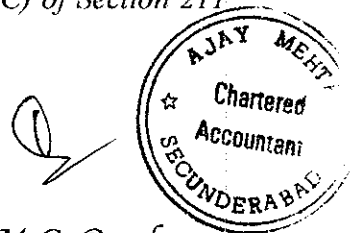
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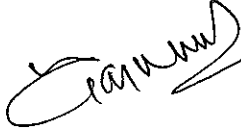
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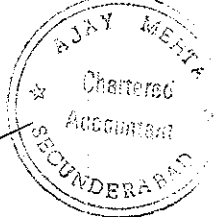
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6. In my opinion and to the best of my information and according to the explanations given to us, the said accounts give the information required by the Companies Act, 1956, in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:
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Place: Secunderabad
Date: 03 .09 .2007.


(AJAY MEHTA)
Chartered Accountant



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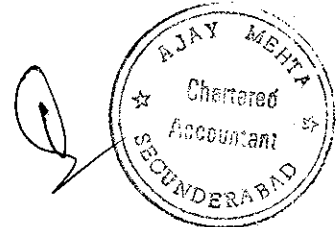
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No. of Parties	Amount Outstanding as on 31.03.2007
3	Rs.2,16,58,425

- (b) The interest and other terms and conditions of the unsecured loans taken by the company, are not prima facie prejudicial to the interest of the company. The unsecured loans granted are without any interest and no other terms & conditions as to repayments is without any specific terms.
- (c) There is no overdue amount of unsecured loans taken and granted based on the terms and conditions of the unsecured loans .
- (iv) In my opinion and according to the information and explanations given to me, there are adequate internal control procedures commensurate with the size of the company and the nature of its business, for the purchase of inventory, fixed assets and for the sale of goods. During the course of my audit, I have not observed nor have been informed of any continuing failure to correct major weakness in internal control procedures.



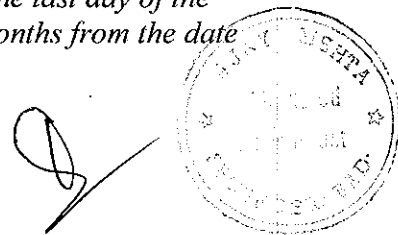
5-4-187/3A, Soham Mansion, Above Bank of Baroda, M.G. Road,
Secunderabad – 500003.

Ph: 27544517, 27543213 Cell: 98484 50353

CA AJAY MEHTA B. Com. F.C.A
Chartered Accountant

::2::

- (v) (a) *Based on the audit procedures applied by me and according to the information and explanations provided by the management, I am of the opinion that the transactions that need to be entered into the register maintained under Section 301 of the Act have been so entered.*
- (b) *In my opinion and according to the information and explanations given to me, the transactions made in pursuance of contracts or arrangements entered in the registers maintained under Section 301 of the Act and exceeding the value of five lakh rupees in respect of any party during the year have been made at prices which are reasonable having regard to prevailing market price at the relevant time.*
- (vi) *Based on my audit procedures and according to the information and explanations given to me, the company has not accepted any deposits from public and hence complying with the provisions of Section 58A and Section 58AA of the Companies Act, 1956 and the rules framed there under is not applicable.*
- (vii) *In my opinion, the company has no formal internal audit system commensurate with its size and nature of its business.*
- (viii) *The Central Government has not prescribed maintenance of cost records u/s 209(1)(d) of the Companies Act, 1956.*
- (ix) (a) *According to the records of the company, the company is regular in depositing the undisputed statutory dues including provident fund, Employees' state insurance, income-tax, sales-tax, wealth-tax, custom duty, excise-duty, cess and any other statutory dues with the appropriate authorities, and there are no arrears of outstanding statutory dues with the appropriate authorities, and there are no arrears of outstanding statutory dues as at the last day of the financial year concerned for a period of more than six months from the date they became payable.*



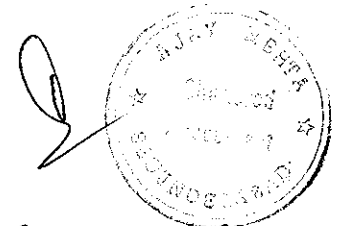
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Secunderabad – 500003.

Ph: 27544517, 27543213 Cell: 98484 50353

CA AJAY MEHTA B. Com. F.C.A
Chartered Accountant

::3::

- (b) According to the records of the company, there are no dues of sales tax, customs duty, wealth-tax, excise duty or cess which have not been deposited on account of any dispute.
- (x) The company does not have accumulated losses as at 31st March, 2007 and has not incurred cash losses in the financial year covered by my audit and also in the immediately preceding financial year.
- (xi) Based on my audit procedures and on the information and explanations given by the management, I am of the opinion that the company has not defaulted in repayment of dues to any financial institution or bank. The company has not issued any debentures.
- (xii) Based on my examination of documents and records, I am of the opinion that the company has not granted any loans and advances on the basis of the security by way of pledge of shares, debentures and other securities.
- (xiii) The provisions of any special statute as specified under Clause (xiii) of the Order are not applicable to the company.
- (xiv) In my opinion and according to the information and explanations given to me the company is not dealer or trader in securities
- (xv) In my opinion and according to the information and explanations given to me, the company has not given any guarantee for loans taken by others from banks and financial institutions during the year.
- (xvi) According to the information and explanations given to me, no term loans were availed by the company during the year.
- (xvii) According to the information and explanations furnished to me, and overall examination of the Balance Sheet of the company the funds raised on short term basis have not been used for long tem investment and vice versa.



