

Project cost & estimates

Name of firm/company:		Modi Realty Mallapur LLP					Prepared by:		Rajyalakshmi	
Name of project:		Gulmohar Residency					Date:		30-Jun-22	
Project cost and estimates.							Details for period upto		Apr to Jun-2022	
										(Amounts in Rs.)
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for FY 2008-17	Actual cost/ revenue for FY 17-18	Actual cost/ revenue for FY 18-19	Actual cost/ revenue for FY 19-20	Actual cost/ revenue for FY 20-21	Actual cost/ revenue for FY 21-22	Actual cost/ revenue for FY 22-23	Actual total Exp/revenue till date
A	Land cost + reg. charges + brokerage	-	-	-	-	40,89,400	-	-	-	40,89,400
B	Permit fees & charges	4,43,30,807	-	45,24,518	8,11,817	3,86,69,662	7,40,000	62,16,483	16,60,180	5,26,22,660
C	Construction/ development expenses	92,30,26,000	44,07,955	11,60,191	14,42,732	4,08,84,223	11,48,62,654	30,33,60,605	3,88,20,503	50,49,38,864
D	Admin & sales expenses	4,01,58,000		1,38,030	10,88,163	80,73,904	97,33,219	1,33,87,049	25,88,253	3,50,08,619
E	Finance Expenses	1,24,34,922		590	3,780	49,93,409	5,950	33,47,146	9,21,239	92,72,114
F	Total project cost (sum of A TO E)	1,01,99,49,729	44,07,955	58,23,329	33,46,492	9,67,10,599	12,53,41,823	32,63,11,283	4,39,90,176	60,59,31,656
G	Revenue from sales	1,47,50,96,000	-	-	-	6,37,60,873	14,41,73,008	35,27,88,793	10,75,37,355	66,82,60,029
H	Investment from promoters	NA	-	-	-	1,17,10,163	-1,08,30,402	5,33,62,511	-9,00,000	5,33,42,272
I	Secured and unsecured loans	NA	-	-	-	-	-	-	93,08,965	93,08,965
J	Gross profit (G-A-B-C)	50,77,39,193								-
K	Net Profit (G-F)	45,51,46,271								-
L	Gross profit in percentage (J/G*100)	34								-
M	Net profit in percentage (K/G*100)	31								
	Revenue from sales - details (Developers share)	No. of units		Total area in sft	Rate in Rs./ sft.	Total revenue is Rs.	Remarks			
A	Sold units	134		2,15,780	4,500	97,10,10,000				
B	Unsold Units	90		1,23,960	4,500	55,78,20,000				
	Total	224		3,39,740	4,500	1,52,88,30,000				
	Construction/ development expenses	No. of units		Total area in sft	Rate in Rs./ sft.	Total exp. is Rs.	Remarks			
A	Construction cost	354		5,35,440	1,300	69,60,72,000				
B	Land development exp.			2,03,830	800	16,30,64,000				
C	Amenities cost			25,556	2,500	6,38,90,000				
	Total	354		7,64,826	4,600	92,30,26,000				
Notes:										
1 Construction/ Development cost = WIP - permit cost										
2 Admin & sales expenses = Indirect exp - finance exp.										

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Name of firm/company:		Modi Realty Mallapur LLP				Prepared by:	Rajyalakshmi	
Name of project:		Gulmohar Residency				Date:	30-Jun-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	Status - Mortgaged to local authority	Allotted to Owner / Developer
1	A	102	945	1089	1360	69.13	sold	Developer
2	A	103	945	1089	1360	69.13	sold	Developer
3	A	105	945	1089	1360	69.13	sold	Developer
4	A	106	945	1089	1360	69.13	sold	Developer
5	A	108	945	1089	1360	69.13	sold	Developer
6	A	109	945	1089	1360	69.13	sold	Developer
7	A	202	945	1089	1360	69.13	sold	Developer
8	A	203	945	1089	1360	69.13	sold	Developer
9	A	206	945	1089	1360	69.13	sold	Developer
10	A	208	945	1089	1360	69.13	sold	Developer
11	A	209	945	1089	1360	69.13	sold	Developer
12	A	302	945	1089	1360	69.13	sold	Developer
13	A	303	945	1089	1360	69.13	sold	Developer
14	A	305	945	1089	1360	69.13	sold	Developer
15	A	306	945	1089	1360	69.13	sold	Developer
16	A	308	945	1089	1360	69.13	sold	Developer
17	A	309	945	1089	1360	69.13	sold	Developer
18	A	402	945	1089	1360	69.13	sold	Developer
19	A	403	945	1089	1360	69.13	sold	Developer
20	A	405	945	1089	1360	69.13	sold	Developer
21	A	406	945	1089	1360	69.13	sold	Developer
22	A	408	945	1089	1360	69.13	sold	Developer
23	A	409	945	1089	1360	69.13	sold	Developer
24	A	502	945	1089	1360	69.13	sold	Developer
25	A	503	945	1089	1360	69.13	sold	Developer
26	A	505	945	1089	1360	69.13	sold	Developer
27	A	506	945	1089	1360	69.13	sold	Developer
28	A	508	945	1089	1360	69.13	sold	Developer
29	A	509	945	1089	1360	69.13	sold	Developer
30	B	102	1,185	1329	1660	84.38	sold	Developer
31	B	103	1,185	1329	1660	84.38	sold	Developer
32	B	105	1,185	1329	1660	84.38	sold	Developer
33	B	106	1,185	1329	1660	84.38	sold	Developer
34	B	108	1,185	1329	1660	84.38	sold	Developer
35	B	201	1,185	1329	1660	84.38	sold	Developer
36	B	203	1,185	1329	1660	84.38	sold	Developer
37	B	204	1,185	1329	1660	84.38	sold	Developer
38	B	206	1,185	1329	1660	84.38	sold	Developer
39	B	207	1,185	1329	1660	84.38	sold	Developer
40	B	301	1,185	1329	1660	84.38	sold	Developer
41	B	302	1,185	1329	1660	84.38	sold	Developer
42	B	304	1,185	1329	1660	84.38	sold	Developer
43	B	305	1,185	1329	1660	84.38	sold	Developer
44	B	308	1,185	1329	1660	84.38	sold	Developer
45	B	402	1,185	1329	1660	84.38	sold	Developer
46	B	403	1,185	1329	1660	84.38	sold	Developer
47	B	405	1,185	1329	1660	84.38	sold	Developer
48	B	406	1,185	1329	1660	84.38	sold	Developer
49	B	408	1,185	1329	1660	84.38	sold	Developer
50	B	501	1,185	1329	1660	84.38	sold	Developer
51	B	503	1,185	1329	1660	84.38	sold	Developer
52	B	504	1,185	1329	1660	84.38	sold	Developer
53	B	506	1,185	1329	1660	84.38	sold	Developer
54	B	507	1,185	1329	1660	84.38	sold	Developer

