

List of documents

Name of firm/company:		Mehta & Modi Reality Kowkur	Prepared by:		S. Nagamalleshwar Rao			
Name of project:		Greenwood Heights	Date:		20-Jul-22			
Details of documents:			Details for period:		Apr to Jun 22			
Sl. No.	Description	Details / Remarks.	Document available	Scan ID Q1.	Scan ID	Scan ID	Scan ID	Scan ID
1	Trial Balance - upto last end of last qtr.		YES	33078	33080	33081	33083	91953
2	P & L Account - upto last qtr.		YES	33085	33087	33090	33091	91955
3	Bank statements - last 12 months		YES	-	-	33055	33056	92004
4	IT return FY 19-20		YES	63300				
5	IT return FY 18-19		NA	-	-			
6	IT return FY 17-18		NA	-	-			
7	Building permit		YES	74983				
8	Basic title document i.e. JDA or sale deed.		YES	19836				
9	Title / Link documents - full set		No	-	-	25059	25103	
10	Draft AOS / Booking form/ AOC/ Sale Deed		YES	-	35548			
11	Firm/Company - registration certificate		YES	36543	71707			
12	Firm/Company - partners/shareholding details - CA/CS certified		YES	35549				
13	Firm/Company - Deeds / MOA/ AOA		YES	69431				
14	RERA certificate		No	85113	68543	93793	90154	
15	CA progress report for current & last qtr.		YES	33058				
17	Engg. progress report for current & last qtr.		No	-				
19	Other report for current & last qtr.		YES	33506	19716			
21	GST / VAT / Service tax registration		YES	35520				
22	PAN card + TAN Letter		YES	33053				
24	Proof of address		YES	33052				
25	Directors DIN		YES	33057				
26	Bank a/c. details		YES	35547				
27	Director / Partner 1 -KYC - PAN, AADHAR, 6 m bank statement		YES	35550				
28	Director / Partner 2 -KYC - PAN, AADHAR, 6 m bank statement		NA	-				
29	Director / Partner 3 -KYC - PAN, AADHAR, 6 m bank statement		NA	-				
30	Director / Partner 4 -KYC - PAN, AADHAR, 6 m bank statement		YES	35546				
31	Company profile		No	-				
32	Project write-up		YES	33051	74023			
33	Project Brochure		YES	29450				
34	Latest PPT		No	-				
35	Latest EC	upto 31-12-19	NA					
36	Director / Partner -Net worth certificate		NA					
37	Director / Partner -Bio-data		NA					
38	Secured loan - loan offer letter, latest loan repayment statement		YES	91990	61886			

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S. Nagamalleshwar Rao
01/08/2022

Project cost & estimates

Name of firm/company:		Mehta & Modi Reality Kowkur LLP		Prepared by:		S.Nagamalleswar Rao	
Name of project:		Greenwood Heights		Date:		20-Jul-22	
Details of documents.				Details for period:		Apr to Jun 22	
						(Amounts in Rs.)	
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for the Year 2019-20	Actual cost/ revenue for the Year 2020-21	Actual cost/ revenue for the Year 2021-22	Actual cost/ revenue for Apr to Jun 22	Actual total Exp/revenue till date
A	Land cost + reg. charges + brokerage	-	17,12,590	-	-	-	17,12,590
B	Permit fees & charges	1,94,21,042	1,72,87,720	-	-	-	1,72,87,720
C	Construction/ development expenses	39,34,14,000	2,68,99,654	4,09,42,984	11,58,09,945	2,01,81,958	18,36,52,583
D	Admin & sales expenses	-	55,70,350	54,97,371	70,74,999	12,62,639	1,81,42,720
E	Finance Expenses	-	11,59,949	18,89,039	46,50,657	20,55,123	76,99,645
F	Total project cost (sum of A TO E)	41,28,35,042	5,26,30,263	4,83,29,394	10,09,59,657	-	22,84,95,258
G	Revenue from sales	49,08,20,340	1,73,00,000	3,16,56,310	9,49,23,798	3,38,63,362	17,77,43,470
H	Investment from promoters	NA	2,98,30,397	-51,99,341	-82,15,859	70,35,000	2,34,50,197
I	Secured and unsecured loans	NA	2,15,20,267	-95,00,000	-1,19,37,229	-83,038	-
J	Gross profit (G-A-B-C)	7,79,85,298					-2,49,09,423
K	Net Profit (G-F)	7,79,85,298					-5,07,51,788
L	Gross profit in percentage (J/G*100)	16					-14
M	Net profit in percentage (K/G*100)	16					-29
	Revenue from sales - details (Developers share)	No. of units	Total area in sqft	Rate in Rs./ sqft.	Rs.	Total revenue is	Remarks
A	Sold units	41	70,705	3,918	27,70,22,190		
B	Unsold Units	35	61,795	3,918	24,21,12,810		
	Total	76	1,32,500		51,91,35,000		
	Construction/ development expenses	No. of units	Total area in sqft	Rate in Rs./ sqft.	Total exp. is Rs.		Remarks
A	Construction cost	119	2,07,060	1,300	26,91,78,000		
B	Land development exp.		77,924	800	6,23,39,200		
C	Amenities cost		9,418	2,500	2,35,45,000		
	Total	119	2,94,402	4,600	35,50,62,200		
Notes:							
1 Construction/ Development cost = WIP - permit cost							
2 Admin & sales expenses = Indirect exp - finance exp.							

