

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4S (SUGAM), ITR-4 , ITR-5, ITR-6, ITR-7 transmitted electronically with digital signature]

Assessment Year

2014-15

PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION	Name			PAN			
	MODI HOUSING PRIVATE LIMITED			AADCM5906D			
	Flat/Door/Block No	Name Of Premises/Building/Village			Form No. which has been electronically transmitted	ITR-6	
	5-4-187/3 AND 4,3RD FLOOR	SOHAM MANSON					
	Road/Street/Post Office	Area/Locality			Status	Pvt Company	
	M.G.ROAD	RANIGUNJ					
	Town/City/District	State	Pin				
	SECUNDERABAD	ANDHRA PRADESH	500003				
Designation of AO(Ward/Circle)			Original or Revised				
WARD (2) I HYD			ORIGINAL				
E-filing Acknowledgement Number			Date(DD/MM/YYYY)				
374488351290914			29-09-2014				
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	
	3a	Current Year loss, if any			3a	22219	
	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	0	
			b	TDS	7b	0	
			c	TCS	7c	0	
d			Self Assessment Tax	7d	0		
e			Total Taxes Paid (7a+7b+7c +7d)	7e	0		
8	Tax Payable (6-7e)			8	0		
9	Refund (7e-6)			9	0		

This return has been digitally signed by SOHAM MODI in the capacity of DIRECTORhaving PAN ABMPM6725H from IP Address 183.82.233.194 on 29-09-2014 at SECUNDERABADDsc SI No & issuer 1074423CN=e-Mudhra Sub CA for Class 2 Individual 2014, OU=Certifying Authority, O=eMudhra Consumer Services Limited, C=IN**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

MODI HOUSING PVT. LTD.

5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, M.G. ROAD, SECUNDERABAD – 500 003.

DIRECTOR'S REPORT

To
The Members,

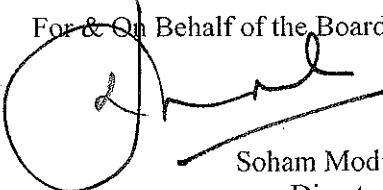
The Directors have pleasure in presenting the Eleventh Annual Report and the Audited Accounts for the Financial Year ended 31-03-2014 together with Auditor's Report thereon.

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 estate.
3. Mr. Ajay Mehta Chartered Accountant will retire at the ensuing annual general meeting and is eligible for re-appointment.
4. The company has not accepted or invited deposits from the public.
5. 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 has been followed along with proper explanation relating to material departures:
- b) The directors has selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give 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 the year.
- c) The Directors has 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 & On Behalf of the Board



Soham Modi
Director

Place : Secunderabad

Date :

NOTICE OF THE ANNUAL GENERAL MEETING

Notice is hereby given that the Eleventh Annual General Meeting of **MODI HOUSING PVT. LTD.** will be held on Tuesday, September 30, 2014 at 12:00 P.M.. at the Registered Office of the company i.e. 5 – 4- 187/3 & 5 – 4- 187/4 'SOHAM MANSION', M. G. Road, Secunderabad - 500003 to transact the following business:

ORDINARY BUSINESS:

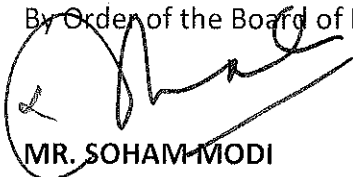
1. To receive consider and adopt the Audited Statement of Profit & Loss for the year ended March 31, 2014 and the Balance Sheet as at that date together with the Reports of the Board of Directors and the Auditors thereon.

2. Appointment of Auditors

To consider and if thought fit to pass with or without modification(s) the following resolution as an Ordinary Resolution:

“**RESOLVED** that pursuant to the provisions of Section 139 and other applicable provisions, if any, of the Companies Act 2013 and the Rules framed thereunder, as amended from time to time, Mr. Ajay Mehta, Chartered Accountant (Membership No.: 035449), be and is hereby re-appointed as Auditors of the Company to hold office from the conclusion of this Annual General Meeting (AGM) till the conclusion of the Eleventh AGM of the company to be held in 2019 (subject to ratification of their appointment at every AGM), at such remuneration plus service tax, as may be mutually agreed between the Board of Directors of the Company and the Auditor.”