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Sl. No.	Block	Unit No.	Carpet area in sft	Unit Details		Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
				Built-up area in sft	Super built-up area in sft			
55	B	601	1,185	1329	1660	84.38	sold	Developer
56	B	602	1,185	1329	1660	84.38	sold	Developer
57	B	604	1,185	1329	1660	84.38	sold	Developer
58	B	605	1,185	1329	1660	84.38	sold	Developer
59	B	607	1,185	1329	1660	84.38	unsold	Developer
60	B	608	1,185	1329	1660	84.38	sold	Developer
61	C	102	1,185	1329	1660	84.38	sold	Developer
62	C	103	1,185	1329	1660	84.38	sold	Developer
63	C	105	1,185	1329	1660	84.38	sold	Developer
64	C	106	1,185	1329	1660	84.38	sold	Developer
65	C	201	1,185	1329	1660	84.38	unsold	Developer
66	C	202	1,185	1329	1660	84.38	unsold	Developer
67	C	204	1,185	1329	1660	84.38	sold	Developer
68	C	205	1,185	1329	1660	84.38	unsold	Developer
69	C	207	1,185	1329	1660	84.38	sold	Developer
70	C	301	1,185	1329	1660	84.38	sold	Developer
71	C	303	1,185	1329	1660	84.38	unsold	Developer
72	C	304	1,185	1329	1660	84.38	sold	Developer
73	C	306	1,185	1329	1660	84.38	sold	Developer
74	C	307	1,185	1329	1660	84.38	sold	Developer
75	C	402	1,185	1329	1660	84.38	sold	Developer
76	C	405	1,185	1329	1660	84.38	sold	Developer
77	C	406	1,185	1329	1660	84.38	sold	Developer
78	C	501	1,185	1329	1660	84.38	sold	Developer
79	C	502	1,185	1329	1660	84.38	unsold	Developer
80	C	504	1,185	1329	1660	84.38	unsold	Developer
81	C	505	1,185	1329	1660	84.38	sold	Developer
82	C	507	1,185	1329	1660	84.38	sold	Developer
83	C	601	1,185	1329	1660	84.38	unsold	Developer
84	C	603	1,185	1329	1660	84.38	unsold	Developer
85	C	604	1,185	1329	1660	84.38	sold	Developer
86	C	606	1,185	1329	1660	84.38	unsold	Developer
87	C	607	1,185	1329	1660	84.38	sold	Developer
88	D	102	1,185	1329	1660	84.38	unsold	Developer
89	D	103	1,185	1329	1660	84.38	unsold	Developer
90	D	105	1,185	1329	1660	84.38	sold	Developer
91	D	106	1,185	1329	1660	84.38	sold	Developer
92	D	108	1,185	1329	1660	84.38	sold	Developer
93	D	201	1,185	1329	1660	84.38	unsold	Developer
94	D	203	1,185	1329	1660	84.38	unsold	Developer
95	D	204	1,185	1329	1660	84.38	unsold	Developer
96	D	206	1,185	1329	1660	84.38	unsold	Developer
97	D	207	1,185	1329	1660	84.38	unsold	Developer
98	D	301	1,185	1329	1660	84.38	sold	Developer
99	D	302	1,185	1329	1660	84.38	sold	Developer
100	D	304	1,185	1329	1660	84.38	sold	Developer
101	D	305	1,185	1329	1660	84.38	unsold	Developer
102	D	307	1,185	1329	1660	84.38	sold	Developer
103	D	308	1,185	1329	1660	84.38	sold	Developer
104	D	402	1,185	1329	1660	84.38	sold	Developer
105	D	403	1,185	1329	1660	84.38	sold	Developer
106	D	405	1,185	1329	1660	84.38	sold	Developer
107	D	406	1,185	1329	1660	84.38	sold	Developer
108	D	408	1,185	1329	1660	84.38	sold	Developer
109	D	501	1,185	1329	1660	84.38	sold	Developer
110	D	503	1,185	1329	1660	84.38	sold	Developer
111	D	504	1,185	1329	1660	84.38	sold	Developer
112	D	506	1,185	1329	1660	84.38	sold	Developer

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Sl. No.	Block	Unit No.	Carpet area in sft	Unit Details		Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
				Built-up area in sft	Super built- up area in sft			
113	D	507	1,185	1329	1660	84.38	sold	Developer
114	D	601	1,185	1329	1660	84.38	sold	Developer
115	D	602	1,185	1329	1660	84.38	sold	Developer
116	D	604	1,185	1329	1660	84.38	sold	Developer
117	D	605	1,185	1329	1660	84.38	sold	Developer
118	D	607	1,185	1329	1660	84.38	unsold	Developer
119	D	608	1,185	1329	1660	84.38	sold	Developer
120	E	102	1,185	1329	1660	84.38	unsold	Developer
121	E	103	1,185	1329	1660	84.38	unsold	Developer
122	E	105	1,185	1329	1660	84.38	unsold	Developer
123	E	106	1,185	1329	1660	84.38	unsold	Developer
124	E	201	1,185	1329	1660	84.38	unsold	Developer
125	E	202	1,185	1329	1660	84.38	unsold	Developer
126	E	204	1,185	1329	1660	84.38	unsold	Developer
127	E	205	1,185	1329	1660	84.38	unsold	Developer
128	E	207	1,185	1329	1660	84.38	unsold	Developer
129	E	301	1,185	1329	1660	84.38	unsold	Developer
130	E	303	1,185	1329	1660	84.38	unsold	Developer
131	E	304	1,185	1329	1660	84.38	unsold	Developer
132	E	306	1,185	1329	1660	84.38	unsold	Developer
133	E	307	1,185	1329	1660	84.38	unsold	Developer
134	E	402	1,185	1329	1660	84.38	unsold	Developer
135	E	403	1,185	1329	1660	84.38	unsold	Developer
136	E	405	1,185	1329	1660	84.38	unsold	Developer
137	E	406	1,185	1329	1660	84.38	unsold	Developer
138	E	501	1,185	1329	1660	84.38	unsold	Developer
139	E	502	1,185	1329	1660	84.38	unsold	Developer
140	E	504	1,185	1329	1660	84.38	unsold	Developer
141	E	505	1,185	1329	1660	84.38	unsold	Developer
142	E	601	1,185	1329	1660	84.38	unsold	Developer
143	E	603	1,185	1329	1660	84.38	unsold	Developer
144	E	604	1,185	1329	1660	84.38	unsold	Developer
145	E	606	1,185	1329	1660	84.38	unsold	Developer
146	E	607	1,185	1329	1660	84.38	unsold	Developer
147	F	102	945	1089	1360	69.13	sold	Developer
148	F	105	945	1089	1360	69.13	unsold	Developer
149	F	106	945	1089	1360	69.13	sold	Developer
150	F	202	945	1089	1360	69.13	unsold	Developer
151	F	203	945	1089	1360	69.13	sold	Developer
152	F	205	945	1089	1360	69.13	unsold	Developer
153	F	206	945	1089	1360	69.13	unsold	Developer
154	F	302	945	1089	1360	69.13	sold	Developer
155	F	303	945	1089	1360	69.13	sold	Developer
156	F	305	945	1089	1360	69.13	sold	Developer
157	F	306	945	1089	1360	69.13	sold	Developer
158	F	402	945	1089	1360	69.13	sold	Developer
159	F	403	945	1089	1360	69.13	sold	Developer
160	F	405	945	1089	1360	69.13	sold	Developer
161	F	406	945	1089	1360	69.13	sold	Developer
162	F	502	945	1089	1360	69.13	sold	Developer
163	F	503	945	1089	1360	69.13	sold	Developer
164	F	505	945	1089	1360	69.13	unsold	Developer
165	F	506	945	1089	1360	69.13	sold	Developer
166	F	602	945	1089	1360	69.13	sold	Developer
167	F	603	945	1089	1360	69.13	sold	Developer
168	F	605	945	1089	1360	69.13	unsold	Developer
169	F	606	945	1089	1360	69.13	sold	Developer
170	G	102	945	1089	1360	69.13	unsold	Developer