Unit Details

Name of firm/company		Mehta & Modi Reality Kowkur LLP		Prepared by:		S Nagamalleswara rao	
Name of project:		Greenwood Heights		Date:		20-Jul-22	
Units Details							
Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built-up area in sft	Undivided share of land or plot area in sq yds	Allotted to Owner / Developer
1	A	101	1247	1321	1715	72.72	Blocked
2	A	103	1247	1321	1715	72.72	Blocked
3	A	104	1247	1321	1715	72.72	Blocked
4	A	115	0	0	1945	0.00	Blocked
5	A	116	0	0	1945	0.00	Blocked
6	A	117	0	0	1945	0.00	Blocked
7	A	201	1247	1321	1715	72.72	Mortagage
8	A	202	1247	1321	1715	72.72	Mortagage
9	A	203	1247	1321	1715	72.72	Mortagage
10	A	204	1247	1321	1715	72.72	Mortagage
11	A	205	1247	1321	1715	72.72	Mortagage
12	A	214	0	0	1945	0.00	Mortagage
13	A	215	0	0	1945	0.00	Mortagage
14	A	216	0	0	1945	0.00	Mortagage
15	A	301	1247	1321	1715	72.72	Mrs.Sharma Vishali
16	A	302	1247	1321	1715	72.72	Blocked
17	A	304	1247	1321	1715	72.72	Blocked
18	A	305	1247	1321	1715	72.72	Mrs.Sasmitha Nanda
19	A	314	0	0	1945	0.00	Mr.Kiran Shetty
20	A	316	0	0	1945	0.00	Blocked
21	A	317	0	0	1945	0.00	Blocked
22	A	402	1247	1321	1715	72.72	Blocked
23	A	403	1247	1321	1715	72.72	Blocked
24	A	405	1247	1321	1715	72.72	Mr.MVR Murthy & Mrs.Shipra Gupta
25	A	414	0	0	1945	0.00	Mr.Kowshik chakraborty
26	A	415	0	0	1945	0.00	Mr.Lakshmanan shanmugha sundaram
27	A	417	0	0	1945	0.00	Blocked
28	A	503	1247	1321	1715	72.72	Blocked
29	A	515	0	0	1945	0.00	Mr.Venkata ramana murthy
30	A	516	0	0	1945	0.00	Mrs.Rani Singh/Mr.Dharmendar Singh
31	A	601	1247	1321	1715	72.72	Blocked
32	A	602	1247	1321	1715	72.72	Mrs.K.Sharada/Mr.Sai Charan
33	A	605	1247	1321	1715	72.72	Mrs.Preeti pratush veer
34	A	617	0	0	1945	0.00	Blocked
35	A	702	1247	1321	1715	72.72	Blocked
36	A	703	1247	1321	1715	72.72	Blocked
37	A	705	1247	1321	1715	72.72	Blocked
38	A	714	0	0	1945	0.00	Mr.COLJ.Alexander
39	A	715	0	0	1945	0.00	Blocked
40	A	717	0	0	1945	0.00	Blocked
41	B	106	1247	1321	1715	72.72	Mr. Thachat Ragash & Mrs. Sikha Ragash
42	B	107	1247	1321	1715	72.72	No
43	B	109	1247	1321	1715	72.72	Dr.Alluri Suma
44	B	110	1247	1321	1715	72.72	K Baby Lakshmi
45	B	112	1247	1321	1715	72.72	Mr.Piyush Kumar
46	B	113	0	0	1220	0.00	Mrs.T.Geeta Rani
47	B	206	1247	1321	1715	72.72	Mortagage
48	B	207	1247	1321	1715	72.72	Mortagage
49	B	208	1247	1321	1715	72.72	Mortagage
50	B	209	1247	1321	1715	72.72	M/S.Modi housing pvt ltd
51	B	210	1247	1321	1715	72.72	M/S.Modi housing pvt ltd

Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built-up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
52	B	211	1247	1321	1715	72.72	M/S.Modi housing pvt ltd	Developer
53	B	212	1247	1321	1715	72.72	M/S.Modi housing pvt ltd	Developer
54	B	213	0	0	1220	0.00	Mortgage	Developer
55	B	307	1247	1321	1715	72.72	Mr.Dennis Antony & Mrs.Jennifer Dennis	Developer
56	B	308	1247	1321	1715	72.72	Mrs.Madhukara Veni / Mr.K Srinivasan	Developer
57	B	310	1247	1321	1715	72.72	Mr.Krishna chandra biswas/Mr.Koushik biswas	Developer
58	B	313	0	0	1220	0.00	Mrs.Divya Uday	Developer
59	B	406	1247	1321	1715	72.72	Mr.Gangadhar Kiran Kumar	Developer
60	B	408	1247	1321	1715	72.72	Mr.Vikash Sahu & Mrs.Meena Sahu	Developer
61	B	409	1247	1321	1715	72.72	Mr.Ratan N Mulani / Mrs.Suman R Mulani	Developer
62	B	411	1247	1321	1715	72.72	Mrs.T Saraswathi	Developer
63	B	412	1247	1321	1715	72.72	Mrs.Nidhi Sinha & Mr.SP.Vijaya Kumar	Developer
64	B	506	1247	1321	1715	72.72	Mr.Prasenjit Das & Mrs.Himani Das	Developer
65	B	509	1247	1321	1715	72.72	Mrs.Suman R Mulani / Mr.Ratan N Mulani.	Developer
66	B	512	1247	1321	1715	72.72	Mrs.Deepa Suraj Premi & Mr.Suraj Premi	Developer
67	B	513	0	0	1220	0.00	Mrs.Tabitha Prem Kaza.	Developer
68	B	607	1247	1321	1715	72.72	Mrs.Bhavana Lulla Mehta	Developer
69	B	608	1247	1321	1715	72.72	Mrs. Rashmi Singh & Mr. Ashish Singh	Developer
70	B	610	1247	1321	1715	72.72	Mrs.Kamalesh	Developer
71	B	611	1247	1321	1715	72.72	Mr.Sai krishna mohan	Developer
72	B	706	1247	1321	1715	72.72	No	Developer
73	B	708	1247	1321	1715	72.72	Mrs.Bhavana Lulla Mehta	Developer
74	B	709	1247	1321	1715	72.72	Ms.Chandra P Mulani / Mr.Jayesh Pradeep Mul	Developer
75	B	711	1247	1321	1715	72.72	Mrs.Vibha Anand Mehta	Developer
76	B	712	1247	1321	1715	72.72	Mrs.Vibha Anand Mehta.	Developer
Total			67,338	71,334	132500			

