

Name of the Assessee	:	JMK GEC Realtors Pvt. Ltd.
PAN	:	AACCJ3243P
Office Address	:	5-2-223, Gokul Distiller Road, Secunderabad - 3.
Assessment Year	:	2022-23
Financial Year	:	2021-22
Status	:	Pvt. Ltd. Company
Ward	:	
DOI	:	25-03-2010
Email	:	it_d@modiproperties.com
Mobile	:	9502200911
Name of the Bank	:	Kotak Mahindra Bank Ltd
IFSC Code	:	KKBK0000552
Address	:	Somajiguda, Hyderabad
Return	:	Original

COMPUTATION OF TOTAL INCOME

I. INCOME FROM BUSINESS

Net Profit after taxes as per P & L Account		30,054,886	
Less: Interest Income	1,197,649		
Less: Profit on sale of Ramky 4th Floor	28,846,496		
Less: Profit on sale of Shamshabad Land	3,945,000		
Less: 50% of donation	75,000		
Less: Share of Profit from partnership firms	584,909	34,649,054	
		(4,594,168)	
Add: Share of Income tax	755,826		
Add: GST Late Fees	1,950		
Add: Donation	150,000		
Add: Interest on TDS	145	907,921	(3,686,247)

II. CAPITAL GAINS:

SHORT TERM CAPITAL GAIN

Sale consideration of Office C-4	7,000,000		
Less: Const of Acquisition	7,000,000		-

LONG TERM CAPITAL GAIN

Sale consideration of Shamshabad land	7,200,000		
Cost of Acquisition Rs.32,55,000/- (12-13)			
Indexed Cost of Acquisition			
32,55,000 x 317/200	5,159,175	2,040,825	
Sale consideration of Ramky 4th Floow	85,000,000		
Less: Brokerage	1,087,500		
	83,912,500		
Cost of Acquisition Rs.5,50,66,004/- (16-17)			
Indexed Cost of Acquisition			
5,50,66,004 x 317/264	66,120,921	17,791,579	19,832,404

III. INCOME FROM OTHER SOURCES:

Interest on FDR-Kotak Mahindra Bank	392,186		
Interest from GV Discovery Centres Pvt. Ltd.	794,736		
Interest on Income tax refund	10,727	1,197,649	
		<u>17,343,805</u>	

Tax there on @ 22%

-

Tax on Long Term Capital Gain @ 20%	<u>3,468,761</u>
	3,468,761
Add: Surcharges 12%	<u>346,876</u>
	3,815,637
Add: Cess 4%	<u>152,625</u>
	3,968,263
Less: TDS	<u>2,020,514</u>
Balance payable	1,947,749
Add: Interest	<u>179,193</u>
Total tax payable	<u><u>2,126,942</u></u>

JMK GEC REALTORS PVT. LTD.
Balance Sheet as on 31st, January, 2022

Sr.No	Particulars	Sch	As at 31st March,2022		As at 31st March,2021	
I.	EQUITY & LIABILITY					
1	Shareholders' Fund					
	(a) Share Capital	2	165,400		100,000	
	(b) Reserves & Surplus	3	78,792,569		37,511,391	
				78,957,969		37,611,391
2	Non-Current Liabilities					
	(a) Long Term Borrowings	4	91,158,965		102,492,019	
				91,158,965		102,492,019
3	Current Liabilities					
	(a) Short Term Borrowings	5	40,706,462		26,146,683	
	(b) Trade payables	6				
	Due to Micro and Small Enterprises					
	Due to Others		406,545		39,966	
	(c) Other Current Liabilities	7	27,200,460		28,629,672	
	(d) Short term Provisions	8	-		1,130,715	
				68,313,467		55,947,036
	TOTAL			238,430,401		196,050,447
II.	ASSETS					
1	Non-Current Assets					
	(a) Property, lant & Equipment	9	2,465,400		3,332,914	
	(b) Non-Current Investments	10	126,169,803		168,962,393	
	(c) Deferred Tax Asset (Net)		4,329		4,329	
	(d) Long Term Loans & Advances		-	128,639,532	-	172,299,636
2	Current Assets					
	(a) Trade Receivables	11	38,672		38,672	
	(b) Cash and Cash Equivalents	12	39,482,966		20,251,144	
	© Short Term Loans & Advances	13	67,358,362		-	
	(c) Other Current Assets	14	2,910,869		3,460,995	
				109,790,869		23,750,811
	TOTAL			238,430,401		196,050,447
				0.19		-