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Sl. No.	Block	Unit No.	Unit Details			Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
			Carpet area in sft	Built-up area in sft	Super built-up area in sft			
171	G	103	945	1089	1360	69.13	sold	Developer
172	G	105	945	1089	1360	69.13	unsold	Developer
173	G	106	945	1089	1360	69.13	unsold	Developer
174	G	201	945	1089	1360	69.13	unsold	Developer
175	G	202	945	1089	1360	69.13	unsold	Developer
176	G	204	945	1089	1360	69.13	unsold	Developer
177	G	205	945	1089	1360	69.13	unsold	Developer
178	G	207	945	1089	1360	69.13	sold	Developer
179	G	301	945	1089	1360	69.13	sold	Developer
180	G	303	945	1089	1360	69.13	sold	Developer
181	G	304	945	1089	1360	69.13	sold	Developer
182	G	306	945	1089	1360	69.13	sold	Developer
183	G	307	945	1089	1360	69.13	sold	Developer
184	G	402	945	1089	1360	69.13	unsold	Developer
185	G	403	945	1089	1360	69.13	sold	Developer
186	G	405	945	1089	1360	69.13	sold	Developer
187	G	406	945	1089	1360	69.13	sold	Developer
188	G	501	945	1089	1360	69.13	sold	Developer
189	G	502	945	1089	1360	69.13	sold	Developer
190	G	504	945	1089	1360	69.13	sold	Developer
191	G	505	945	1089	1360	69.13	unsold	Developer
192	G	507	945	1089	1360	69.13	sold	Developer
193	G	601	945	1089	1360	69.13	sold	Developer
194	G	603	945	1089	1360	69.13	sold	Developer
195	G	604	945	1089	1360	69.13	sold	Developer
196	G	606	945	1089	1360	69.13	unsold	Developer
197	G	607	945	1089	1360	69.13	sold	Developer
198	H	102	945	1089	1360	69.13	unsold	Developer
199	H	103	945	1089	1360	69.13	unsold	Developer
200	H	105	945	1089	1360	69.13	sold	Developer
201	H	106	945	1089	1360	69.13	unsold	Developer
202	H	201	945	1089	1360	69.13	unsold	Developer
203	H	202	945	1089	1360	69.13	unsold	Developer
204	H	204	945	1089	1360	69.13	unsold	Developer
205	H	205	945	1089	1360	69.13	unsold	Developer
206	H	207	945	1089	1360	69.13	sold	Developer
207	H	301	945	1089	1360	69.13	sold	Developer
208	H	303	945	1089	1360	69.13	unsold	Developer
209	H	304	945	1089	1360	69.13	unsold	Developer
210	H	306	945	1089	1360	69.13	unsold	Developer
211	H	402	945	1089	1360	69.13	unsold	Developer
212	H	403	945	1089	1360	69.13	unsold	Developer
213	H	405	945	1089	1360	69.13	sold	Developer
214	H	406	945	1089	1360	69.13	unsold	Developer
215	H	501	945	1089	1360	69.13	unsold	Developer
216	H	502	945	1089	1360	69.13	unsold	Developer
217	H	504	945	1089	1360	69.13	sold	Developer
218	H	505	945	1089	1360	69.13	sold	Developer
219	H	507	945	1089	1360	69.13	sold	Developer
220	H	601	945	1089	1360	69.13	unsold	Developer
221	H	603	945	1089	1360	69.13	unsold	Developer
222	H	604	945	1089	1360	69.13	unsold	Developer
223	H	606	945	1089	1360	69.13	unsold	Developer
224	H	607	945	1089	1360	69.13	sold	Developer
	Total		2,39,760	2,72,016	3,39,740	17,269		

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Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:	Rajyalakshmi
Name of project:		Gulmohar Residency		Date:	30-Jun-22
Project details.					
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	32,384.29	Sq Mts	8.00	Acres
2	Net land area of project	22,752.07	Sq Mts	27,211.24	Sq. Yds
3	Type of development	Flats		-	-
4	Total no. of units	345	Nos.	-	-
5	Type of agreement	JDA		-	-
6	Building permit no.	1/C1/09930/2019		-	-
7	Building permit issued by:	GHMC		-	-
8	RERA no.	P02200001129		-	-
9	Units falling to share of owners	121	Nos.	-	-
10	Units falling to share of developer	224	Nos.	-	-
11	Total proposed construction	49,611.62	Sq Mtrs	5,34,019.47	sft
12	Total sellable area	32,320.70	Sq Mtrs	3,47,900.00	sft
13	In case of apartments total parking area	15,781.74	Sq Mtrs	1,69,874.75	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		170		
3	Number of units not started		27		
4	Number of units sold		134		
5	Number of units unsold (include mortgaged)		90		
6	Electric power supply provided		No		
7	Water supply provided		No		
8	OC received		No		
9	OC date		No		
10	Project fully completed in all respects		No		

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Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:	Rajyalakshmi
Name of project:		Gulmohar Residency		Date:	30-Jun-22
Project details.					
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	32,384.29	Sq Mts	8.00	Acres
2	Net land area of project	22,752.07	Sq Mts	27,211.24	Sq. Yds
3	Type of development	Flats		-	-
4	Total no. of units	345	Nos.	-	-
5	Type of agreement	JDA		-	-
6	Building permit no.	1/C1/09930/2019		-	-
7	Building permit issued by:	GHMC		-	-
8	RERA no.	P02200001129		-	-
9	Units falling to share of owners	121	Nos.	-	-
10	Units falling to share of developer	224	Nos.	-	-
11	Total proposed construction	49,611.62	Sq Mtrs	5,34,019.47	sft
12	Total sellable area	32,320.70	Sq Mtrs	3,47,900.00	sft
13	In case of apartments total parking area	15,781.74	Sq Mtrs	1,69,874.75	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		170		
3	Number of units not started		27		
4	Number of units sold		134		
5	Number of units unsold (include mortgaged)		90		
6	Electric power supply provided		No		
7	Water supply provided		No		
8	OC received		No		
9	OC date		No		
10	Project fully completed in all respects		No		