Name of firm/company:		Mehta & Modi Reality Kowkur L		Prepared by: S.Nagamalleswar Rao	
Name of project:		Greenwood Heights		Date: 20-Jul-22	
Details of documents.				Details for period Apr to Jun 22	
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	8099.63	Sq Mts	2.00	Acres
2	Net land area of project	7340.89	Sq Mts	8779.63	Sq. Yds
3	Type of development	Flats		0.00	0.00
4	Total no. of units	119.00	Nos.	0.00	0.00
5	Type of agreement	JDA		0.00	0.00
6	Building permit no.			0.00	0.00
7	Building permit issued by:	GHMC		0.00	0.00
8	RERA no.	P022000001314		0.00	0.00
9	Units falling to share of owners	43.00	Nos.	0.00	0.00
10	Units falling to share of developer	76.00	Nos.	0.00	0.00
11	Total proposed construction	19236.50	Sq Mtrs	207060.00	sft
12	Total sellable area	12309.60	Sq Mtrs	132500.00	sft
13	In case of apartments total parking area	6491.45	Sq Mtrs	69873.38	sft
14	In case of villas total area of plots	-	Sq Mtrs	-	sq. yds
Project - Current status		Qty / Remarks			
1	Number of units completed	0			
2	Number of units under construction	119			
3	Number of units not started	0			
4	Number of units sold	41			
5	Number of units unsold (include mortgaged)	35			
6	Electric power supply provided	Yes			
7	Water supply provided	Yes			
8	OC received	No			
9	OC date	No			
10	Project fully completed in all respects	No			

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Sr. Manager Accounts
M. JAYA PRAKASH