As per my Report of even date

For and on behalf of the Board
JMK GEC REALTORS PRIVATE LIMITED

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 08-03-2022
UDIN :22035449AENMMX9518

(Sharad Kadakia)
Director
DIN: 02903050

(Soham Modi)
Director
DIN:00522546

JMK GEC REALTORS PVT. LTD.
Statement of Profit and Loss Account for the period ended 31st January, 2022

Sr.No	Particulars	Sch.	As at 31st March,2022		As at 31st March,2021	
I	INCOME					
	Revenue from operations	15	9,340,740		13,793,998	
	Other Income	16	34,574,054		24,831,523	
				43,914,794		38,625,521
II	EXPENDITURE					
	Employee Benefit Expenses	17	144,000		144,750	
	Finance Cost	-	9,925,101		13,597,804	
	Depreciation and Amortization Expenses	18	867,513		776,730	
	Other Expenses	19	2,769,351		2,316,854	
	Total Expenses			13,705,964		16,836,138
III	Profit/(Loss) before tax			30,208,830		21,789,383
VI	Tax expense:					
	(1) Current Tax		-		1,130,715	
	(2) Deferred Tax		-		(2,756)	
	(3) Prior period taxes		153,944	153,944	307,909	1,435,868
VII	Profit/(Loss) for the period			30,054,886		20,353,515
	Significant Accounting Policies & Notes to Financial Statements	1-19				

As per my Report of even date

For and on behalf of the Board
JMK GEC REALTORS PRIVATE LIMITED

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 08-03-2022
UDIN :22035449AENMMX9518

(Sharad Kadakia)
Director
DIN: 02903050

(Soham Modi)
Director
DIN:00522546

JMK GEC REALTORS PVT. LTD.
Notes for financial statement for the period ended 31st January, 2022

Note No. 2 SHARE CAPITAL

Particulars	As at 31st 31st January, 2022	As at 31st March,2021
Authorised Share Capital		
10,000 Equity Share of 10/- each	165,400	100,000
Issued, Subscribed & Paid up Share Capital		
16,540 Equity Share of 10/- each	165,400	100,000
Total	165,400	100,000

Note No. 2.1 The reconciliation of the number of share outstanding is set out below:

Particulars	As at 31st January, 2022		As at 31st March 2021	
	No.of Share	Amount	No.of Share	Amount
Shares outstanding at the beginning of the year	10,000	100,000	10,000.00	100,000.00
Shares issued during the year	-	-	-	-
Shares bought back during the year	6,540	65,400	-	-
Shares outstanding at the end of the year	16,540	165,400	10,000.00	100,000.00

Note No. 1.2 Terms and Rights attached to:

Equity Shares:The company has only one class of equity shares having par value of Rs.10/- per share. Each holder of equity shares is entitled to ONE vote per share. The dividend proposed by the Board of Directors are subject to approval of shareholders in the ensuing annual general meeting.