By Order of the Board of Directors



MR. SOHAM MODI

Director

21th August 2014

Registered Office:

5 – 4- 187/3 & 5 – 4- 187/4 'SOHAM MANSION'

M. G. Road

Secunderabad - 500003

Telangana

CIN No.: U45200TG2002PTC040192

NOTES:

1. A member entitled to attend and vote at the meeting is entitled to appoint one or more proxies to attend and vote instead of himself and that the proxy need not be a member of the company.

The instrument appointing proxy, in order to be effective, must be deposited at the Company's Registered Office duly completed and signed, not less than FORTY EIGHT HOURS before the meeting.

By Order of the Board of Directors



MR. SOHAM MODI

Director

21th August 2014

Registered Office:

5 - 4- 187/3 & 5 - 4- 187/4 'SOHAM MANSION'

M. G. Road

Secunderabad - 500003

Telangana

CIN No.: U45200TG2002PTC040192

MODI HOUSING PVT LTD
5-4-187/3 & 4, 3rd Floor, Soham Mansion, M.G.Road
Secunderabad - 500 003,
Assessment Year -2014-2015

Accounting Year : 01.04.2013 To 31.03.2014
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

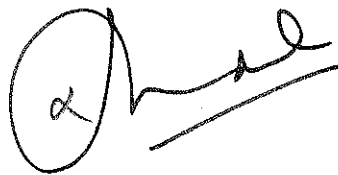
COMPUTATION OF TOTAL INCOME

Income from Business

Net Profit before tax as per Profit & Loss account	248,672	
Less: Allowables/Items claimed seperately		
i) Share of Profit from Partnership Firm		
M/s. Modi Ventures exempt u/s.10	3,983,489	
	3,983,489	
Add: Disallowable items considered seperately:		
i) Share of Loss from Partnership Firm		
M/s. Nilgiri Estates exempt u/s.10	15,184	
M/s. Modi & Modi Constructions (Previous year difference)	63,826	
M/s. Modi & Modi Constructions	1,417,385	
M/s. Green Wood Estates	344,267	
M/s. Green Wood Builders	32,155	
ii) Interest paid on Borrowals for Investments in partnership firm	1,839,780	
disallow u/s.14A	3,712,596	(270,893)
Total Loss		(22,220)
Tax there on	Nil	
Taxes Paid	Nil	

Note: Statement of Un-absorbed Losses

Assessment Year	Business Loss	Date of filing returns
2004-05	1,577	22-09-2004
2005-06	5,760	07-10-2005
2006-07	6,625	24-10-2006
2007-08	27,701	27-10-2007
2008-09	1,033,157	26-09-2008
2009-10	27,822	07-10-2009
2010-11	57,690	21-09-2010
2011-12	26,471	28-09-2011
2012-13	23,334	28-09-2012
2013-14	35,807	24-09-2013
2014-15	22,220	
Total Un-absorbed Losses	1,268,164	