5-4-187/3A, Soham Mansion, Above Bank of Baroda, M.G. Road,
Secunderabad – 500003.

Ph: 27544517, 27543213 Cell: 98484 50353

CA AJAY MEHTA B. Com. F.C.A
Chartered Accountant

::4::

- (xviii) According to the information and explanations given to me, during the year the Company has not made preferential allotment of shares to parties and companies covered in the register maintained under Section 301 of the Companies Act, 1956.
- (xix) According to the information and explanations furnished to me and based on the records verified by me, the company has not issued any debentures during the year.
- (xx) The company has not raised any money through public issue.
- (xxi) Based upon the audit procedures performed and information and explanations given by the management I report that no fraud on or by the company has been noticed or reported during the year.

Place: Secunderabad.
Date: 03.09.2007.


(AJAY MEHTA)
Chartered Accountant



5-4-187/3&4, Soham Mansion, Above Bank of Baroda, M.G. Road,
Secunderabad – 500003.

Ph: 27544517, 27543213 Cell: 98484 50353

MODI HOUSING PVT LTD

5-4-187/3 & 4,
3rd Floor,
Soham Mansion,
M. G. Road,
SECUNDERABAD - 500 003.
Ph.No. 55335551/2/3/4

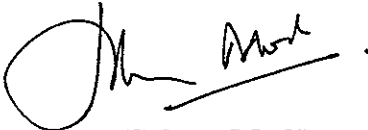
NOTICE:

NOTICE is hereby given that the Fifth Annual General Meeting of Modi Housing 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 29th September 2007 at 11:00 am, to transact the following business:

ORDINARY BUSINESS:

1. To consider and adopt the audited balance sheet as on 31/03/2007 and the reports of the directors and auditor's thereon.
2. To re-appoint Ajay Mehta, Chartered Accountant, the retiring auditors of the Company and to fix his remuneration.

By Order of the Board
for Modi Housing Pvt Ltd



(Soham Modi)
Director

Place : Secunderabad.

Date : 03-09-2007.

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 HOUSING PVT LTD

5-4-187/3 & 4,
3rd Floor,
Soham Mansion,
M. G. Road,
SECUNDERABAD - 500 003.
Ph.No. 55335551/2/3/4

DIRECTORS REPORT

To,
The Members,

The Directors have pleasure in presenting the Fifth Annual Report and the audited accounts for the year ended 31.03.2007, together with auditor's report thereon.

1. The Company is incorporated on 31.12.2002. The Company is a 100% subsidiary company to M/s. Modi Properties & Investments Pvt Ltd.
2. The Company has entered into partnerships with certain persons. The partnership firms are engaged in the business of real estates.
3. Mr. Ajay Mehta Chartered Accountant will retire at the ensuing annual general meeting and is eligible for re-appointment.
4. The Company has no employees in category specified u/s.217 (2 A) of the Companies Act, 1956.
5. The company has not accepted or invited deposits from the public.
6. There are no particulars to be reported in respect of conservation of energy and technology absorption as required under section 217 (1) (e) of Companies Act, 1956 read with rule 2 of the Companies Disclosure of particulars in the report of Board of Directors) Rules 1988.

Directors Responsibility Statement:

- a) In the preparation of Annual Accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures:
- b) The directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit or loss of the company for that year.
- c) The directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 1956 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) The directors had prepared the annual accounts on a going concern basis.

For and on behalf of the Board.

Place: Secunderabad
Date : 03-09-2007.



SOHAM MODI.
Director

MODI HOUSING PVT LTD
5-4-187/3 & 4, 3rd Floor, Soham Mansion, M.G.Road
Secunderabad - 500 003.
Assessment Year -2007- 2008

Accounting Year : 01.04.2006 To 31.03.2007
Status : Pvt Ltd Co/Resident
PAN : : AADCM 5906 D/ Ward 2 (1)/Hyd.
Nature of Business : Real Estate Developers/Managers/Underwriters
Date of Incorporation : 31.12.2002

COMPUTATION OF TOTAL INCOME

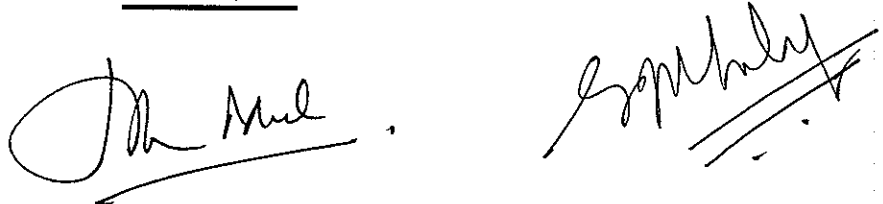
Income from Business

Net Profit as per Profit & Loss account	4,643,352
Add: Disallowables/items considered separately	
i) Loss from Partnership firm Modi & Modi Constructions	1,508.00
Add: Disallowables U/s.40(a)(ia)	190,137.00
	191,645
	4,834,997
Less: Allowables/Items claimed separately	
i) Share of Profit from Partnership Firm	-
M/s. Mayflower Heights exempt U/s.10	273,637.00
M/s. Modi Ventures exempt U/s.10	4,589,061.12
Total Loss	(27,701)

