

**MODI PROPERTIES & INVESTMENTS PVT LTD**  
**5-4-187/ 3 & 4, SOHAM MANSION**  
**M.G. ROAD, SECUNDERABAD - 500 003.**

*Filed on*  
*1/12/97*  
*Inv. NO H 3344*

**Assessment Year 1997-98**

**Accounting Year** 01.04.1996 To 31.03.1997  
**Status** Pvt Ltd Co.  
**G.I.R No.** M-7/Circle 4(7)/Hyd.  
**Nature Of Business** Real Estate Developers/Managers  
**Date of Incorporation** 28/06/1994.

**COMPUTATION OF INCOME**

**Income from Business:**

Net Profit as per Profit & Loss Account	65,936
<b>Less:</b> Un absorbed Business Loss for the Asst Year 1996-97	1,44,660
<b>Loss to be carried forward</b>	<b>78,724</b>

Computation of Income u/s. 115 JA	
Net Profit as per P & L A/c.	Rs. 65,936
Less: Adjustments	Nil
Book Profit	Rs. 65,936
30% of Book Profit deemed as Income	Rs. 19,780
Tax there on comes to	Rs. 7,912
Less: Taxes Paid:	
T.D.S on Rent	Rs. 1,17,958
Balance Refundable	Rs. 1,10,046

**For Modi Properties & Investments Pvt. Ltd**

*Jamshed Modi*  
Director

# MODI PROPERTIES & INVESTMENTS PVT LTD

5-4-187/ 3 & 4, IIND FLOOR  
SOHAM MANSION,  
M.G. Road,  
SECUNDERABAD - 500 003.

## NOTICE:

NOTICE is hereby given that the Third Annual General Meeting of Modi Properties & 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 29<sup>th</sup> September 1997 at 11:30 am., to transact the following business:

## ORDINARY BUSINESS:

1. To consider and adopt the audited balance sheet as on 31/03/1997 and the reports of the directors and auditor's thereon.
2. To appoint Ajay Mehta, Chartered Accountant, the retiring 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: 05/09/1997.

## 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, IIND FLOOR  
SOHAM MANSION,  
M.G. Road,  
SECUNDERABAD - 500 003.

## DIRECTORS REPORT

To  
The Members,

The Directors have pleasure in presenting the Third Annual Report and the audited accounts for the financial year ended 31/03/1997, together with auditor's report thereon.

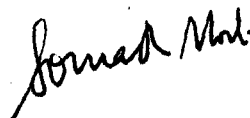
During the year the company has acted as real estate agent and has received brokerage of Rs. 1,92,500/-. The rent receipts on the under written property during the year aggregated to Rs. 5,39,400/-. The company has purchased a land of 1 acre 10 guntas for Rs. 12,00,000/- at Mallapur, Uppal Mandal, R. R. District for development. The company made a profit of Rs. 65,936/- during the year.

Mr. Ajay Mehta, Chartered Accountant will retire at the ensuring annual general meeting and is eligible for re-appointment.

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/- (Rupees Twenty Five Thousand Only) per month if employed for part of the year.

The company has not accepted deposits from the public.

For and on behalf of the Board.



SOURABH MODI

DIRECTOR.

Place: Secunderabad.

Date: 05/09/1997.

8333/5  
832635

**Ajay Mehta**  
B.Com, F.C.A.

5-4-187/3&4, Soham Mansion,  
2nd Floor, Above Bank of Baroda,  
M.G. Road, Secunderabad.-500 003.

Date .....

### 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 31<sup>st</sup> March, 1997, and the profit and loss account for the year ended on that date.

I report that:

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.

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.

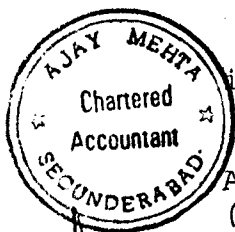
The Balance Sheet and profit and loss account dealt with by this report is in agreement with the books of account.