During the year ended 31st January,2022, the amount of per share dividend recognised as distributions to equity shareholders was NIL.(Prev Year :: 31st March 2021: NIL)

Note. 2.3 The details of Shareholders Holding more than 5% shares:

SR No.	Particulars	As at 31st January, 2022		As at 31st March 2021	
		No.of Shares held	% of holding	No.of Shares held	% of holding
1	Sharad Kadakia	16,539	99.99%	9,999.00	99.99%

Note No.3 RESERVES AND SURPLUS

Particulars	As at 31st January,2022	As at 31st March 2021
Profit & Loss Account		
As per last Balance Sheet	37,511,391	17,157,877
+ Share premium	11,226,292	
(+) Net Profit / (Net Loss) For the current year	30,054,886	20,353,514
Total	78,792,569	37,511,391

Note No.4 LONG-TERM BORROWINGS

Particulars	As at 31st January,2022	As at 31st March 2021
<u>Secured Loans from Banks</u>		
(a) Kotak mahindra bank Ltd LAP-17897840	17,450,657	17,492,019
(b) Unsecured Bonds / Debentures	73,708,308	85,000,000
(For Current Maturity of Borrowings Refer Note No:7)		
Total	91,158,965	102,492,019

Note No.5 SHORT TERM BORROWINGS

Particulars	As at 31st January,2022	As at 31st March 2021
Un Secured Loans repayable on demand from bank	-	449,551
Unsecured Loans and advances from related parties	40,706,462	25,697,132
Advances received from others	-	-
Total	40,706,462	26,146,683

Note No.6 TRADE PAYABLES

Particulars	As at 31st January,2022	As at 31st March 2021
Dues from others	406,545	39,966
Total	406,545	39,966

Note No.7 OTHER CURRENT LIABILITIES

Particulars	As at 31st January,2022	As at 31st March 2021
Current Maturities of Long Term debt (Refer Note No.5)	-	8,347,238
Interest accrued and due on borrowings	21,945,609	15,065,400
Other payables		
-Audit Fees payable	-	31,097
-Electricity Bills payable	-	
-CGST Payable	65,300	-
-Rental Deposits	3,790,650	3,790,650
-SGST Payable	70,493	-
-TDS Payable	1,328,408	1,395,287
Total	27,200,460	28,629,672

Note No.8 SHORT TERM PROVISIONS

Particulars	As at 31st January,2022	As at 31st March 2021
-Provision for tax	-	1,130,715
Total	-	1,130,715

Note No.10 NON CURRENT INVESTMENTS

Particulars	As at 31st January,2022	As at 31st March 2021
Investment in Capital of Partnership Firm		
Niligiri Estates	2,030,780	2,201,695
Investment in Private Limited Companies		
(i) Equity Shares		
GV Discovery Centers Pvt Ltd	39,330	-
Crescentia Labs Pvt Ltd	1,660,000	-
(ii) Compulsorily Convertible Preference Shares		
GV Discovery Centers Pvt Ltd	10,000,000	-
GV Research Centres Pvt. Ltd.	4,000,000	
Other Non-Current Investments		
Investment inland	-	3,255,000
Ramkey Selinium	108,439,694	163,505,698
Total	126,169,803	168,962,393

Note No.11 TRADE RECEIVABLES

Particulars	As at 31st January,2022	As at 31st March 2021
Unsecured Trade Receivable outstanding for a period exceeding six months	38,672.00	38,672.00
Total	38,672.00	38,672.00

Note No.12 CASH AND CASH EQUIVALENTS

Particulars	As at 31st January,2022	As at 31st March 2021
Cash on hand		
-Cash	73,278.00	74,448.00
Balances with Bank in Current Accounts	(2,590,311.98)	176,696.00
Other Bank balances		
-Deposit	42,000,000.00	20,000,000.00
	39,482,966.02	20,251,144.00

Note No.13 SHORT TERM LOANS & ADVANCES

Particulars	As at 31st January,2022	As at 31st March 2021
M/s. CRESCENTIA Labs Pvt. Ltd.	13,093,600.00	
M/s. GV Discovery Centres Pvt. Ltd.	54,165,262.00	
M/s. Harsha Automotives Pvt.Ltd.	99,000.00	
Shiv Shankar	500.00	
	67,358,362.00	-