Tax there on Nil
Taxes Paid Nil

Note: Statement of Un-absorbed Losses

Assessment Year	Business Loss	Date of filing returns	Inward No.
2004-05	1,577	22/09/2005	201000715
2005-06	5,760	07/10/2006	1600000717
2006-07	145,385	24/10/2007	1600001014
2007-08	27,701		
Total Un-absorbed Losses	180,423		

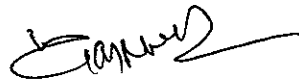


MODI HOUSING PVT LTD
BALANCE SHEET AS ON 31.03.2007

	<u>Schedule</u>	<u>As on</u> <u>31.03.2007</u>	<u>As on 31.03.2006</u>
Sources of Funds			
Share Holders' Funds			
Share Capital	A	100,000.00	100,000.00
Reserves & Surplus	B	<u>4,515,635.55</u>	<u>100,000.00</u>
Loan Funds			
Unsecured Loans from Directors/Share Holders	C	<u>21,658,425.12</u>	<u>17,840,066.12</u>
		<u>26,274,060.67</u>	<u>17,940,066.12</u>
Investments	D	37,355,195.77	17,767,055.63
Current Assets/Loans and Advances			
Sundry Debtors		-	13,510.00
Loans & Advances	E	93,867.41	
Cash & Bank Balances	F	<u>1,341,452.15</u>	<u>51,569.15</u>
		1,435,319.56	65,079.15
Less: Current Liabilities & Provisions			
1. Other Liabilities	G	<u>12,528,230.66</u>	
Net Current Assets		(11,092,911.10)	<u>34,505.00</u>
Misc. Expenditure	H		
To the extent not written off or Adjusted		<u>11,776.00</u>	<u>142,436.34</u>
		<u>26,274,060.67</u>	<u>17,940,066.12</u>

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

for and on behalf of the Board

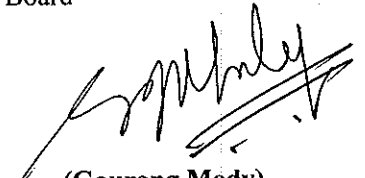


Ajay Mehta
(Chartered Accountant)
MMNo.035449
Place: Secunderabad.
Date: 03-09-2007.





(Soham Modi)
Director
Place: Secunderabad.
Date: 03-09-2007.




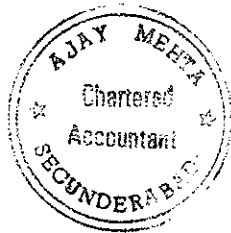
(Gaurang Mody)
Director

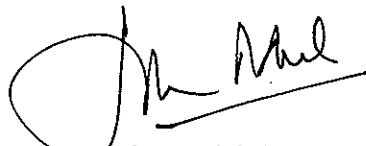
MODI HOUSING PVT LTD
PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31.03.2007

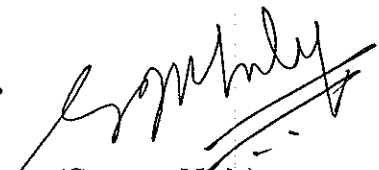
<u>Income</u>	<u>Schedule</u>	<u>As on</u> <u>31.03.2007</u>	<u>As on 31.03.2006</u>
Share of Profit from Modi & Modi Constructions		-	5,335.00
Share of Profit from Modi Ventures		4,589,061.12	-
Share of Profit from Mayflower Heights		273,636.72	-
Share of Profit from Modi Developers		-	93,867.41
		4,862,697.84	99,202.41
 <u>Expenditure</u>			
<u>A) Administration & Other Expenses</u>			
1. Bank Charges		-	1,350.00
2. Audit Fee	8,427.00		3,367.00
3. Filling Fee	10,000.00		-
4. Printing & Stationery	620.00		1,908.00
5. Legal Expenses	5,710.00		-
6. Interest Paid	190,137.00		138,760.00
7. Preliminary Expenses written-off	2,944.00		-
8. Misc.Amounts Written Off	-	217,838.00	0.12
		145,385.12	
B) Share of Loss from Partnership Firms:			
1. Modi Ventures			74,196.78
2. Modi & Modi Constructions	1,507.95	1,507.95	-
		74,196.78	74,196.78
Net Profit/(loss) carried to Balance Sheet		4,643,351.89	(120,379.49)

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


Ajay Mehta
Chartered Accountant
MMNo.035449
Place: Secunderabad.
Date: 03-09-2007.




(Soham Modi)
Director
Place: Secunderabad
Date: 03-09-2007.