Name of firm/company:			Melita & Modi Realty Kowkur LLP		Prepared by:		S.Nagamalleswar Rao									
Name of project:			Greenwood Heights		Date:		20-Jul-22									
Details required as per RERA rules.					Statement for period upto		Apr to Jun 22									
Sl no	Block	Unit no.	Super-built-up area in sqft	Sale rate in Rs/sqft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts for earlier qtrs in this FY 19-20	Receipts for current qtr-20-21	Receipts for current qtr-21-22	Receipts for current qtr-22-23	Total receipts	Total receipts without GST	Balance receivable		
1	A	301	1715	4,956	Mrs.Sharma Vishali	30-06-2022	85,00,000	-	-	-	-	66,53,250	63,36,429	85,00,000		
2	A	305	1715	4,634	Mrs.Sasmitha Nanda	24-10-2021	79,47,000	-	-	46,95,250	19,58,000	66,53,250	63,36,429	16,10,571		
3	A	314	1945	4,295	Mr.Kiran Shetty	28-04-2021	83,53,055	-	-	49,26,719	20,62,000	69,88,719	66,55,923	16,97,132		
4	A	405	1715	4,134	Mr.MVR Murthy & Mrs.Shipra Gupta	31-12-2020	70,89,000	-	13,14,000	28,94,001	13,08,000	55,16,001	52,53,334	18,35,666		
5	A	414	1945	4,195	Mr.Koushik chakraborty	10-03-2021	81,58,555	-	2,26,250	49,35,500	-	51,61,750	49,15,952	32,42,603		
6	A	415	1945	4,544	Mr.Lakshmanan shanmugha sundaram	04-12-2021	88,39,000	-	-	54,55,800	-	54,55,800	51,96,000	36,43,000		
7	A	515	1945	4,292	Mr.Venkataramana murthy	28-06-2021	83,47,250	-	-	49,86,113	20,61,000	70,47,113	67,11,536	16,35,714		
8	A	516	1945	4,595	Mrs.Rani Singh/Mr.Dharmendar Singh	19-03-2022	89,37,000	-	-	26,250	74,37,100	74,63,350	71,07,952	18,29,048		
9	A	602	1715	4,872	Mrs.K.Sharada/Mr.Sai Charan	26-04-2022	82,00,000	-	-	-	53,23,000	68,50,750	66,48,810	17,06,190		
10	A	605	1715	4,781	Mrs.Preeti pratuvsh veer	14-02-2022	94,75,000	-	-	15,27,750	-	25,000	65,24,524	16,75,476		
11	A	714	1945	4,871	Mr.COLLAlexander	22-06-2022	94,75,000	-	-	-	-	25,000	23,810	94,51,190		
12	B	106	1715	3,634	Mr.Thachath Ragash & Mrs.Sikha Ragash	22-12-2019	62,33,000	11,85,000	-	38,04,000	-	49,89,000	47,51,429	14,81,571		
13	B	109	1715	4,423	Dr.Alluri Suma	11-07-2021	75,85,750	-	-	64,29,750	-	64,29,750	61,23,571	14,62,179		
14	B	110	1715	4,584	K Baby Lakshmi	28-08-2021	78,62,000	-	-	79,60,100	3,33,000	82,93,100	78,98,190	-36,190		
15	B	112	1715	3,732	Mr.Plush Kumar	23-02-2020	64,00,000	25,000	51,35,000	5,00,000	10,60,000	67,20,000	64,00,000	-		
16	B	113	1715	3,382	Mrs.T. Geeta Rani	16-10-2021	58,00,000	-	-	60,98,000	-	60,98,000	58,07,619	-7,619		
17	B	209	1715	4,284	M/S.Modi housing pvt ltd	03-01-2022	73,47,500	-	-	2,98,475	-	2,98,475	2,84,262	70,63,238		
18	B	210	1715	4,085	M/S.Modi housing pvt ltd	31-07-2021	70,06,000	-	-	2,95,060	-	2,95,060	2,81,010	67,24,990		
19	B	211	1715	4,085	M/S.Modi housing pvt ltd	31-07-2021	70,06,000	-	-	2,95,060	-	2,95,060	2,81,010	67,24,990		
20	B	212	1715	4,085	M/S.Modi housing pvt ltd	31-07-2021	70,06,000	-	-	2,95,060	-	2,95,060	2,81,010	67,24,990		
21	B	307	1715	3,634	Mr.Dennis Antony & Mrs.Jennifer Dennis	31-10-2019	62,33,000	11,60,000	6,23,000	32,00,000	-	49,83,000	47,45,714	14,87,286		
22	B	308	1715	2,910	Mrs.Madhukara Veni/Mr.K.Srinivas	29-06-2020	49,90,000	-	-	30,74,000	-	37,51,000	35,72,381	14,17,619		
23	B	310	1715	3,743	Mr.Krishna chandra biswas/Mr.Koushik biswa	07-08-2021	64,19,000	-	-	51,86,000	7,83,000	59,69,000	56,84,762	7,34,238		
24	B	313	1220	4,180	Mrs.Divya Uday	25-09-2020	51,00,000	-	-	-	-	53,05,000	50,52,381	47,619		
25	B	406	1715	3,732	Mr.Gangadhara Kiran Kumar	31-01-2020	64,00,000	11,85,000	5,22,000	44,93,000	5,20,000	67,20,000	64,00,000	-		
26	B	408	1715	3,634	Mr.Vikash Sahu & Mrs.Meena Sahu	30-10-2019	62,33,000	11,60,000	6,23,000	17,25,000	14,75,000	49,83,000	47,45,714	14,87,286		
27	B	409	1715	3,032	Mrs.Suman R Mulani / Mr.Ratan N Mulani	02-06-2020	52,00,000	48,60,000	3,40,000	-	-	52,00,000	49,52,381	2,47,619		
28	B	411	1715	3,724	Mrs.T Saraswathi	13-03-2020	63,86,000	-	-	36,81,000	5,00,000	56,46,000	53,77,143	10,08,857		
29	B	412	1715	3,634	Mrs.Nidhi Sinha & Mr.SP.Vijaya Kumar	30-10-2019	62,33,000	11,60,000	23,48,000	14,75,000	-	49,83,000	47,45,714	14,87,286		
30	B	506	1715	3,634	Mr.Prasenjit Das & Mrs.Himani Das	31-10-2019	52,00,000	48,60,000	3,40,000	32,00,000	-	49,83,000	47,45,714	14,87,286		
31	B	509	1715	3,032	Mr.Ratan N Mulani / Mrs.Suman R Mulani	13-03-2020	62,33,000	2,25,000	15,56,875	31,73,000	-	52,00,000	49,52,381	2,47,619		
32	B	512	1715	3,634	Mrs.Deepta Suraj Premi & Mr.Suraj Premi	25-10-2019	62,33,000	-	15,75,000	32,57,000	12,45,850	60,77,850	57,88,429	-5,71,429		
33	B	513	1220	4,276	Mrs.Tabitha Prem Kaza	24-09-2020	52,17,000	-	-	7,00,000	-	7,00,000	6,66,667	45,33,333		
34	B	607	1715	3,032	Mrs.Bhavana Lulla Mehta	01-06-2020	52,00,000	-	7,00,000	18,17,000	-	35,24,000	33,56,190	28,76,810		
35	B	608	1715	3,634	Mrs.Bhavana Lulla Mehta	25-12-2019	62,33,000	11,85,000	5,22,000	35,70,000	-	55,13,000	52,50,476	15,82,524		
36	B	610	1715	3,984	Mrs.Kamalesh	21-07-2020	68,33,000	-	19,43,000	62,82,100	15,74,330	78,56,430	74,82,314	-49,314		
37	B	611	1715	4,334	Mr.Sai krishna mohan	30-06-2021	74,33,000	-	-	-	-	7,00,000	6,66,667	45,33,333		
38	B	708	1715	3,032	Mrs.Bhavana Lulla Mehta	01-06-2020	52,00,000	-	7,00,000	18,17,000	-	35,24,000	33,56,190	28,76,810		
39	B	709	1715	3,032	Mrs.Chandra P Mulani / Mr.Jayesh P Mulani	15-06-2020	52,00,000	-	52,00,000	49,52,381	-	52,00,000	49,52,381	2,47,619		
40	B	711	1715	3,032	Mrs.Vibha Anand Mehta	01-06-2020	52,00,000	-	12,50,000	-	-	12,50,000	11,90,476	40,09,524		
41	B	712	1715	3,032	Mrs.Vibha Anand Mehta	01-06-2020	52,00,000	-	12,50,000	-	-	12,50,000	11,90,476	40,09,524		