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 31/03/1997 and

ii. in the case of profit and loss account of the profit of the company for the year ended on that date.

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



☎ : 833375  
832635

**Ajay Mehta**  
B.Com, F.C.A.

5-4-187/3&4, Soham Mansion,  
2nd Floor, Above Bank of Baroda,  
M.G. Road, Secunderabad.-500 003.

Date .....

-2-

In my opinion the valuation of inventory is fair and proper and is in accordance with normally accepted accounting principles.

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.

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.

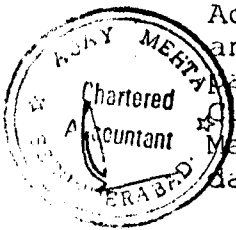
Loans and advances in the nature of loans have not been given to employees and other parties.

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.

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.

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.

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 Exercise Duty were outstanding as at 31<sup>st</sup> March, 1997 for a period of more than six months from the date they became payable.



☎ : 833375  
832635

**Ajay Mehta**

B.Com, F.C.A.

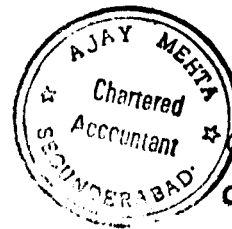
5-4-187/3&4, Soham Mansion,  
2nd Floor, Above Bank of Baroda,  
M.G. Road, Secunderabad.-500 003.

Date .....

-3-

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.

Other Provisions of the said orders are not applicable to the Company.



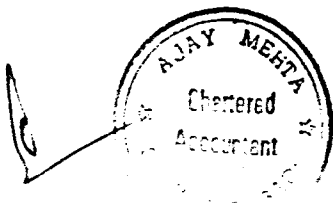
*Ajay Mehta*  
Ajay Mehta  
Chartered Accountant

**Place:** Secunderabad.

**Date:** 05/09/1997.

**MODI PROPERTIES & INVESTMENTS PVT LTD**  
**5-4-187/ 3 & 4, SOHAM MANSION**  
**M.G. ROAD, SECUNDERABAD - 500 003.**  
**Balance Sheet As On 31/03/1997.**

<u>Sources of Funds</u>	<u>Schedule</u>	<u>As On</u>		<u>As On</u>
<u>Share Holders Funds</u>		<u>31/03/1997</u>		<u>31/03/1996</u>
1. Share Capital	'A'	2,000.00	-	2,000.00
2. Share Application Money		9,00,000.00	-	7,10,000.00
3. Unsecured Loans	'B'	12,42,509.60	-	-
		-----		-----
	<b>Total</b>	<b>21,44,509.60</b>		<b>7,12,000.00</b>
		-----		-----
 <u>Application of Funds</u>				
<u>1. Fixed Assets</u>				
Gross Block	'C'	25,150.00		
Less: Depreciation		3,144.00		
		-----		
Net Block		22,006.00		-
<u>2. Investments</u>				
<u>3. Current Assets/Loans &amp; Advances</u>				
a) Inventories		15,92,264.00	2,40,000.00	
b) Sundry Debtors		3,15,700.00	18,900.00	
c) Cash & Bank Balances		84,177.55	8,719.00	
d) Loans & Advances		1,17,958.00	3,00,000.00	
		-----	-----	
		21,10,099.55	5,67,619.00	



*James M. M.*

**3. Less: Current Liabilities & Provisions**

'F'

Sundry Creditors

6,92,122.00

3,20,879.00

**Net Current Assets**

14,17,977.55

2,46,740.00

**4. Misc Expenditure**

To the Extent not written Off or Adjusted

'G'

87,204.05

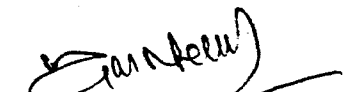
1,54,200.00

21,44,509.60

7,12,000.00

Notes to Accounts 'K'  
As per my report of even date attached.