(Gaurang Mody)
Director

MODI HOUSING PVT LTD

Schedules Forming Part of Accounts for the year Ended 31st March 2007

	<u>As on</u> <u>31.03.2007</u>	<u>As on 31.03.2006</u>
Schedule "A"		
Share Capital		
Authorised		
10,000 equity shares of Rs. 10/- each.	<u>100,000.00</u>	<u>100,000.00</u>
Issued, Subscribed and Paid up		
10,000 equity Shares of Rs. 10/- each fully paid up.	<u>100,000.00</u>	<u>100,000.00</u>
	<u><u>100,000.00</u></u>	<u><u>100,000.00</u></u>
Schedule "B"		
Reserves & Surplus		
Profit & Loss Account		
Profit for the year	4,643,351.89	
Less: Balance as per last Balance Sheet	<u>(127,716.34)</u>	<u>0</u>
	<u><u>4,515,635.55</u></u>	<u><u>0</u></u>
Schedule "C"		
a) Unsecured Loans from Directors/Share Holders		
1. Soham Modi	15,215,966.12	17,840,066.12
2. Modi Properties & Investments Pvt Ltd	5,142,459.00	-
B) Unsecured loans from Others:		
1) Paramount Estates	<u>1,300,000.00</u>	<u>-</u>
	<u><u>21,658,425.12</u></u>	<u><u>17,840,066.12</u></u>
Schedule "D"		
Investments		
a) Capital in Partnership Firms		
1. Modi & Modi Constructions	7,791,377.05	7,192,885.00
3. Modi Ventures	-	10,480,303.22
4. May Flower Heights	14,012,636.72	-
5. Green Wood Estates	15,506,182.00	-
b) Share Capital in Pvt. Ltd. Co. (Trade-unquoted)		
. Summit Housing Pvt Ltd (450 Equity shares of Rs.100/- each)	<u>45,000.00</u>	<u>-</u>
	<u><u>37,355,195.77</u></u>	<u><u>17,673,188.22</u></u>



Schedule "E"**Loans & Advances**

Modi developers	93,867.41		93,867.41
	<u>93,867.41</u>		<u>93,867.41</u>

Schedule "F"**Current Assets/Loans & Advances****Sundry Debtors**

Modi Properties & Investments Pvt Ltd	-		13,510.00
---------------------------------------	---	--	-----------

Cash & Bank Balances

Cash on Hand	1,325,415.00		13,027.00
--------------	--------------	--	-----------

Cash at Bank**With Schedule Bank in Current A/c**

1. State Bank of India	5,779.15		36,917.15
2. HDFC Bank Ltd	10,258.00	1,341,452.15	1,625.00
		<u>1,341,452.15</u>	<u>65,079.15</u>

Schedule "G"**Current Liabilities & Provisions**

1. TDS Payable		39,168.00	31,138.00
2. Audit Fee Payable		8,427.00	3,367.00
3. Modi Ventures		12,480,635.66	-
		<u>12,528,230.66</u>	<u>34,505.00</u>

Schedule "H"**Misc Expenditure (To the extent not written off or adjusted)**

1. Preliminary Expenses			
Balance as per last year	14,720.00		14,720.00
Less: Written off 1/5th	<u>2,944.00</u>	11,776.00	<u>-</u>
			14,720.00
2. Profit & Loss Account			
Balance as per last year	-		7,336.85
Add: Loss during the year	-	-	120,379.49
		<u>11,776.00</u>	<u>142,436.34</u>



Handwritten signatures of the auditor and another official.

**STATEMENT PURSUANT TO PART IV OF SCHEDULE VI OF THE
COMPANIES ACT, 1956,
BALANCE SHEET ABSTRACT AND COMPANY'S GENERAL BUSINESS
PROFILE.
MODI HOUSING PVT LTD.**

I. Registration Details:

Registration No.	01-40192	State Code	01
Balance Sheet Date.	31.03.2007		
	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 Mobilisation and deployment of Funds (Amount in Rupees)

Total Liabilities	26,274	Total Assets	26,274
-------------------	--------	--------------	--------

Sources of Funds:

Share Capital	100	Reserves & Surplus	4515
Application money	0	Unsecured Loans	21,658
Secured Loans	Nil		

Application of Funds:

Net Fixed Assets	-	Investments	37,355
Net Current Assets	(11,093)	Misc. Expenditure	12
Accumulated Losses			

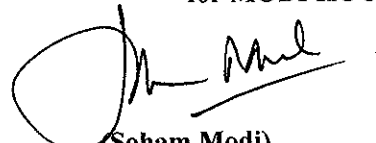
IV. Performance of Company (Amount in Rupees Thousands):

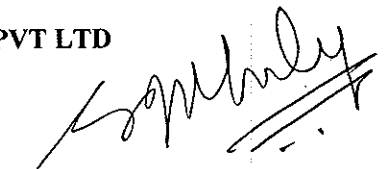
Turnover		Total Expenditure	219
Profit/Loss before tax	2643	Profit/Loss after tax	4643
Earning per share	Nil	Dividend	Nil

V. Generic Names of Three principal products/Services of Company (as per Monetary Terms):

Item code No.	N. A.	Product Description
(ITC Code) Product	N. A.	Real Estate Managers/ Developers

for MODI HOUSING PVT LTD


(Soham Modi)
Director


(Gaurang Mody)
Director.