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RERA sold units details

Name of firm/company:				Modi Realty Mallapur LLP	Prepared by:		Rajyalakshmi						
Name of project:				Gulmohar Residency	Date:		31-Mar-22						
Details required as per RERA rules.					Statement for period upto		Apr to Jun-2022						
Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Total Receipts	Balance receivable	Total Receipts without GST
1	A-102	1360	4,186	Mrs.M Prabhavathi & Mr. GL	30-Sep-19	56,93,000	15,34,640	32,55,300	15,00,000	-	62,89,940	-5,96,940	59,90,419
2	A-103	1360	4,236	Mr.Nishin Neelambram & Mr	30-Dec-19	57,61,000	15,31,000	31,47,483	13,76,000	-	60,54,483	-2,93,483	57,66,174
3	A-105	1360	3,985	Mrs. Bathula Bhagya	9-Sep-19	54,20,000	13,55,000	22,50,000	20,92,000	-	56,97,000	-2,77,000	54,25,714
4	A-106	1360	4,085	Mr.CH. Bharathi Pushpanjali	8-Sep-19	55,56,000	15,03,890	26,79,400	13,00,000	6,00,000	60,83,290	-5,27,290	57,93,610
5	A-108	1360	3,524	Dr. Khadirun Sunkesula	20-Oct-19	47,93,000	6,20,000	30,90,000	13,28,650	-	50,38,650	-2,45,650	47,98,714
6	A-109	1360	4,085	Mrs.Pagadala Varalakshmi	6-Sep-19	55,56,000	14,89,000	21,48,000	8,59,000	13,68,300	58,64,300	-3,08,300	55,85,048
7	A-202	1360	4,187	Mr.Ratan N Mulani	8-Apr-21	56,94,000	-	-	56,94,000	-	56,94,000	-	54,22,857
8	A-203	1360	4,613	M/s.Modi Housing Pvt Ltd	24-Apr-21	62,74,000	-	-	5,64,740	-	5,64,740	57,09,260	5,37,848
9	A-206	1360	4,187	Mrs.Chandra P Mulani & Mr.	8-Apr-21	56,94,000	-	-	56,94,094	-	56,94,094	-94	54,22,947
10	A-208	1360	4,613	M/s.Modi Housing Pvt Ltd	24-Apr-21	62,74,000	-	-	5,64,740	-	5,64,740	57,09,260	5,37,848
11	A-209	1360	4,885	Mrs.Shalini Singh & Mr.Mano	8-Jan-21	66,43,000	-	12,21,000	52,22,000	-	64,43,000	2,00,000	61,36,190
12	A-302	1360	3,563	Mrs. Bera Sandhya Rai	16-Oct-19	48,45,000	6,71,000	29,40,000	14,82,250	-	50,93,250	-2,48,250	48,50,714
13	A-303	1360	4,085	Mr. Lanka Sridhar	15-Sep-19	55,56,000	14,89,000	17,19,000	26,31,800	1,18,000	59,57,800	-4,01,800	56,74,095
14	A-305	1360	4,085	Mr N.CH.V.S.Sekhar	14-Sep-19	55,56,000	15,03,890	18,64,510	23,48,450	2,18,280	59,35,130	-3,79,130	56,52,505
15	A-306	1360	3,985	Mrs. Susmitra Samantara & M	6-Sep-19	54,20,000	14,56,000	29,27,999	11,66,641	-	55,50,640	-1,30,640	52,86,324
16	A-308	1360	3,585	Mr.T.S.Ramanujam	11-Sep-21	48,76,000	-	-	45,85,000	5,40,800	51,25,800	-2,49,800	48,81,714
17	A-309	1360	3,885	Mr. S. V. Subba Reddy	10-Sep-19	52,84,000	14,35,000	16,27,000	26,88,500	-	57,50,500	-4,66,500	54,76,667
18	A-402	1360	3,885	Mrs.P Chaithanya & Mr.B Ra	7-Sep-19	52,84,000	13,25,000	-	47,13,804	-	60,38,804	-7,54,804	57,51,242
19	A-403	1360	4,185	Mr. Kunwar Kant	15-Sep-19	56,92,000	15,20,000	17,93,438	22,07,000	4,39,000	59,59,438	-2,67,438	56,75,655
20	A-405	1360	3,885	Mrs.Srikakolapu Mani & Mr.	8-Sep-19	52,84,000	14,41,270	16,27,000	12,20,000	4,64,200	47,52,470	5,31,530	45,26,162
21	A-406	1360	4,035	Mr. Navin Kumar Patalay	30-Sep-19	54,88,000	14,72,000	16,96,000	25,39,520	-	57,07,520	-2,19,520	54,35,733
22	A-408	1360	4,236	Mr Yerram Srinivas	3-Nov-19	57,61,000	8,75,116	24,24,000	19,21,000	8,34,934	60,55,050	-2,94,050	57,66,714
23	A-409	1360	4,285	Mr. Pavan Kumar Shakhai	14-Nov-19	58,27,000	15,52,000	18,11,000	16,36,000	11,25,350	61,24,350	-2,97,350	58,32,714
24	A-502	1360	4,085	Mr. Ramesh Chouti & Mrs. N	8-Sep-19	55,56,000	14,89,000	17,19,000	10,00,000	12,69,894	54,77,894	78,106	52,17,042
25	A-503	1360	3,563	Mrs.Thatikunda Lalitha	16-Oct-19	48,45,000	6,71,000	17,66,000	26,56,250	-	50,93,250	-2,48,250	48,50,714
26	A-505	1360	3,985	Mr. Amit Roy	8-Sep-19	54,20,000	14,70,560	16,58,441	24,03,090	-	55,32,091	-1,12,091	52,68,658
27	A-506	1360	4,400	Mrs.P Gruha Lakshmi	9-Aug-21	59,84,000	-	-	43,78,000	19,11,200	62,89,200	-3,05,200	59,89,714
28	A-508	1360	4,236	Mr.Pothalaiah Sake	7-Nov-19	57,61,000	10,64,000	22,35,000	13,41,000	14,15,050	60,55,050	-2,94,050	57,66,714
29	A-509	1360	3,885	Mr. A.Praveen Kumar Reddy	7-Sep-19	52,84,000	14,27,000	16,27,000	12,20,000	4,30,200	47,04,200	5,79,800	44,80,190
30	B-102	1660	4,215	Mr.U Nagaraju	24-Feb-20	69,97,000	2,25,000	51,42,000	-	-	53,67,000	16,30,000	51,11,429
31	B-103	1660	4,616	Mr.J Shankar Rao	28-Dec-20	76,63,000	-	64,25,000	16,27,150	-	80,52,150	-3,89,150	76,68,714
32	B-105	1660	4,247	Mr.T Sunil	1-Nov-19	70,50,000	12,82,000	47,40,800	-	12,24,200	72,47,000	-1,97,000	69,01,905
33	B-106	1660	4,216	Mr. V Sharath Chandra	30-Oct-19	69,99,000	14,99,000	43,96,850	-	-	58,95,850	11,03,150	56,15,095
34	B-108	1660	4,015	Mrs. Shailaja	6-Sep-19	66,65,000	38,45,001	22,52,000	-	9,31,749	70,28,750	-3,63,750	66,94,048