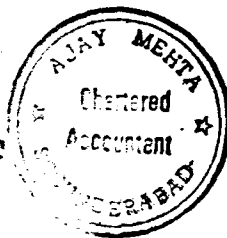
FOR & ON BEHALF OF THE BOARD

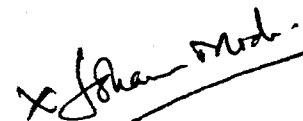
  
(Ajay Mehta)

**CHARTERED ACCOUNTANT**

Place: Secunderabad

Date: 05/09/1997

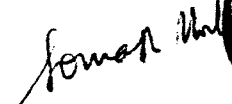




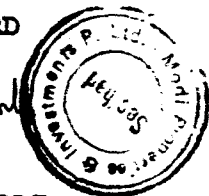
**SOHAM MODI  
DIRECTOR**

Place: Secunderabad

Date: 05/09/1997.



**SOURABH MODI  
DIRECTOR**



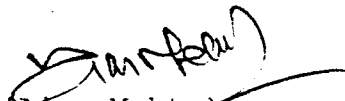




**MODI PROPERTIES & INVESTMENTS PVT LTD**  
**PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31/03/1997.**


	Schedule	1996-97	1995-96
<b>Income</b>			
Rent Receipts	'H'	5,39,400.00 ✓	1,81,899.00
Brokerage Received		1,92,500.00 ✓	-
Interest Received		-	756.00
		-----	-----
		7,31,900.00	1,82,655.00
<b>Expenditure</b>			
Direct Expenses	'I'	5,40,379.50	2,96,281.00
Administration & Other Expenses	'J'	1,22,440.55	31,034.00
Depreciation		3,144.00 ✓	-
		-----	-----
		6,65,964.05	3,27,315.00
<b>Profit For The Year Carried to Balance Sheet.</b>		----- 65,935.95 -----	----- (-) 1,44,660.00 -----

Notes to Accounts 'K'  
 As per my report of even date attached.

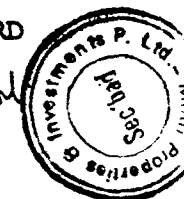
  
 (Ajay Mehta)  
**CHARTERED ACCOUNTANT.**  
 Place: Secunderabad  
 Date: 05/09/1997



FOR & ON BEHALF OF THE BOARD

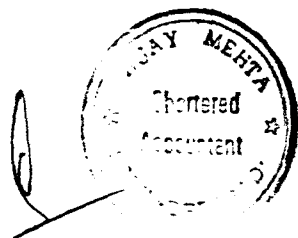
  
**SOHAM MODI**  
 DIRECTOR  
 Place: Secunderabad  
 Date: 05/09/1997

  
**SOURABH MODI**  
 DIRECTOR



**MODI PROPERTIES & INVESTMENTS PVT LTD**  
**SCHEDULES FORMING PART OF ACCOUNTS FOR THE YEAR ENDED 31/03/1997.**

	As on 31/03/1997	As on 31/03/1996
<b><u>Schedule 'A':</u></b>		
<b><u>Share Capital</u></b>		
<b><u>Authorized</u></b>		
10,000 equity shares of Rs.100/- each.	10,00,000.00 =====	10,00,000.00 =====
<b><u>Issued, Subscribed and Paid up</u></b>		
20 equity shares of Rs.100/- each	2,000.00 =====	2,000.00 =====
<b><u>Schedule 'B':</u></b>		
Unsecured Loans from Directors/ Share Holders.		
1.Soham Modi	6,100.00	-
2.Sourabh Modi	21,910.00	-
3.Satish Modi	12,14,499.60 =====	-
	12,42,509.60 =====	-
<b><u>Schedule 'C':</u></b>		
<b><u>Fixed Assets</u></b>		
Gross Block (Additions during the year - Bajaj Chetak Scooter)	25,150.00	-
<b><u>Less:</u></b> Depreciation	3,144.00 -----	-
Net Block	22,006.00 =====	-