Schedule "I" Notes to Accounts

1. Significant Accounting Policies.

a) Accounting Conventions

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

b) Basis of Preparation:

The financial statements have been prepared to comply in all material aspect with mandatory accounting standards issued by the Institute of Chartered Accountants of India and the relevant provisions of companies Act, 1956.

c) Misc. Expenditure:

Preliminary expenses are written off over a period of 5 years beginning from the year in which commercial activity is commenced.

d) Taxation:

Current tax is determined as the amount of tax payable in respect of taxable income for the year. The deferred tax for timing difference between the book and tax profit for the year is accounted using tax rates and tax laws that have been enacted or substantially enacted at the Balance Sheet date. Deferred Tax assets arising from the timing difference are recognized to the extent that there is reasonable certainty that sufficient future taxable income will be available.

d) The Company is a partner in the following partnership firms :

1. **Modi Ventures:**

Name of the Partner	Capital as on 31/03/2007	Share in Profit/ Loss
Modi Housing Pvt Ltd	(12480635.00)	45%
Ashish P. Modi	2158257.96	25%
Nirav P. Modi	2167257.96	25%
Gaurang Mody	511651.60	05%

2. **Modi & Modi Constructions**

Name of the Partner	Capital as on 31/03/2007	Share in Profit/ Loss
Modi Housing Pvt Ltd	7791377.05	45%
Modi & Modi Real Estates Pvt Ltd	2103827.05	45%
Ashish P.Modi	200425.15	05%
Gaurang Mody	425.20	05%

3. **Mayflower Heights**

Name of the Partner	Capital as on 31-03-2007	Share in Profit Loss
Modi Housing Pvt. Ltd.	14012636.72	25%
G.S. Kholi	2737636.12	25%
Tejas Mehta	5373636.72	25%
C. srinivas Rao	17664182.03	15%
Green Space Properties	2609454.09	10%

4. **Green Wood Estates**

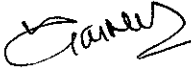
Name of the Partner	Capital as on 31-03-2007	Share in Profit Loss
Meet B. Mehta	5500000.00	30%
K. Sridevi	3900000.00	30%
Modi Housing Pvt. Ltd.	15506282.00	40%

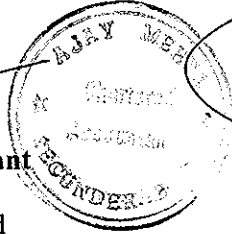


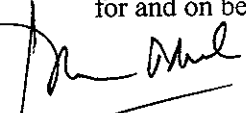
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2. The additional information pursuant to the provisions of Schedule VI of the Companies Act, 1956 is either Nil or not applicable.
3. Previous year. figures are regrouped/re-arranged, wherever necessary.

As per my report of
even date attached.


Ajay Mehta
Chartered Accountant
M.M.NO.035449.
Place : Secunderabad
Date : 03-09-2007..



for and on behalf of the Board of Directors

Soham Modi
(Director)

Place : Secunderabad
Date : 03-09-2007.


Gaurang Mody
(Director)

MODI HOUSING PVT LTD

5-4-187/3 & 4,
3rd Floor,
Soham Mansion,
M. G. Road,
SECUNDERABAD - 500 003.
Ph.No. 55335551/2/3/4

NOTICE:

NOTICE is hereby given that the Fifth Annual General Meeting of Modi Housing 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 29th September 2007 at 11:00 am, to transact the following business:

ORDINARY BUSINESS:

1. To consider and adopt the audited balance sheet as on 31/03/2007 and the reports of the directors and auditor's thereon.
2. To re-appoint Ajay Mehta, Chartered Accountant, the retiring auditors of the Company and to fix his remuneration.

By Order of the Board
for Modi Housing Pvt Ltd



(Soham Modi)
Director

Place : Secunderabad.

Date : 03-09-2007.

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 HOUSING PVT LTD

5-4-187/3 & 4,
3rd Floor,
Soham Mansion,
M. G. Road,
SECUNDERABAD - 500 003.
Ph.No. 55335551/2/3/4

DIRECTORS REPORT

To,
The Members,


The Directors have pleasure in presenting the Fifth Annual Report and the audited accounts for the year ended 31.03.2007, together with auditor's report thereon.

1. The Company is incorporated on 31.12.2002. The Company is a 100% subsidiary company to M/s. Modi Properties & Investments Pvt Ltd.
2. The Company has entered into partnerships with certain persons. The partnership firms are engaged in the business of real estates.
3. Mr. Ajay Mehta Chartered Accountant will retire at the ensuing annual general meeting and is eligible for re-appointment.
4. The Company has no employees in category specified u/s.217 (2 A) of the Companies Act, 1956.
5. The company has not accepted or invited deposits from the public.
6. There are no particulars to be reported in respect of conservation of energy and technology absorption as required under section 217 (1) (e) of Companies Act, 1956 read with rule 2 of the Companies Disclosure of particulars in the report of Board of Directors) Rules 1988.

Directors Responsibility Statement:

- a) In the preparation of Annual Accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures:
- b) The directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit or loss of the company for that year.
- c) The directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 1956 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) The directors had prepared the annual accounts on a going concern basis.