MODI HOUSING PVT. LTD.
Balance Sheet as at 31st March, 2014

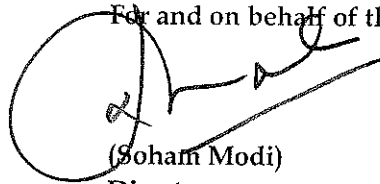
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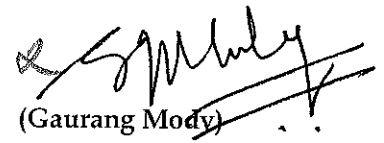
Particulars	Note No.	As at 31st March, 2014		As at 31st March, 2013	
I. EQUITY AND LIABILITIES					
1 Shareholders' funds					
(a) Share capital	1	204,000		204,000	
(b) Reserves and surplus	2	95,813,191	96,017,191	95,564,519	95,768,519
2 Current Liabilities					
(a) Short-term Borrowings	3		9,213,050	34,493,769	
(b) Other current liabilities	4		359,822	113,377	34,607,146
TOTAL			105,590,063		130,375,663
II. ASSETS					
Non-current assets					
1 (a) Non-current investments	5	91,601,592	91,601,592	126,307,355	126,307,355
2 Current assets					
(a) Cash and Bank balances	6	236,431		2,068,310	
(b) Loans & Advances	7	13,751,000		2,000,000	4,068,310
(c) Other Current Assets	8	1,040	13,988,471		
TOTAL			105,590,063		130,375,663
Significant Accounting Policies	12				
Notes to Financial Statements	1 to 12				

As per my Report of even date

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 21-08-2014

For and on behalf of the Board


(Soham Modi)
Director


(Gaurang Mody)
Director

MODI HOUSING PVT. LTD.
Statement of Profit and Loss for the year ended 31st March, 2014

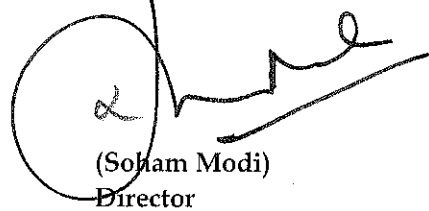
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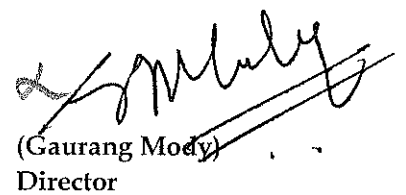
Particulars		Note No.	Year ended 31st March,2014		Year ended 31st March,2013	
INCOME :						
I.	Revenue from operations	9	3,983,489		14,858,302	
II.	Other income	-	10,397		30,564	
III.	Total Revenue(I+II)			3,993,886		14,888,866
IV. EXPENSES :						
	Audit Fees	-	8,989		8,989	
	ROC Expenses	-	-		600	
	Financial Costs	10	1,843,269		1,044,997	
	Admin Expenses	11	20,139		33,321	
	Share of Loss from Partnership Firms	-	1,872,816		992,838	
V	Total expenses			3,745,214		2,080,746
VI.	Profit/(Loss) before tax (V-III)			248,672		12,808,120
VII.	Tax expense:					
	(1) Current tax		-		-	
	(2) Deferred tax		-		-	
VII.	Net Profit for the period(VI-VII)			248,672		12,808,120
VIII.	Earnings per equity share:					
	(1) Basic			12		1,392
	Significant Accounting Policies	12				
	Notes to Financial Statements	1 to 12				

As per my Report of even date

For and on behalf of the Board

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date 21-08-2014


(Soham Modi)
Director


(Gaurang Mody)
Director

MODI HOUSING PVT. LTD.
Notes on Financial Statements for the Year ended 31st March, 2014

The previous year figures have been regrouped / reclassified, wherever necessary to conform to the current year presentation

Note No. 1 SHARE CAPITAL

(in `)

Share Capital	As at 31st March, 2014	As at 31st March, 2013
Authorised Share Capital		
10,000 Equity Shares of ` 10/- each	500,000	500,000
Issued, Subscribed & Paid up Share Capital		
20,400 Equity Shares of ` 10/- each fully paid	204,000	204,000
Total	204,000	204,000

Note No. 1.1 The reconciliation of the number of shares outstanding is set out below :

(in `)

Particulars	As at 31st March, 2014		As at 31st March, 2013	
	No. of shares	Amount	No. of shares	Amount
Shares outstanding at the beginning of the year	20,400	204,000	20,400	204,000
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	20,400	204,000	20,400	204,000

Note No. 1.2 The details of Shareholders holding more than 5% shares :