For Modi Properties & Investments Pvt. Ltd.  
*Sourabh Modi*  
 Director

**Schedule 'D'**

Investments

Capital in partnership firm M/s.  
Modi Constructions

6,17,322.00

3,11,060.00

**Schedule 'E'**

**Current Assets/ Loans & Advances**

1. Inventories

a) Tenancy rights (Valued at cost less written off) 1,80,000.00

2,40,000.00

b) Land at Mallapur (at cost) 14,12,264.00

2,40,000.00

15,92,264.00

2. Sundry Debtors (Unsecured, considered good)

a) Outstanding for less than 6 months

15,700.00

16,900.00

3. Cash & Bank Balances

Cash on Hand

126.55

8,719.00

Cash at Bank

With Scheduled

Banks in Current Account.

84,051.00

84,177.55

8,719.00

4. Loans & Advances (Unsecured, considered good)

Rent deposit with Mr. Pramod Modi.

3,00,000.00

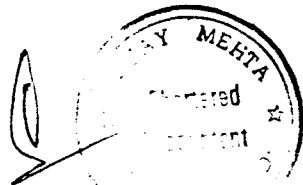
3,00,000.00

b) TDS

1,17,958.00

21,10,009.55

5,67,819.00



For Modi Properties & Investments Pvt. Ltd.

*Rajesh Mehta*

Director

**Schedule 'F'**

**Current Liabilities & Provisions**

a) Sundry Creditors	6,35,952.00	2,40,100.00
b) Bank of Baroda book overdraft	-	25,429.00
c) Outstanding Liabilities for expense	50,170.00	47,850.00
d) TDS Payable	6,000.00	7,500.00
	=====	=====
	6,92,122.00	3,20,879.00
	=====	=====

**Schedule 'G'**

Misc Expenditure

1. Preliminary Expenses.

Balance as per Last Balance Sheet. 9,540.00

Less: Written Off During the year 1,060.00

8,480.00

2. Profit & Loss A/c. Balance as per Last Balance Sheet.

1,44,660.00

Less: Profit during the year.

65,935.95

78,724.05

87,204.05

**Schedule 'H'**

**i) Rent Receipts**

a) Vorin Laboratories

2,39,400.00

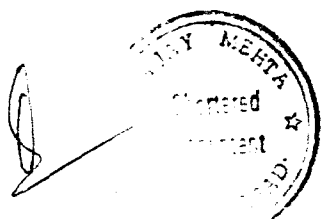
1,18,899.00

b) I G A Banaras

3,00,000.00

5,39,400.00

1,18,899.00



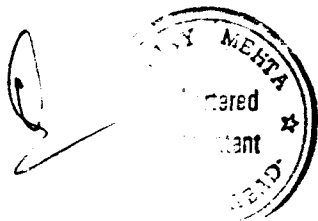
For Modi Properties & Investments Pvt. Ltd.

*James M. M.*

Director

**Schedule 'I'**  
**Direct Expenses**  
**Outstanding for less than 6**  
**months.**

i) Rent on Leased Premises	3,15,000.00	1,25,000.00
ii) Brokerage Paid	38,000.00	10,000.00
iii) Property Tax	34,992.00	27,994.00
iv) Security Charges	81,619.00	21,323.00
v) Electricity Charges	-	6,614.00
vi) Repairs & Maintenance to Leased Premises	10,768.50	31,600.00
vii) Tenancy Rights Written Off	60,000.00	60,000.00
viii) Loss on sale of Assets	-	13,750.00
	=====	=====
	5,40,379.50	2,96,281.00
	=====	=====



For Modi Properties & Investments Pvt. Ltd.