For and on behalf of the Board.



SOHAM MODI.
Director

Place: Secunderabad

Date : 03-09-2007.

MODI HOUSING PVT LTD
5-4-187/3 & 4, 3rd Floor, Soham Mansion, M.G.Road
Secunderabad - 500 003.
Assessment Year -2007- 2008

Accounting Year : 01.04.2006 To 31.03.2007
Status : Pvt Ltd Co/Resident
PAN : : AADCM 5906 D/ Ward 2 (1)/Hyd.
Nature of Business : Real Estate Developers/Managers/Underwriters
Date of Incorporation : 31.12.2002

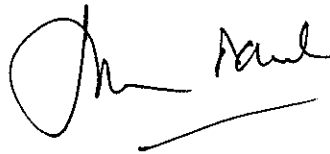
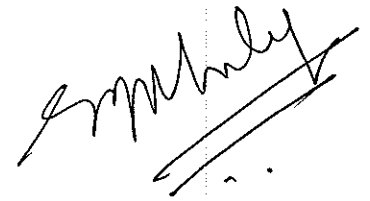
COMPUTATION OF TOTAL INCOME

Income from Business

Net Profit as per Profit & Loss account		4,643,352
Add: Disallowables/items considered separately		
i) Loss from Partnership firm Modi & Modi Constructions	1,508.00	
Add: Disallowables U/s.40(a)(ia)	190,137.00	191,645
		4,834,997
Less: Allowables/Items claimed seperately		
i) Share of Profit from Partnership Firm		-
M/s. Mayflower Heights exempt U/s.10	273,637.00	-
M/s. Modi Ventures exempt U/s.10	4,589,061.12	4,862,698
Total Loss		(27,701)
Tax there on	Nil	
Taxes Paid	Nil	

Note: Statement of Un-absorbed Losses

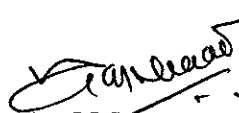
Assessment Year	Business Loss	Date of filing returns	Inward No.
2004-05	1,577	22/09/2005	201000715
2005-06	5,760	07/10/2006	1600000717
2006-07	145,385	24/10/2007	1600001014
2007-08	27,701		
Total Un-absorbed Losses	180,423		

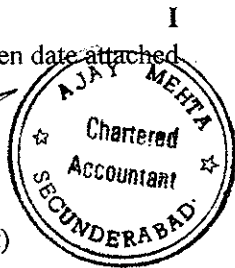



MODI HOUSING PVT LTD
BALANCE SHEET AS ON 31.03.2007

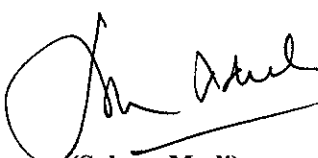
	<u>Schedule</u>	<u>As on</u>		<u>As on 31.03.2006</u>
		<u>31.03.2007</u>		
Sources of Funds				
Share Holders' Funds				
Share Capital	A	100,000.00	100,000.00	
Reserves & Surplus	B	<u>4,515,635.55</u>	<u>4,615,635.55</u>	<u>100,000.00</u>
Loan Funds				
Unsecured Loans from Directors/Share Holders	C	<u>21,658,425.12</u>	<u>21,658,425.12</u>	<u>17,840,066.12</u>
		<u>26,274,060.67</u>	<u>26,274,060.67</u>	<u>17,940,066.12</u>
Investments				
	D		<u>37,355,195.77</u>	<u>17,767,055.63</u>
Current Assets/Loans and Advances				
Sundry Debtors			13,510.00	
Loans & Advances	E	93,867.41		
Cash & Bank Balances	F	<u>1,341,452.15</u>	<u>51,569.15</u>	
		<u>1,435,319.56</u>	<u>65,079.15</u>	
Less: Current Liabilities & Provisions				
1. Other Liabilities	G	<u>12,528,230.66</u>		
Net Current Assets			<u>(11,092,911.10)</u>	<u>30,574.15</u>
Misc. Expenditure				
To the extent not written off or Adjusted	H		<u>11,776.00</u>	<u>142,436.34</u>
			<u>26,274,060.67</u>	<u>17,940,066.12</u>

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


Ajay Mehta
(Chartered Accountant)
MMNo.035449
Place: Secunderabad.
Date: 03-09-2007.



for and on behalf of the Board


(Soham Modi)
Director
Place: Secunderabad.
Date: 03-09-2007.