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RERA sold units details

Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Total Receipts	Balance receivable	Total Receipts without GST
35	B-201	1660	4,116	Mr.Jayesh P Mulani	8-Apr-20	68,33,000	-	-	68,33,094	-	68,33,094	-94	65,07,709
36	B-203	1660	4,116	Mr.Suman R Mulani	8-Apr-20	68,33,000	-	-	68,33,000	-	68,33,000	-	65,07,619
37	B-204	1660	4,515	Mr. D.Bhairava Prasad	9-Nov-20	74,95,000	-	63,05,114	15,70,000	-	78,75,114	-3,80,114	75,00,109
38	B-206	1660	4,565	Modi Properties Pvt Ltd	30-Jul-21	75,78,000	-	-	6,03,900	-	6,03,900	69,74,100	5,75,143
39	B-207	1660	4,565	Modi Properties Pvt Ltd	30-Jul-21	75,78,000	-	-	6,03,900	-	6,03,900	69,74,100	5,75,143
40	B-301	1660	3,815	Mr. P.Kiran Kumar	13-Sep-19	63,33,000	16,71,000	25,83,000	11,00,000	5,00,000	58,54,000	4,79,000	55,75,238
41	B-302	1660	4,515	Mr.K A Jayarajashekhhar	6-Feb-21	74,95,000	2,00,000	2,00,000	55,50,223	12,60,845	72,11,068	2,83,932	68,67,684
42	B-304	1660	3,482	Mr. Satish Reddy.N & Mrs. R	29-Sep-19	57,80,000	13,22,000	31,60,000	15,93,000	-	60,75,000	-2,95,000	57,85,714
43	B-305	1660	4,096	Mrs. Priyanka Kose & Mr. He	21-Oct-19	67,99,000	17,79,000	21,42,000	32,23,950	-	71,44,950	-3,45,950	68,04,714
44	B-308	1660	3,815	Mr. Valiveti Purushottam & M	18-Sep-19	63,33,000	16,71,000	19,83,000	29,95,650	-	66,49,650	-3,16,650	63,33,000
45	B-402	1660	4,116	Mrs. Neelofer Sultana	9-Nov-19	68,33,000	20,33,000	21,05,050	25,42,600	5,00,000	71,80,650	-3,47,650	68,38,714
46	B-403	1660	4,169	Mrs. Jyoti Jain & Mr. Gautam	22-Dec-19	69,20,000	18,09,000	21,83,000	16,37,000	14,37,000	70,66,000	-1,46,000	67,29,524
47	B-405	1660	4,105	Mr.I.Shiv Kumar	29-Sep-19	68,14,000	17,84,000	37,57,003	16,06,970	-	71,47,973	-3,33,973	68,07,593
48	B-406	1660	3,815	Mr. Gandluri Phani Kumar &	15-Sep-19	63,33,000	16,71,000	19,83,000	29,38,320	-	65,92,320	-2,59,320	62,78,400
49	B-408	1660	3,915	Mr. Naga Madhusudan Sarma	8-Sep-19	64,99,000	17,10,000	37,29,000	18,85,202	-	73,24,202	-8,25,202	69,75,430
50	B-501	1660	3,815	Mr. Srinivasulu Chintapally	6-Sep-19	63,33,000	16,71,000	19,83,000	14,87,000	-	51,41,000	11,92,000	48,96,190
51	B-503	1660	4,096	Mr. Gajendra Likhitkar	1-Nov-19	67,99,000	17,79,000	21,42,000	16,00,000	15,90,001	71,11,001	-3,12,001	67,72,382
52	B-504	1660	3,815	Mr. Kamlesh Patel & Mr. Dee	11-Sep-19	63,33,000	16,71,000	-	40,00,000	10,03,150	66,74,150	-3,41,150	63,56,333
53	B-506	1660	3,515	Mr.Shaik Thamim Ansar	30-Sep-21	58,35,000	-	-	42,25,000	18,35,750	60,60,750	-2,25,750	57,72,143
54	B-507	1660	4,217	Mr. Jawaharlal Amugothu	14-Nov-19	70,00,000	12,75,000	27,35,000	16,58,000	18,06,000	74,74,000	-4,74,000	71,18,095
55	B-601	1660	4,765	Mr.Govada John Rakesh Kum	16-Jun-21	79,10,000	-	-	65,45,000	-	65,45,000	13,65,000	62,33,333
56	B-602	1660	4,452	Mr.Nanduri Raghu Raman	31-Dec-21	73,90,000	-	-	55,38,300	-	55,38,300	18,51,700	52,74,571
57	B-604	1660	4,765	Mr.M.V.K Kishore	13-May-21	79,10,000	-	-	64,89,000	19,40,500	84,29,500	-5,19,500	80,28,095
58	B-605	1660	4,257	Mr.Ashutosh Sharma	1-Sep-20	70,66,000	-	12,25,000	45,28,000	2,80,300	60,33,300	10,32,700	57,46,000
59	B-608	1660	4,131	Mr.Ashfaq Ahmed Tahir	29-Oct-21	68,57,000	-	-	40,25,000	32,05,350	72,30,350	-3,73,350	68,86,048
60	C-102	1660	4,715	Mr.Siva Niranjana Jammula	10-Jan-21	78,27,000	-	20,22,000	43,59,000	-	63,81,000	14,46,000	60,77,143
61	C-103	1660	4,666	Mr.Durga Bhaskar	25-Mar-21	77,45,000	-	25,000	63,01,500	-	63,26,500	14,18,500	60,25,238
62	C-105	1660	3,852	Mr.K.Uday Kumar Swapna	28-Oct-20	63,95,000	-	8,41,500	41,69,700	-	50,11,200	13,83,800	47,72,571
63	C-106	1660	3,852	Mr.M.R.K Prasad	26-Oct-20	63,95,000	-	8,41,500	41,69,700	-	50,11,200	13,83,800	47,72,571
64	C-204	1660	3,714	Mr. Sashi Kiran	25-Sep-20	61,66,000	-	8,45,000	39,60,724	-	48,05,724	13,60,276	45,76,880
65	C-207	1660	4,216	Mr.Pedapudi Arogya Kumar	24-Feb-20	69,98,000	2,27,250	17,17,400	38,66,000	-	58,10,650	11,87,350	55,33,952
66	C-301	1660	4,390	Mr. K Srirama	12-Jan-20	72,88,000	13,18,000	5,77,000	23,08,000	-	42,03,000	30,85,000	40,02,857
67	C-304	1660	4,965	Mr.T Phani Raja Krishna Kum	25-Jul-21	82,42,000	-	-	42,19,000	26,00,000	68,19,000	14,23,000	64,94,286
68	C-306	1660	4,277	Mr. A Praveen	19-Dec-19	71,00,000	12,90,000	30,09,750	17,67,150	13,88,100	74,55,000	-3,55,000	71,00,000
69	C-307	1660	4,215	Mr.Raji Reddy	19-Feb-20	69,97,000	2,25,000	10,75,000	27,36,000	16,57,000	56,93,000	13,04,000	54,21,905
70	C-402	1660	3,913	Mr.Ravi Kanth & Mrs.Bharti	31-Oct-20	64,95,000	-	3,49,000	6,09,000	35,90,125	45,48,125	19,46,875	43,31,548
71	C-405	1660	4,290	Mr. R Prasad Rao	2-Jan-20	71,22,000	12,93,300	13,920	27,78,560	-	40,85,780	30,36,220	38,91,219
72	C-406	1660	3,973	Mr.S Satish	25-Oct-20	65,95,000	-	4,74,000	29,85,900	17,92,800	52,52,700	13,42,300	50,02,571