Note No.14 OTHER CURRENT ASSETS

Particulars	As at 31st January,2022	As at 31st March 2021
Expenses reimbursement Account RJK	556,189.50	556,190.00
GST input	-	167,054.00
Interest receivables	-	66,894.00
MAT Credit	334,165.00	334,165.00
TDS Receivables	2,020,514.00	2,336,692.00
Soham Modi Huf	-	-
Total	2,910,868.50	3,460,995.00

Note No.15 REVENUE FROM OPERATIONS

Particulars	As at 31st January,2022	As at 31st March 2021
Sale of Service	9,340,740.00	13,793,998.00
	9,340,740.00	13,793,998.00

Note No:16 OTHER INCOME

Particulars	As at 31st January,2022	As at 31st March 2021
Interest income	1,197,649.00	292,904.00
Miscellaneous Income	-	7,500.00
Profit on sale of Building	28,846,496.00	22,665,582.00
Profit on sale of Land at Shamshabad	3,945,000.00	-
Rounded off	-	14.00
Share of Profit from partnership firms	584,909.30	1,865,523.00
Total	34,574,054.30	24,831,523.00

Note No.17 EMPLOYEE BENEFIT EXPENSES

Particulars	As at 31st January,2022	As at 31st March 2021
Salaries & Wages	144,000.00	144,750.00
Total	144,000.00	144,750.00

Note No.18 DEPRECIATION & AMORTIZATION EXPENSES

Particulars	As at 31st January,2022	As at 31st March 2021
Depreciation & Amortization Expenses	867,512.75	776,730.00
Total	867,512.75	776,730.00

Note No.19 OTHER EXPENSES

Particulars	As at 31st January,2022	As at 31st March 2021
Rent		145,000.00
Rates & Taxes		438,060.00
Miscellaneous expenses	20,783.00	3,930.00
bad debits written off		119,691.00
Bank charges	7,400.00	7,200.00
Consultancy charges	162,350.00	135,158.00
Donation	150,000.00	
Electricity supply	202,198.00	91,026.00
Home for Disabled		-
Interest and Late fees of GST/TDS		32,843.00
Legal expenses		5,660.00
Maintenance charges	101,840.00	99,903.00
Management supervision charges	140,112.00	162,862.00
Registration charges	373,581.00	4,956.00
ROC Fees	600.00	-
Share of Income tax	755,826.00	1,070,565.00
Registration charges		
GST Late fees	1,950.00	
interest on TDS	145.00	
Rounded off	11.42	
Ramky Cam & DG Charges	273,829.34	
Rent & Amunities charges	135,000.00	
Mutation	101,084.00	
Property tax	342,641.00	
Total	2,769,350.76	2,316,854.00

JMK GEC REALTORS PVT. LTD.**Other Disclosures for financial statement for the period ended 31st January, 2022****20 Earning per share**

Particulars	31-01-2022	31-03-2021
Profit attributable to equity shareholders	30,054,886	20,353,515
Weighted average number of equity shares	16,540	10,000
Earnings per share basic (Rs)	1,817.103	2,035.351
Earnings per share diluted (Rs)	1,817.103	2,035.351
Face value per equity share (Rs)	10	10

21 Related Party Disclosure**(i) List of Related Parties**

Rajesh J Kadakia	Director
Sharad J Kadakia	Director

(ii) Related Party Transactions

Particulars	Relationship	31-01-2022	31-03-2021
(a) Loan Taken			
Rajesh Jayanthilal Kadakia	Director		2,250,000
Sharad Jayanthilal Kadakia	Director	75,193,232	5,880,000
(b) Repayment of Loan			
Rajesh Jayanthilal Kadakia	Director	2,250,000	
Sharad Jayanthilal Kadakia	Director	57,133,902	28,562,000

(iii) Related Party Balances

Particulars	Relationship	31-01-2022	31-03-2021
(a) Unsecured Loan			
Rajesh Jayanthilal Kadakia	Director	-	2,250,000
Sharad Jayanthilal Kadakia	Director	41,506,462	23,447,132

As per my Report of even date**For and on behalf of the Board
JMK GEC REALTORS PRIVATE LIMITED**

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
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Director
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