Loan details

Loan details									
Name of firm/company			Mehta & Modi Reality Kowkur LLP	Prepared by:		S.Nagamalleswar Rao			
Name of project:		Greenwood Heights		Date:		20-Jul-22			
Details of documents.				Details for period:		Apr to Jun 22			
Secured loans				Principal repaid in this qtr. Apr-21 to Mar-22 in Rs.		Balance loan upto end of this qtr. in Rs.		Loan start date	Loan end date
			Total loan amount in Rs.	Principal repaid upto F.Y.19-20 in Rs.					EMI or principal repayment per month in Rs.
Sl. No.	Loan type	Name of lender							
1	Secured	Bajaj Housing Finance Ltd	9,00,00,000	-	2,95,04,993	6,04,95,007			-
2	Secured		-	-	-	-	NA	NA	NA
3	Secured		-	-	-	-	NA	NA	NA
4	Subtotal - Secured loans		9,00,00,000	-	2,95,04,993	6,04,95,007			
5	Un-secured	Paramount Builders	1,65,00,000	95,00,000	70,00,000	-	NA	NA	NA
6	Un-secured	Soham Modi	51,03,305	-	51,03,305	-	NA	NA	NA
7	Un-secured		-	-	-	-	NA	NA	NA
8	Un-secured		-	-	-	-	NA	NA	NA
9	Un-secured		-	-	-	-	NA	NA	NA
10	Subtotal - Un-secured loans		2,16,03,305	95,00,000	1,21,03,305	-			
11	Total		11,16,03,305	95,00,000	4,16,08,298	6,04,95,007			