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RERA sold units details

Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Total Receipts	Balance receivable	Total Receipts without GST
73	C-501	1660	4,316	Mr.O.Vasudeva Sharma/Mrs.C	19-Feb-20	71,64,000	13,00,000	5,66,000	22,66,000	17,00,000	58,32,000	13,32,000	55,54,286
74	C-505	1660	4,488	Mr.Sanjoy Bhattacharjee	19-Jan-22	74,50,000	-	-	36,50,000	21,37,064	57,87,064	16,62,936	55,11,490
75	C-507	1660	4,215	Mrs.Shylaja Amaram	3-Jan-20	69,97,000	13,00,000	4,83,000	21,82,000	16,99,000	56,64,000	13,33,000	53,94,286
76	C-604	1660	5,458	Mr.Sujat Kumar Mishra	28-Feb-22	90,60,000	-	-	2,36,250	71,66,350	74,02,600	16,57,400	70,50,095
77	C-607	1660	5,308	Mrs.Shilpa & Mr.Hari Krshna	1-Mar-22	88,11,000	-	-	5,25,000	45,39,000	50,64,000	37,47,000	48,22,857
78	D-105	1660	4,666	Ms.Rachapudi Lakshmi Padar	16-Feb-21	77,46,000	-	14,37,000	49,03,000	-	63,40,000	14,06,000	60,38,095
79	D-106	1660	4,666	Mr.Ravi Prasad R.V.S.K	16-Feb-21	77,46,000	-	14,12,000	49,03,000	-	63,15,000	14,31,000	60,14,286
80	D-108	1660	4,877	Ms.S.Radika & Mr.S.Giridha	26-Apr-21	80,96,000	-	-	44,00,000	38,41,531	82,41,531	-1,45,531	78,49,077
81	D-301	1660	4,865	Mrs.Seetha Reddy Narayana F	12-Apr-21	80,76,000	-	-	46,40,000	12,00,000	58,40,000	22,36,000	55,61,905
82	D-302	1660	5,357	Mr.Vemagiri Paul Devadathar	26-Jan-22	88,92,000	-	-	51,25,000	21,40,000	72,65,000	16,27,000	69,19,048
83	D-304	1660	3,863	Mr.Chaganti Mallikarjuna Bh	24-Feb-21	64,12,000	-	25,000	49,27,000	-	49,52,000	14,60,000	47,16,190
84	D-307	1660	4,915	Ms.Geetha	31-Aug-21	81,59,000	-	-	47,00,000	19,53,000	66,53,000	15,06,000	63,36,190
85	D-308	1660	4,765	Mr.Kollipara Mohan Rao	4-Feb-21	79,10,000	-	14,80,500	31,50,000	18,90,000	65,20,500	13,89,500	62,10,000
86	D-402	1660	5,238	Mr.Sudheer A	15-Dec-21	86,95,000	-	-	56,52,000	16,52,000	73,04,000	13,91,000	69,56,190
87	D-403	1660	5,665	Mr.P.N.S Raghu Narayana	28-May-22	94,04,000	-	-	-	16,35,000	16,35,000	77,69,000	15,57,143
88	D-405	1660	4,766	Mr.Jalapati Venu Gopal	4-Feb-21	79,12,000	-	8,25,000	37,37,000	18,90,000	64,52,000	14,60,000	61,44,762
89	D-406	1660	4,191	Mrs. B Jyothi Lakshmi & Mr.	15-Jan-20	69,57,000	12,93,000	-	27,44,000	16,46,000	56,83,000	12,74,000	54,12,381
90	D-408	1660	4,666	Mr.Kiran Kumar K	8-Feb-21	77,46,000	-	12,25,000	32,42,000	18,48,000	63,15,000	14,31,000	60,14,286
91	D-501	1660	3,943	Mr.Praneeth Mada	13-Feb-21	65,46,000	-	3,12,000	29,67,000	18,40,200	51,19,200	14,26,800	48,75,429
92	D-503	1660	5,527	Mr.Nimmala Harsh Goud	27-May-22	91,75,000	-	-	-	15,65,000	15,65,000	76,10,000	14,90,476
93	D-504	1660	4,473	Mrs.Santoshi Rajaram Naresh	11-Apr-21	74,26,000	-	-	29,62,250	-	29,62,250	44,63,750	28,21,190
94	D-506	1660	4,916	Mr.Raviprasad Ch	16-Aug-21	81,60,000	-	-	47,00,000	-	47,00,000	34,60,000	44,76,190
95	D-507	1660	4,766	Mr.Chaitanya Gangadhar Don	24-Mar-21	79,12,000	-	25,000	45,40,000	18,90,000	64,55,000	14,57,000	61,47,619
96	D-601	1660	5,115	Ms.Lavanya Rani	14-Oct-21	84,91,000	-	-	15,75,000	5,00,000	20,75,000	64,16,000	19,76,190
97	D-602	1660	5,716	Mr.Sandeep Reddy	26-May-22	94,89,000	-	-	-	2,25,000	2,25,000	92,64,000	2,14,286
98	D-604	1660	5,115	Ms.Neeta rao	31-Oct-21	84,91,000	-	-	48,80,005	-	48,80,005	36,10,995	46,47,624
99	D-605	1660	4,163	Mr.G Naveen Reddy	26-May-21	69,10,000	-	-	35,74,000	-	35,74,000	33,36,000	34,03,810
100	D-608	1660	3,811	Mr.A Ram Prasad	8-Jan-21	63,27,000	-	2,25,000	27,97,000	-	30,22,000	33,05,000	28,78,095
101	F-102	1360	4,785	Mr.Neeraja Sri Ram	18-Mar-21	65,08,000	-	2,25,000	49,66,000	-	51,91,000	13,17,000	49,43,810
102	F-106	1360	3,650	Mr.N V Maruthi Phanidhar	5-Aug-20	49,64,000	-	34,32,000	17,80,200	-	52,12,200	-2,48,200	49,64,000
103	F-203	1360	5,306	M/s.Modi Housing Pvt Ltd	5-Apr-22	72,16,000	-	-	-	2,25,000	2,25,000	69,91,000	2,14,286
104	F-302	1360	4,184	Mr.Sanjay Majumder	5-Sep-20	56,90,000	-	15,74,400	24,73,000	-	40,47,400	16,42,600	38,54,667
105	F-303	1360	4,385	Mr.Syed Akbar Pasha	29-Feb-20	59,64,000	2,25,000	8,95,000	15,64,000	22,00,000	48,84,000	10,80,000	46,51,429
106	F-305	1360	4,435	Mrs. Jyothirmayee	5-Mar-20	60,32,000	-	9,00,000	37,66,000	-	46,66,000	13,66,000	44,43,810
107	F-306	1360	4,331	Mrs.T Vaishnavi/Mr.Srujan	26-Feb-20	58,90,000	2,25,000	9,00,000	40,00,000	-	51,25,000	7,65,000	48,80,952
108	F-402	1360	4,485	Mr.K Pranav	5-Aug-20	61,00,000	-	16,46,800	19,00,000	14,28,000	49,74,800	11,25,200	47,37,905
109	F-403	1360	3,624	Mr.Satya Amar Charanjevar	19-Feb-20	49,28,000	2,25,000.00	-	22,35,400	13,65,000	38,25,400	11,02,600	36,43,238
110	F-405	1360	4,435	Mrs.Naga Srinivasa	6-Oct-20	60,32,000	-	12,07,000		-	12,07,000	48,25,000	11,49,524