SR NO	Name of Shareholder	As at 31st March, 2014		As at 31st March, 2013	
		No. of Shares held	% of Holding	No. of Shares held	% of Holding
1	Tejal Modi	100	0.49%	100	0.49%
2	Modi Properties & Inv. Pvt. Ltd.	10400	50.98%	10400	50.98%
3	Soham Modi	9800	48.04%	9800	48.04%
4	Gaurang Mody	100	0.49%	100	0.49%
	Total	20400	100.00%	20400	100.00%

Note No. 2 RESERVES AND SURPLUS

RESERVES AND SURPLUS	As at 31st March, 2014	As at 31st March, 2013
a) General Reserve		
As per last balance sheet	79,964,519	67,156,399
(+) Net Profit/(Net Loss) For the current year	248,672	12,808,120
b) Securities Premium		
As per last balance sheet	15,600,000	15,600,000
Total	95,813,191	95,564,519

Note No. 3 SHORT TERM BORROWINGS

Short Term Borrowings	As at 31st March, 2014	
	Non Current	Current
Unsecured		
(a) Loans and advances from related parties		
From Soham Modi (Director)	9,131,051	32,534,093
Modi Builders & Infrastructure Pvt.Ltd.	81,999	1,951,701
Gaurang Mody	-	7,975
Total	9,213,050	34,493,769

Note No. 4 OTHER CURRENT LIABILITIES

(in `)

Other Current Liabilities	As at 31st March, 2014	As at 31st March, 2013
(a) Statutory Dues		
TDS Payable	183,979	104,388
(b) Others		
Audit Fees Payable	8,989	8,989
Consultancy Charges payable	16,854	

MODI HOUSING PVT. LTD.
Notes on Financial Statements for the Year ended 31st March, 2014

Deposits	150,000	-
Total	359,822	113,377

Note No 5 NON CURRENT INVESTMENTS

Non-current investments	As at 31st March 2014	As at 31st March 2013
Trade investments (valued at cost)		
Unquoted instruments		
Investments in Associates		
1. (45%) (Previous year 45%) share is profits of partnership firm Modi & Modi Constructions - Capital Account	31,543,691.13	7,228,416.22
2. (40%) (Previous year 40%) share is profits of partnership firm Green Wood Estates - Capital Account	40,624,485.43	80,836,501.97
3. (36.50%) (Previous year 36.50%) share is profits of partnership firm Nilgi Estates - Capital Account	26,804,727.98	26,005,702.14
4. (36.50%) (Previous year 36.50%) share is profits of partnership firm Modi Ventures - Capital Account	-12,444,157.69	12,136,734.23
5. (50%) share is profits of partnership firm Green Wood Builders - Capital Account	4,972,845.40	-
Investments in Pvt. Ltd. Co. (Trade-unquoted)		
1. Summit Housing Pvt. Ltd. (10,000 equity shares Rs.10/- each)	100,000.00	100,000.00
Total	91,601,592.25	126,307,354.56

Note No. 5.1 Details of investments in partnership firm

Investments in Modi & Modi Constructions

Share of partner in Profits (%)

Sl.No.	Name of the Partner	As at 31st March 2014	As at 31st March 2013
1	Modi Housing Pvt. Ltd.	45%	45%
2	Modi & Modi Financial Services Pvt. Ltd.	45%	45%
3	Ashish Modi	5%	5%
4	Gaurang Mody	5%	5%
Total capital of the firm (Amount in Rs.)		56,443,572.98	21,937,529.18

Investments in Green Wood Estates

Share of partner in Profits (%)

Sl.No.	Name of the Partner	As at 31st March 2014	As at 31st March 2013
1	Modi Housing Pvt. Ltd.	40%	40%
2	Meeth Metha	30%	30%
3	K Sridevi	30%	30%
Total capital of the firm (Amount in Rs.)		117,112,085.63	155,810,323.99

Investments in Nilgiri Estates

Share of partner in Profits (%)