Name of firm/company:		Mehta & Modi Reality Kowkur LLP		Prepared by:		S.Nagamalleswar Rao	
Name of project:		Greenwood Heights		Date:		20-Jul-22	
Details of documents.				Details for period:		Apr to Jun 22	
Sl. No.	Description	For earlier qtrs. in this FY-19-20	For earlier qtrs. in this FY-20-21	For earlier qtrs. in this FY-21-22	For current qtr. - Apr to Jun 22	Total	
1	Source of funds						
2	Net receipts from sales	1,73,00,000	3,16,56,310	9,49,23,798	3,38,63,362	17,77,43,470	
3	Loans received - unsecured	2,15,20,267	-95,00,000	-1,19,37,229	-83,038	-	
4	Loans received - secured	-	1,86,32,937	4,14,35,240	4,26,830	6,04,95,007	
5	Subtotal - funds	3,88,20,267	4,07,89,247	12,44,21,809	-	23,82,38,477	
6	Expenditure						
7	Towards land acquisition	17,12,590	-	-	-	17,12,590	
8	Towards security deposit for JDA	1,00,00,000	-	-	-	1,00,00,000	
9	Fees, charges, deposits for permits	1,72,87,720	-	-	-	1,72,87,720	
10	Finance charges (interest + fees)	11,59,949	18,89,039	46,50,657	20,55,123.00	97,54,768	
11	Administrative expenses	55,70,350	54,97,371	70,74,999.00	12,62,639.00	1,94,05,359	
12	Work in progress	2,68,99,654	4,09,42,984	11,58,09,945	2,01,81,958.00	20,38,34,541	
13	Other expenses (if any)	-	-	-	-	-	
14	Advances paid to suppliers/contractors	-	-	3,18,36,107	4,49,66,271.00	7,68,02,378	
15	Subtotal - exp.	6,26,30,263	4,83,29,394	15,93,71,708	6,84,65,991	33,87,97,356	
16	Investment from promoters	2,98,30,397	-51,99,341	-82,15,859	70,35,000	2,34,50,197	
17	By equity/partners capital	1,00,000	-	-	-	1,00,000	
18	By way of loans from promoters	-	-	2,85,99,000	-20,00,000	2,65,99,000	
19	Subtotal - investment	2,99,30,397	-51,99,341	2,03,83,141	50,35,000	5,01,49,197	
RERA - funds received Vs exp - comparison							
A	Project expenditure	6,26,30,263	4,83,29,394	15,93,71,708	6,84,65,991	33,87,97,356	
B	70% of net receipts (for RERA a/c)	1,21,10,000	2,21,59,417	6,64,46,659	2,37,04,353	12,44,20,429	
C	Loans received	2,15,20,267	91,32,937	2,94,98,011	3,43,792	6,04,95,007	
D	RERA a/c bank balance +FDs	79,70,732	67,08,763	52,72,573	-	52,72,573	
	Difference (A-B-C-D) - must be positive	2,10,29,264	1,03,28,277	5,81,54,465	4,44,17,846	14,86,09,347	
Note:							
Net receipts or revenue = Receipts after deduction of receipts towards GST, Reg. charges, etc.							
Towards land acquisition = Land cost + reg. charges + brokerage							
Work in progress = WIP - permit cost.							

Mehta & Modi Realty Kowkur LLP			31-03-2022		
Estimated of IT - Percentage completion method					
PROJECT ESTIMATION					
	Developers		Owner		Total
	76		43		119
Proposed Const flats	1,32,500	sft	74,560	Proposed Cost	2,07,060 sft
Revenue				Revenue	
Sale rate per sft	3,704	sft	-	Sale rate	3,704 Rs
Sales Revenue	49,08,20,340	Rs	-	Sales Revenue	49,08,20,340 Rs
Exp				Exp	
Land	-	Rs	-	Land	- Rs
Sanction cost	1,94,21,042	Rs	-	Sanction cost	1,94,21,042 Rs
Costruction rate per sft (Including	1,900	Rs	1,900	Costruction rate	1,900 Rs
Costruction cost	25,17,50,000	Rs	14,16,64,000	Costruction cost	39,34,14,000 Rs
Total cost	27,11,71,042	Rs	14,16,64,000	Total cost	41,28,35,042 Rs
Gross Profit	21,96,49,298	Rs	(14,16,64,000)	Gross Profit	7,79,85,298 Rs
Gross profit %	45%		#DIV/0!	Gross profit %	16%