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RERA sold units details

Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Total Receipts	Balance receivable	Total Receipts without GST
111	F-406	1360	4,385	Mr.Thatiparti Surekha & thati	18-Jun-20	59,64,000	-	36,20,000	13,88,000	-	50,08,000	9,56,000	47,69,524
112	F-502	1360	4,385	Mrs.S B V Naveena	18-Jun-20	59,64,000	-	11,20,000	23,22,000	13,93,000	48,35,000	11,29,000	46,04,762
113	F-503	1360	3,648	Mr. Roshan Singh Chouhan	8-Feb-20	49,61,000	2,35,000	-	21,86,000	-	24,21,000	25,40,000	23,05,714
114	F-506	1360	4,265	Mrs.G Shiva Kumari	5-Sep-20	58,00,000	-	19,38,500	16,98,500	-	36,37,000	21,63,000	34,63,810
115	F-602	1360	4,200	Ms.Padmaja Rani & Naimisha	18-Aug-21	57,12,000	-	-	31,67,600	15,80,000	47,47,600	9,64,400	45,21,524
116	F-603	1360	4,936	Ms.Asra Fatima	13-Aug-21	67,13,000	-	-	38,72,000	15,85,000	54,57,000	12,56,000	51,97,143
117	F-606	1360	4,297	Mr.Meet Bharat Mehta	2-Aug-21	58,44,000	-	-	2,25,000	15,00,000	17,25,000	41,19,000	16,42,857
118	G-103	1360	4,835	Mrs.Sushama Patwardhan	28-Dec-20	65,75,000	-	12,11,000	41,31,000	-	53,42,000	12,33,000	50,87,619
119	G-207	1360	4,081	Mrs.Renuka A	28-Dec-20	55,50,000	-	2,25,000	25,51,000	15,43,000	43,19,000	12,31,000	41,13,333
120	G-301	1360	3,803	Mr.Niresh Thalyyal	15-Mar-21	51,72,000	-	2,00,000	22,23,000	15,30,000	39,53,000	12,19,000	37,64,762
121	G-303	1360	3,950	Mr.Naveen Kumar Ginige	7-Jan-21	53,72,000	-	2,25,000	24,62,000	14,87,200	41,74,200	11,97,800	39,75,429
122	G-304	1360	4,935	Mr.Sateesh Kumar Surya	18-Aug-21	67,12,000	-	-	38,72,000	-	38,72,000	28,40,000	36,87,619
123	G-306	1360	4,935	Mr.Sreekar Suri	13-Apr-21	67,12,000	-	-	37,12,000	-	37,12,000	30,00,000	35,35,238
124	G-307	1360	4,686	Mr.Shivaji S.Kadam	28-Dec-20	63,73,000	-	12,25,000	15,15,000	18,00,000	45,40,000	18,33,000	43,23,810
125	G-403	1360	4,686	Mrs.Shivarapu Radhika	28-Dec-20	63,73,000	-	11,91,000	30,25,000	-	42,16,000	21,57,000	40,15,238
126	G-405	1360	4,981	Mr.Shiva Kumar Prathap	21-Aug-21	67,74,000	-	-	39,18,000	-	39,18,000	28,56,000	37,31,429
127	G-406	1360	5,703	Mr.Konduru Sreekanth	28-May-22	77,56,000	-	-	-	2,25,000	2,25,000	75,31,000	2,14,286
128	G-501	1360	4,736	Dr.Panjola Ashok	6-Dec-20	64,41,000	-	11,91,000	25,50,000	5,00,000	42,41,000	22,00,000	40,39,048
129	G-502	1360	4,385	Mr.S. Yuvar	17-Oct-21	59,63,000	-	-	27,81,000	-	27,81,000	31,82,000	26,48,571
130	G-504	1360	4,685	Mrs.Aruna & Mr.Chandra Sek	28-Mar-21	63,72,000	-	25,000	47,33,000	-	47,58,000	16,14,000	45,31,429
131	G-507	1360	4,685	Mr.PV Ravi Kiran	14-Mar-21	63,72,000	-	2,25,000	34,66,000	-	36,91,000	26,81,000	35,15,238
132	G-601	1360	4,100	Mr.Karthik Mylavarupu	30-Jun-21	55,76,000	-	-	7,54,000	20,47,000	28,01,000	27,75,000	26,67,619
133	G-603	1360	4,850	Ms.Ramala Kavitha	23-May-22	65,96,000	-	-	-	3,10,000	3,10,000	62,86,000	2,95,238
134	G-604	1360	5,185	Mrs.Neeta Rao	31-Oct-21	70,52,000	-	-	40,53,005	-	40,53,005	29,98,995	38,60,005
135	G-607	1360	4,450	Mr.Surya Kiran	31-Oct-21	60,52,000	-	-	7,25,000	23,43,000	30,68,000	29,84,000	29,21,905
136	H-105	1360	5,772	Mr.Alok Kanti Samaddar	9-Jun-22	78,50,000	-	-	-	2,25,000	2,25,000	76,25,000	2,14,286
137	H-207	1360	5,672	Mr.Srinivas Vemparala	20-Apr-22	77,14,000	-	-	-	13,84,000	13,84,000	63,30,000	13,18,095
138	H-301	1360	5,522	Mr.Satish Sonbarao Gudup	20-Mar-22	75,10,000	-	-	25,000	2,00,000	2,25,000	72,85,000	2,14,286
139	H-405	1360	5,857	Kanakaiah Mallaiah Kondur	26-May-22	79,65,000	-	-	-	14,20,000	14,20,000	65,45,000	13,52,381
140	H-504	1360	5,441	Mahesh Rathod	27-Mar-22	74,00,000	-	-	25,000	19,80,800	20,05,800	53,94,200	19,10,286
141	H-505	1360	5,434	M.S Raghavendra Rao	6-Mar-22	73,90,000	-	-	13,33,000	-	13,33,000	60,57,000	12,69,524
142	H-507	1360	5,434	M.V.N Abhishek Rao	14-Mar-22	73,90,000	-	-	2,25,000	11,08,000	13,33,000	60,57,000	12,69,524
143	H-607	1360	5,422	Jnanesha A.C	6-Mar-22	73,74,000	-	-	25,000	13,00,000	13,25,000	60,49,000	12,61,905
	TOTAL	#####	4,433			95,65,37,000	6,69,48,917	15,13,81,658	37,04,28,233	11,29,14,223	#####	25,48,63,969	66,82,60,029

Loan details

Name of firm/compar	Modi Realty Mallapur LLP	Prepared by:		Rajyalakshmi							
Name of project:	Gulmohar Residency	Date:		30-Jun-22							
Loan Details		Statement for period upto		Apr to Jun-2022							
Secured loans											
Sl. No.	Loan type	Name of lender	Total loan amount in Rs.	Principal repaid upto FY 19-20 in Rs.	Principal repaid upto FY 20-21 in Rs.	Principal repaid upto FY 21-22 in Rs.	Principal repaid upto FY 22-23 in Rs.	Balance loan upto end of this qtr. in Rs.	Loan start date	Loan end date	EMI or principal repayment per month in Rs.
1	Secured	Tata Capital Financial Services Ltd	4,50,00,000	82,23,459	1,41,82,166	2,23,85,308	-	2,09,067	10-08-2019	#####	10,00,000
2	Secured	Tata Capital Financial Services	7,00,00,000	-	-	3,83,81,222	1,91,77,187	1,24,41,591	NA	NA	NA
3	Secured	DSR	-52,88,890	-	-	-	-	-52,88,890	NA	NA	NA
4	Subtotal - Secured loans		10,97,11,110	82,23,459	1,41,82,166	6,07,66,530	1,91,77,187	73,61,768			
5	Un-secured	Rahul Mehta	1,07,00,000	-	-	82,75,000	23,76,550	48,450	NA	NA	NA
6	Un-secured	Paramount Builders	70,08,258	-	-	69,54,644	53,614	-	NA	NA	NA
7	Un-secured	Mahidra & Mahindra Finance-T	14,88,682	-	-	61,810	62,991	13,63,881	NA	NA	NA
8	Un-secured	Mahidra & Mahindra Finance-V	5,50,000	-	-	-	15,134	5,34,866	NA	NA	NA
9	Un-secured		-	-	-	-	-	-	NA	NA	NA
10	Subtotal - Un-secured loans		1,97,46,940	-	-	1,52,91,454	25,08,289	19,47,197			
11	Total		12,94,58,050	82,23,459	1,41,82,166	7,60,57,984		93,08,965			