*Govind Mal.*  
 Director

**Schedule 'J'**

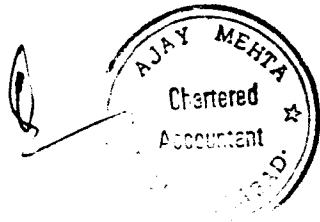
**a) Administration  
& Other Expenses**

- i) Office Rent
- ii) Bank Charges
- iii) Rates & Taxes
- iv) Auditors Remuneration  
(Audit Fee)
- v) Sundry Expenses
- vi) Preliminary  
Expenses Written Off
- vii) Printing & Stationery
- viii) Staff Salaries
- ix) Advertisement Charges
- x) Conveyance Expenses
- xi) Filing Fees
- xii) Travelling Expenses
- xiii) Bonus Paid
- xiv) Professional/Consultancy  
charges

79,363.00	26,000.00
360.00	774.00
-	1,600.00
1,500.00	1,500.00
1,966.00	100.00
1,060.00	1060.00
875.00	-
25,040.45	-
3,741.00	-
403.00	-
300.00	-
2,750.00	-
1,060.00	-
4,000.00	-

=====  
1,22,440.55  
=====

=====  
31,034.00  
=====



For Modi Imp... Pvt. Ltd.

*Ajay Mehta*  
Director

**Schedule 'K' Notes to Accounts:**

1. 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 recognised and expenses incurred on accrual basis.

b) Inventories:

i. 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.

ii. Land is stated at cost.

c) Misc. Expenditures:

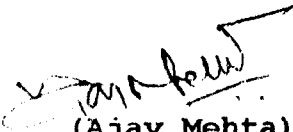
Preliminary expenses are written off over a period of 10 years beginning from the year in which commercial activity is commenced.

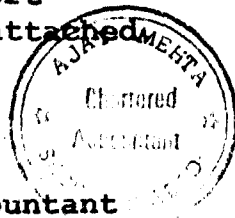
2. The company is a partner in a partnership firm M/s. Modi Constructions. The share of profit/loss for the year is nil. The details of partners of the firm is as under:

<u>Name of the Partner</u>	<u>Capital as on 31/03/1997</u>	<u>Share in Profit/Loss.</u>
a) Modi Properties & Investments Pvt Ltd	Rs. 6,17,322.00	50%
b) Mr. Ashish P Modi	Rs. 7,00,000.00	50%

3. 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


  
(Ajay Mehta)  
Chartered Accountant



Place: Secunderabad  
Date: 05/09/1997.

For and on behalf of the Board  
Of Directors.

  
Soham Modi  
(Director)

  
Sourabh Modi  
(Director)



Place: Secunderabad  
Date: 05/09/1997.

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. 31.03.1997  
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 Thousands)**

Total Liabilities 2145 Total Assets 2145

**Sources of Funds:**

Share Capital 2  
Application Money 900 Reserves & Surplus 1243  
Secured Loans Unsecured Loans

**Application of Funds:**

Net Fixed Assets 22 Investments 617  
Net Current Assets 1418 Misc. Expenditure 8  
Accumulated Losses 79

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

Turnover 732 Total Expenditure 666  
Profit/Loss before 66 Profit/Loss after 66  
Tax Tax  
Earning per Share 3296.75 Dividend Nil

**V. Generic Names of Three Principal Products/Services of  
Company (as per Monetary Terms)**

Item Code No. NA. Product Description  
(ITC Code) Product NA. Real Estate  
Managers/Developers

for MODI PROPERTIES & INVESTMENTS PVT LTD

*Soham Modi*

Soham Modi  
(Director)

*Sourabh Modi*

Sourabh Modi  
(Director)





**MODI PROPERTIES & INVESTMENTS PVT LTD**  
**GROUPINGS**

**Fixed Assets**

Bajaj Chetak Scooter Purchased in February 1997	Rs. 25,150.00
Less: Depreciation 12 ½ %	Rs. 3,144.00
	-----
	<b>Rs. 22,006.00</b>
	-----

**Sundry Debtors**

**Outstanding For Less Than 6 Months**

Rent Receivable from I G A Banaras South Asia for the month of March 97 (15 days)	Rs. 15,700.00
	-----
	<b>Rs. 15,700.00</b>
	-----