Sl.No.	Name of the Partner	As at 31st March 2014	As at 31st March 2013
1	Modi Housing Pvt. Ltd.	36.50%	36.50%
2	Modi & Modi Financial Services Pvt. Ltd.	37.50%	37.50%
3	Gaurang Mody	1.00%	1.00%
4	JMK GEC Realtors Pvt. Ltd.	12.50%	12.50%
5	SDNMKJ Realty Pvt. Ltd.	12.50%	12.50%
Total capital of the firm (Amount in Rs.)		82,331,756.06	81,374,639.50

Investments in Modi Ventures

Share of partner in Profits (%)

Sl.No.	Name of the Partner	As at 31st March 2014	As at 31st March 2013
1	Modi Housing Pvt. Ltd.	45.00%	45.00%
2	Ashis P Modi	45.00%	45.00%
3	Nirav Modi	25.00%	25.00%
4	Gaurang Modi	5.00%	5.00%
Total capital of the firm (Amount in Rs.)		3,325,256.81	11,999,808.17

MODI HOUSING PVT. LTD.
Notes on Financial Statements for the Year ended 31st March, 2014

Investments in Green Wood Builders

Share of partner in Profits (%)

Sl.No.	Name of the Partner	As at 31st March 2014	As at 31st March 2013
1	Modi Housing Pvt. Ltd.	50.00%	50.00%
2	Anand Mehta	5.00%	5.00%
3	Kusum Mehta	45.00%	45.00%
Total capital of the firm (Amount in Rs.)		9,938,390.68	-

Note No. 6 CASH AND BANK BALANCES

(in `)

Cash and Bank balances	As at 31st March, 2014	As at 31st March, 2013
a. Balances with banks in scheduled Banks	186,431.26	2,018,310.30
b. Cash on hand	50,000	50,000.00
Total	236,431	2,068,310

Note No. 7 SHORT TERM LOANS AND ADVANCES

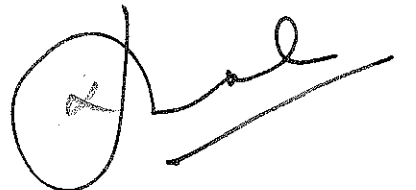
Short-term loans and advances	As at 31st March, 2014	As at 31st March, 2013
a) Loans		
Others	0	-
Related Parties	13,751,000	2,000,000
Total	13,751,000	2,000,000

Note No. 8 OTHER CURRENT ASSETS

(in `)

Other current assets	As at 31st March, 2014	As at 31st March, 2013
Advance Taxes	1,040	-
Total	1,040	-

This is an all-inclusive heading, which incorporates current assets that do not fit into any other asset categories.



MODI HOUSING PVT. LTD.

Notes on Financial Statements for the Year ended 31st March, 2014

Note No. 9 REVENUE FROM OPERATIONS

(in `)

Revenue from Operations	As at 31st March, 2014	As at 31st March, 2013
Share of Profit from Partnership Firms		
a) Modi Ventures	3,983,489.08	8,811,406
b) Green Wood Estates	-	3,154,432
c) Modi & Modi Cosnstructions	-	2,892,464
Total	3,983,489.08	14,858,302

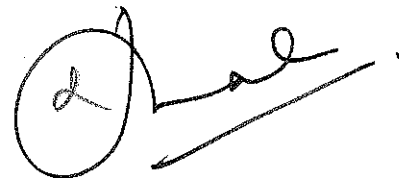
NOTE No. 10

Disclosure pursuant to Note no. 3 of Part II of Schedule VI to the Companies Act, 1956

Finance costs	As at 31st March, 2014	As at 31st March, 2013
a) Interest expense		
On Bank loans	-	-
On other loans	1,839,780.00	1043880
b) Bank charges	3,489.34	1,117
Total	1,843,269.34	1,044,997

NOTE No. 11

Other expenses	As at 31st March, 2014	As at 31st March, 2013
Consultancy charges	20,139.00	21,836
Interest on TDS	-	8,220
Printing and Stationery	-	3,100
IT Representation	-	165
Total	20,139.00	33,321



Schedule "12" Notes to Accounts

1. Significant Accounting Policies.

a) Accounting Conventions

The accounts has been prepared using historical cost conventions and on the basis of a going concern concept and in accordance with generally accepted accounting principles in India (GAAP India). The revenues recognized and expenses incurred on accrual basis.

b) Misc. Expenditure

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

c) 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 of 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.