(Gaurang Mody)
Director

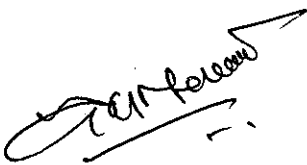
MODI HOUSING PVT LTD
PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31.03.2007

<u>Income</u>	<u>Schedule</u>	<u>As on</u> <u>31.03.2007</u>	<u>As on 31.03.2006</u>
Share of Profit from Modi & Modi Constructions		-	5,335.00
Share of Profit from Modi Ventures		4,589,061.12	-
Share of Profit from Mayflower Heights		273,636.72	-
Share of Profit from Modi Developers		-	93,867.41
		4,862,697.84	99,202.41
 <u>Expenditure</u>			
<u>A) Administration & Other Expenses</u>			
1. Bank Charges		-	1,350.00
2. Audit Fee	8,427.00		3,367.00
3. Filing Fee	10,000.00		-
4. Printing & Stationery	620.00		1,908.00
5. Legal Expenses	5,710.00		-
6. Interest Paid	190,137.00		138,760.00
7. Preliminary Expenses written-off	2,944.00		-
8. Misc.Amounts Written Off	-	217,838.00	0.12
		145,385.12	
B) Share of Loss from Partnership Firms:			
1. Modi Ventures			74,196.78
2. Modi & Modi Constructions	1,507.95	1,507.95	-
		74,196.78	74,196.78
Net Profit/(loss) carried to Balance Sheet		4,643,351.89	(120,379.49)

Notes to Accounts

I

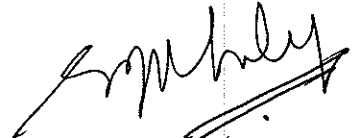
As per my report of even date attached




Ajay Mehta
Chartered Accountant
MMNo.035449
Place: Secunderabad.
Date: 03-09-2007.



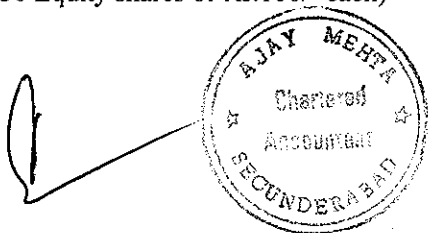
(Soham Modi)
Director
Place: Secunderabad
Date: 03-09-2007.



(Gaurang Mody)
Director

MODI HOUSING PVT LTD
Schedules Forming Part of Accounts for the year Ended 31st March 2007

	As on 31.03.2007	As on 31.03.2006
Schedule "A"		
Share Capital		
Authorised		
10,000 equity shares of Rs. 10/- each.	100,000.00	100,000.00
Issued, Subscribed and Paid up		
10,000 equity Shares of Rs. 10/- each fully paid up.	100,000.00	100,000.00
	100,000.00	100,000.00
Schedule "B"		
Reserves & Surplus		
Profit & Loss Account		
Profit for the year	4,643,351.89	
Less: Balance as per last Balance Sheet	(127,716.34)	0
	4,515,635.55	0
Schedule "C"		
a) Unsecured Loans from Directors/Share Holders		
1. Soham Modi	15,215,966.12	17,840,066.12
2. Modi Properties & Investments Pvt Ltd	5,142,459.00	-
B) Unsecured loans from Others:		
1) Paramount Estates	1,300,000.00	-
	21,658,425.12	17,840,066.12
Schedule "D"		
Investments		
a) Capital in Partnership Firms		
1. Modi & Modi Constructions	7,791,377.05	7,192,885.00
3. Modi Ventures	-	10,480,303.22
4. May Flower Heights	14,012,636.72	-
5. Green Wood Estates	15,506,182.00	-
b) Share Capital in Pvt. Ltd. Co. (Trade-unquoted)		
. Summit Housing Pvt Ltd (450 Equity shares of Rs.100/- each)	45,000.00	-
	37,355,195.77	17,673,188.22



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Schedule "E"**Loans & Advances**

Modi developers	93,867.41		93,867.41
	<u>93,867.41</u>		<u>93,867.41</u>

Schedule "F"**Current Assets/Loans & Advances****Sundry Debtors**

Modi Properties & Investments Pvt Ltd	-		13,510.00
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Cash & Bank Balances

Cash on Hand	1,325,415.00		13,027.00
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Cash at Bank**With Schedule Bank in Current A/c**

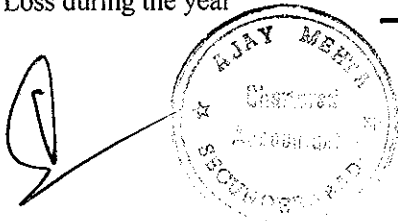
1. State Bank of India	5,779.15		36,917.15
2. HDFC Bank Ltd	10,258.00	1,341,452.15	1,625.00
		<u>1,341,452.15</u>	<u>65,079.15</u>

Schedule "G"**Current Liabilities & Provisions**

1. TDS Payable		39,168.00	31,138.00
2. Audit Fee Payable		8,427.00	3,367.00
3. Modi Ventures		12,480,635.66	-
		<u>12,528,230.66</u>	<u>34,505.00</u>

Schedule "H"**Misc Expenditure (To the extent not written off or adjusted)**

1. Preliminary Expenses			
Balance as per last year	14,720.00		14,720.00
Less: Written off 1/5th	<u>2,944.00</u>	11,776.00	<u>-</u>
			14,720.00
2. Profit & Loss Account			
Balance as per last year	-		7,336.85
Add: Loss during the year	-	-	120,379.49
		<u>11,776.00</u>	<u>127,716.34</u>
			<u>142,436.34</u>



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**STATEMENT PURSUANT TO PART IV OF SCHEDULE VI OF THE
COMPANIES ACT, 1956,
BALANCE SHEET ABSTRACT AND COMPANY'S GENERAL BUSINESS
PROFILE.
MODI HOUSING PVT LTD.**