**Cash & Bank Balances:**

Cash on Hand	Rs. 126.55
Cash at Bank:	
1. Bank of Baroda (Bombay)	Rs 5,000.00
2. Syndicate Bank, Jeera	Rs 79,051.00
	-----
	Rs. 84,051.00
	-----
	<b>Rs. 84,177.55</b>
	-----

**Sundry Trade Creditors:**

1. Sailors Inn	70,000.00
2. Rent Deposits	5,65,952.00
	-----
	<b>6,35,952.00</b>
	-----

**Outstanding Liabilities for Expenses:**

1. Rent Payable to Mr. Pramod Modi	34,000.00
2. Office Rent Payable	-
3. Outstanding Expenses Payable	10,600.00
4. Audit Fee Payable	2,000.00
5. Security Charges Payable	-
6. Repairs & Maintenance Payable	850.00
7. Salary Payable	2,720.00
	-----
	<b>50,170.00</b>
	-----

For Modi Properties & Investments Pvt. Ltd.

*Jonad Modi*  
Director

**MODI PROPERTIES & INVESTMENTS PVT LTD**  
**GROUPINGS**

**RENT DEPOSITS:**

1. Vorin Laboratories Ltd	Rs. 85,952.00
2. I G A Banaras	Rs. 4,80,000.00
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	<b>Rs. 5,65,952.00</b>
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For Modi Properties & Investments Pvt. Ltd.

*James Modi*

Director.

# MODI PROPERTIES & INVESTMENTS PVT LTD

## DETAILS

### Rent Receipts:

1. Vorin Laboratories Ltd From April 96 to December 96. @ Rs. 18,900/- per month for 9 months & from January 1997 to March 1997 @ Rs. 23,100/- for 3 months.	2,39,400.00
2. I G A Banaras South Asia from 15 <sup>th</sup> August 1996 to 31 <sup>st</sup> March 1997 @ Rs. 40,000/- for 7 ½ Months.	3,00,000.00
	<u><u>5,39,400.00</u></u>

### Rent Paid On Leased Premises:

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 April 1996 to December 1996 & Rs. 30,000/- per month from January 1997 to March 1997.	Rs.3,15,000.00 =====
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### Brokerage Paid:

Brokerage paid to M/s. Star Systems 6-2-392 Flat No.301, Saisoudha Complex Khairatabad, Hyderabad on I G A Banaras South Asia Ltd, Lease Transaction.	Rs. 38,000.00 =====
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### Property Tax Paid:

Property tax paid to Municipal Corporation of Hyderabad from 01-04-1996 to 31-03-1997 for the premises No. 1-8-165 to 179, S.D. Road, Secunderabad.	Rs.34,992.00 =====
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### Office Rent Paid:

Office rent paid to Sri Syed Mehdi resident of 1-5-16/2/1, Musheerabad, Hyderabad for the premises No. 5-4-187/3 & 4, IInd Floor, Soham Mansion, M. G. Road, Secunderabad, @ Rs. 6,500/- from April 96 to December 96 for 9 months & @ Rs. 6,955/- from January 97 to March 97.	Rs. 79,365.00 =====
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For Modi Properties & Investments Pvt. Ltd.

*James Modi*

Director,

## MODI PROPERTIES & INVESTMENTS PVT LTD

Details Contd:

Salaries Paid:

Salaries Paid to the following Staff:

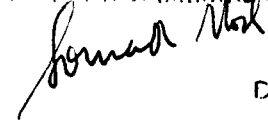
1. Salary paid to Ravinder	Rs. 5,806.45
2. Salary Paid to Dayal	Rs. 15,350.00
3. Salary paid to Phaninder	Rs. 3,884.00
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	Rs. 25,040.45
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Tax Deducted At Source Payable:

TDS payable (Deducted from the rent of  
Mr. Pramod Modi ).

Rs. 6,000.00  
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For Modi Properties & Investments Pvt. Ltd.



Director