2. The company is a small and medium sized company (SMC) as defined in the general instruction in respect of accounting standards notified under companies / accounting standards rules 2006. Accordingly, the company has complied with the accounting standards as applicable to a small and medium sized company.

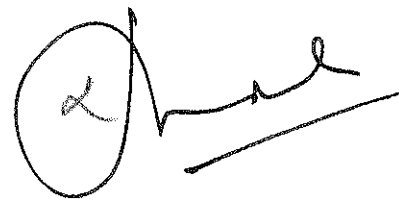
3. The Company is a partner in the following partnership firms:

i.) Modi Ventures

Name of the partner	Capital as on 31-3-14	Capital as on 31-3-13	Share in Profit/(Loss)
Modi Housing Pvt. Ltd	-1,24,44,157.69	1,21,36,734.23	45%
Ashish P Modi	25,27,484.29	3,14,434.80	25%
Nirav Modi	4,15,319.28	-17,97,730.21	25%
Gaurang Modi	1,38,979.24	13,46,369.35	05%

ii.) Modi & Modi Constructions

Name of the partner	Capital as on 31-3-14	Capital as on 31-3-13	Share in Profit/(Loss)
Modi Housing Pvt. Ltd	3,15,43,691.13	71,64,590.02	45%
Modi & Modi Financial Services Ltd..	2,39,27,897.13	1,33,45,282.02	45%
Ashish Modi	9,12,916.42	10,70,403.73	05%
Gaurang Mody	-1,50,233.70	3,57,253.52	05%



iii **Green Wood Estates**

Name of the partner	Capital as on 31-3-14	Capital as on 31-3-13	Share in Profit/(Loss)
Modi Housing Pvt. Ltd.	4,06,24,485.43	8,08,36,501.97	40%
Meet Mehta	5,20,47,710.10	3,93,05,910.01	30%
K. Sridevi	2,44,39,890.10	3,56,67,912.01	30%

iv.) **Nilgiri Estates**

Name of the partner	Capital as on 31-3-14	Capital as on 31-3-13	Share in Profit/(Loss)
Modi Housing Pvt. Ltd	2,68,04,727.98	2,60,05,702.14	36.50%
Gaurang Modi	-416.03	-1,49,507.03	01.00%
Modi & Modi Financial Services Ltd.	2,25,10,148.94	2,25,25,749.11	37.50%
JMK GEO Relators Pvt. Ltd.	1,64,91,147.59	1,64,96,347.64	12.50%
SDN MKJ Realty Pvt. Ltd.	1,64,91,147.59	1,64,96,347.64	12.50%

v.) **Green Wood Builders**

Name of the partner	Capital as on 31-3-14	Capital as on 31-3-13	Share in Profit/(Loss)
Anand Mehta	49,94,484.34	--	5%
Kusum Mehta	28,939.19	--	45%
Modi Housing Pvt.Ltd.	49,72,845.34	--	50%

4. The additional information pursuant to the provisions of schedule VI of the Companies Act, 1956 is either Nil or not applicable.

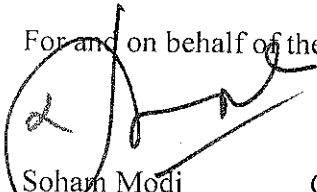
5. Previous year figures are regrouped/re-arranged, wherever necessary.

As per my report of
Even date attached.

Ajay Mehta
Chartered Accountant
M.No.035449

Place : Secunderabad.
Date :

For and on behalf of the Board of Directors.


Soham Modi
Director.


Gaugang Modg
Director.

Place : Secunderabad.
Date :