I. Registration Details:

Registration No.	01-40192	State Code	01
Balance Sheet Date.	31.03.2007		
	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 Mobilisation and deployment of Funds (Amount in Rupees)

Total Liabilities	26,274	Total Assets	26,274
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Sources of Funds:

Share Capital	100	Reserves & Surplus	4515
Application money	0	Unsecured Loans	21,658
Secured Loans	Nil		

Application of Funds:

Net Fixed Assets	-	Investments	37,355
Net Current Assets	(11,093)	Misc. Expenditure	12
Accumulated Losses			

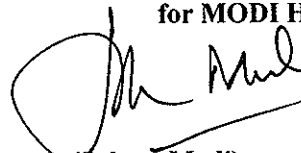
IV. Performance of Company (Amount in Rupees Thousands):

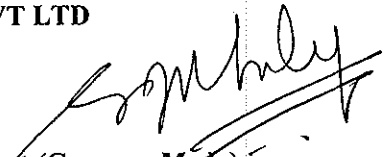
Turnover		Total Expenditure	219
Profit/Loss before tax	2643	Profit/Loss after tax	4643
Earning per share	Nil	Dividend	Nil

V. Generic Names of Three principal products/Services of Company (as per Monetary Terms):

Item code No.	N. A.	Product Description
(ITC Code) Product	N. A.	Real Estate Managers/ Developers

for MODIHOUSING PVT LTD


(Soham Modi)
Director


(Gaurang Mody)
Director.

Schedule "I" Notes to Accounts

1. Significant Accounting Policies.

a) Accounting Conventions

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

b) Basis of Preparation:

The financial statements have been prepared to comply in all material aspect with mandatory accounting standards issued by the Institute of Chartered Accountants of India and the relevant provisions of companies Act, 1956.

c) Misc. Expenditure:

Preliminary expenses are written off over a period of 5 years beginning from the year in which commercial activity is commenced.

d) Taxation:

Current tax is determined as the amount of tax payable in respect of taxable income for the year. The deferred tax for timing difference between the book and tax profit for the year is accounted using tax rates and tax laws that have been enacted or substantially enacted at the Balance Sheet date. Deferred Tax assets arising from the timing difference are recognized to the extent that there is reasonable certainty that sufficient future taxable income will be available.

d) The Company is a partner in the following partnership firms :

1. Modi Ventures:

Name of the Partner	Capital as on 31/03/2007	Share in Profit/ Loss
Modi Housing Pvt Ltd	(12480635.00)	45%
Ashish P. Modi	2158257.96	25%
Nirav P. Modi	2167257.96	25%
Gaurang Mody	511651.60	05%

2. Modi & Modi Constructions

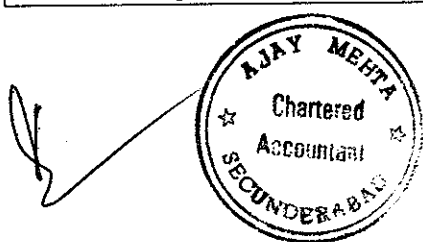
Name of the Partner	Capital as on 31/03/2007	Share in Profit/ Loss
Modi Housing Pvt Ltd	7791377.05	45%
Modi & Modi Real Estates Pvt Ltd	2103827.05	45%
Ashish P.Modi	200425.15	05%
Gaurang Mody	425.20	05%

3. Mayflower Heights

Name of the Partner	Capital as on 31-03-2007	Share in Profit Loss
Modi Housing Pvt. Ltd.	14012636.72	25%
G.S. Kholi	2737636.12	25%
Tejas Mehta	5373636.72	25%
C. srinivas Rao	17664182.03	15%
Green Space Properties	2609454.09	10%

4. Green Wood Estates

Name of the Partner	Capital as on 31-03-2007	Share in Profit Loss
Meet B. Mehta	5500000.00	30%
K. Sridevi	3900000.00	30%
Modi Housing Pvt. Ltd.	15506282.00	40%

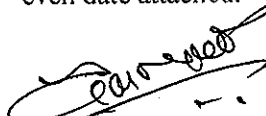


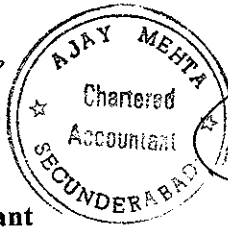
A handwritten signature in black ink, appearing to be "Ajay Mehta".

A handwritten signature in black ink, appearing to be "Srinivas Rao".

2. The additional information pursuant to the provisions of Schedule VI of the Companies Act, 1956 is either Nil or not applicable.
3. Previous year. figures are regrouped/re-arranged, wherever necessary.

As per my report of
even date attached.

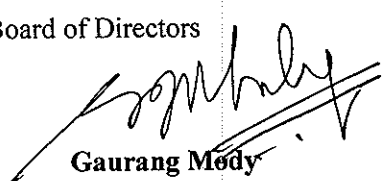

Ajay Mehta
Chartered Accountant
M.M.NO.035449.
Place : Secunderabad
Date : 03-09-2007..



for and on behalf of the Board of Directors


Soham Modi
(Director)

Place : Secunderabad
Date : 03-09-2007.


Gaurang Medy
(Director)