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Oth Admin Expsns

Particulars	2019-20	20-21	21-22	
Finance charges			-	
Interest on Secured Loan	11,33,630	2,21,501	45,53,803.00	2055123
Interest on Un-Secured Loan		5,61,170	92,264.00	
Loan processing fee	-	11,06,356	-	
BG Charges	26,019	-	91.00	
Bank Charges	300	12	4,499.00	
Total Finance charges	11,59,949	18,89,039	46,50,657	20,55,123
Admin Expenses		54,97,371	70,74,999	12,62,639
Promotions Expenes:				
Advertisment	42,678	-	-	
Advertisement @ 5%	44,163	-	-	
Advertising Services@18%	11,03,578	-	-	
Business Pramotion @ 5 %	1,62,250	-	-	
Business Pramotional @ 12%	17,540	-	-	
Business Pramotional Compo	4,500	-	-	
Business Promotion @ 18%	1,74,993	-	-	
Business Promotion Urd	2,53,720	-	-	
Car Hirecharges	55,932	-	-	
Car Hire Charges @ 18%	6,785	-	-	
Hoarding Rental Services	1,52,640	-	-	
Hording Rental Service Com	25,440	-	-	
Salaries & Employee benefits				
Commission Urd	83,731	-	-	
Conveyance Exp	995	-	-	
Employees State Insurance	5,598	-	-	
Mobile Allowance	19,613	-	-	
Providend Fund	24,150	-	-	
Salaries	11,73,580	-	-	
Staff Conveyance	2,626	-	-	
Insurance	-	-	-	
Incentives	-	-	-	
Staff Welfare	5,450	-	-	
Services charges:				
Admin and Marketing Service	3,79,604	-	-	
Admin Service Charges@18%	7,11,171	-	-	
Admin Services Charges	30,647	-	-	
Cr Consultation Charges	1,29,139	-	-	
Service Charges Po @ 18 %	29,144	-	-	
Penalties:				
Income Tax Exp	1,000	-	-	
Interest on TDS	3,296	-	-	
Late Filling Fees - GST	50	-	-	
Other Indirect expenses:				
Office Expenses	14,382	-	-	
Printing and Stationery	5,97,855	-	-	
Repairs & Maintenance Com	12,947	-	-	
Act Fiber Net	4,378	-	-	
Audit Fees	31,626	-	-	
Consultancy Charges	39,484	-	-	
Courier and Postage @ 18%	9,854	-	-	
Courier & Postage Exp Urd	2,475	-	-	
Internet/ Telephone Charges	4,779	-	-	
Legal Expenses	39,820	-	-	
Miscellaneous Expenses @5%	840	-	-	
Miscellaneous Expenses	54,095	-	-	
Processing Charges	10,000	-	-	
Registration Misc Charges	25,740	-	-	
Rera Account Charges	17,700	-	-	
Rera Application Fee @ 18%	35,400	-	-	
Rera Filling Fee	590	-	-	
Rounding Off	50	-	-	
Sundry Balance Writurn Off	90	-	-	
Tours & Travels	22,882	-	-	
Vehicle Maintenance	1,350	-	-	
Total Admin Exp	55,70,350	54,97,371	70,74,999	12,62,639

Mehta & Modi Realty Kowkur LLP (22-23)MG Road, Ranigunj
Secunderabad**Profit & Loss A/c**

1-Apr-22 to 30-Jun-22

Particulars	1-Apr-22 to 30-Jun-22	Particulars	1-Apr-22 to 30-Jun-22
Purchase Accounts	1,66,65,058.59	Sales Accounts	3,85,51,001.00
Direct Expenses	35,16,900.36	Direct Incomes	
Gross Profit c/o	1,83,69,042.05		
	3,85,51,001.00		3,85,51,001.00
Indirect Expenses	33,17,762.52	Gross Profit b/f	1,83,69,042.05
Nett Profit	1,50,73,439.83	Indirect Incomes	22,160.30
Total	1,83,91,202.35	Total	1,83,91,202.35

APPROVED BY
02 AUG 2022
M. JAYA PRAKASH
Sr. Manager Accounts