GMR financial status statement 30-06-2022 ver.21 - Financial Summary

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:				Rajyalakshmi
Name of project:		Gulmohar Residency		Date:				30-Jun-22
Financial Summary				Statement for period upto				Apr to Jun-2022
								(Amounts in Rs.)
Sl. No.	Description	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
1	Source of funds							
2	Net receipts from sales	-	-	6,37,60,873	14,41,73,008	35,27,88,793	10,75,37,355	66,82,60,029
3	Loans received - unsecured	-	-	1,07,00,000	70,08,258	14,88,682	5,50,000	1,97,46,940
4	Loans received - secured	-	-	4,50,00,000	-	6,47,11,110	-	10,97,11,110
5	Subtotal - funds	-	-	11,94,60,873	15,11,81,266	41,89,88,585	10,80,87,355	79,77,18,079
6	Expenditure							
7	Towards land acquisition	-	-	-	-	-	-	-
8	Towards security deposit for JDA	30,00,000	19,25,000	1,00,89,400	-	-	-	1,50,14,400
9	Fees, charges, deposits for permits	45,24,518	8,11,817	3,89,94,472	7,40,000	62,16,483	16,60,180	5,29,47,470
10	Finance charges (interest + fees)	590	3,780	49,93,409	5,950	33,47,146	9,21,239	92,72,114
11	Administrative expenses	1,38,030	10,88,163	77,49,094	97,33,219	1,33,87,049	25,88,253	3,46,83,809
12	Work in progress	55,68,146	14,42,732	4,08,84,223	11,48,62,654	30,33,60,605	3,88,20,503	50,49,38,864
13	Secured Loan Repayment (Tata Capital)	-	-	82,23,459	1,41,82,166	6,07,66,530	1,91,77,187	10,23,49,342
14	Advances paid to suppliers/contractors	-	-	-	-	-	-	-
15	Subtotal - exp.	1,32,31,284	52,71,492	11,09,34,058	13,95,23,989	38,70,77,813	6,31,67,363	71,92,05,998
16	Investment from promoters	-	-	1,16,10,162.83	-1,08,30,402	5,33,62,511	-9,00,000	5,32,42,272
17	By equity/partners capital	-	-	1,00,000.00	-	-	-	1,00,000
18	By way of loans from promoters	-	-	-	-	-	-	-
19	Subtotal - investment	-	-	1,17,10,163	-1,08,30,402	5,33,62,511	-9,00,000	5,33,42,272
RERA - funds received Vs exp - comparison								
A	Project expenditure	1,32,31,284	52,71,492	11,09,34,058	13,95,23,989	38,70,77,813	6,31,67,363	71,92,05,998
B	70% of net receipts (for RERA a/c)	-	-	4,46,32,611	10,09,21,105	24,69,52,155	7,52,76,149	46,77,82,021
C	Loans received	-	-	5,57,00,000.00	70,08,258	6,61,99,792.00	5,50,000.00	12,94,58,050
D	RERA a/c bank balance +FDs	-	-	32,80,881.07	1,07,83,549	69,00,894.02	2,04,49,855.78	4,14,15,180
	Difference (A-B-C-D) - must be positive	1,32,31,284	52,71,492	73,20,565	2,08,11,076	6,70,24,972	-3,31,08,642	8,05,50,748
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.								

Estimation of IT - Percentage Completion method**PROECT ESTIMATION**

	Sft	Rate	
Developer Share of Sale	347900		
Owner Share of Sale	187540		
Proposed Parking Area	203830		
Club House Area	25556		
Sale Revenue	347900	4,240	1,47,50,96,000
			1,47,50,96,000
Land Cost			-
Sanction Cost			4,43,30,807
Construction Cost	1,300		45,22,70,000
Construction Cost Owner	1,300		24,38,02,000
Club House Construction Cost	2,500		6,38,90,000
Parking Area Construction Cost	800		16,30,64,000
			96,73,56,807
Profit			50,77,39,193
Profit %			34

Project cost & estimates

Name of firm/company:		Modi Realty Mallapur LLP					Prepared by:		Rajyalakshmi	
Name of project:		Gulmohar Residency					Date:		30-Jun-22	
Project cost and estimates.							Details for period upto		Apr to Jun-2022	
										(Amounts in Rs.)
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for FY 2008-17	Actual cost/ revenue for FY 17-18	Actual cost/ revenue for FY 18-19	Actual cost/ revenue for FY 19-20	Actual cost/ revenue for FY 20-21	Actual cost/ revenue for FY 21-22	Actual cost/ revenue for FY 22-23	Actual total Exp/revenue till date
A	Land cost + reg. charges + brokerage	-	-	-	-	40,89,400	-	-	-	40,89,400
B	Permit fees & charges	4,43,30,807	-	45,24,518	8,11,817	3,86,69,662	7,40,000	62,16,483	16,60,180	5,26,22,660
C	Construction/ development expenses	92,30,26,000	44,07,955	11,60,191	14,42,732	4,08,84,223	11,48,62,654	30,33,60,605	3,88,20,503	50,49,38,864
D	Admin & sales expenses	4,01,58,000		1,38,030	10,88,163	80,73,904	97,33,219	1,33,87,049	25,88,253	3,50,08,619
E	Finance Expenses	1,24,34,922		590	3,780	49,93,409	5,950	33,47,146	9,21,239	92,72,114
F	Total project cost (sum of A TO E)	1,01,99,49,729	44,07,955	58,23,329	33,46,492	9,67,10,599	12,53,41,823	32,63,11,283	4,39,90,176	60,59,31,656
G	Revenue from sales	1,47,50,96,000	-	-	-	6,37,60,873	14,41,73,008	35,27,88,793	10,75,37,355	66,82,60,029
H	Investment from promoters	NA	-	-	-	1,17,10,163	-1,08,30,402	5,33,62,511	-9,00,000	5,33,42,272
I	Secured and unsecured loans	NA	-	-	-	-	-	-	93,08,965	93,08,965
J	Gross profit (G-A-B-C)	50,77,39,193								-
K	Net Profit (G-F)	45,51,46,271								-
L	Gross profit in percentage (J/G*100)	34								-
M	Net profit in percentage (K/G*100)	31								
	Revenue from sales - details (Developers share)	No. of units		Total area in sft	Rate in Rs./ sft.	Total revenue is Rs.	Remarks			
A	Sold units	134		2,15,780	4,500	97,10,10,000				
B	Unsold Units	90		1,23,960	4,500	55,78,20,000				
	Total	224		3,39,740	4,500	1,52,88,30,000				
	Construction/ development expenses	No. of units		Total area in sft	Rate in Rs./ sft.	Total exp. is Rs.	Remarks			
A	Construction cost	354		5,35,440	1,300	69,60,72,000				
B	Land development exp.			2,03,830	800	16,30,64,000				
C	Amenities cost			25,556	2,500	6,38,90,000				
	Total	354		7,64,826	4,600	92,30,26,000				
Notes:										
1 Construction/ Development cost = WIP - permit cost										
2 Admin & sales expenses = Indirect exp - finance exp.										

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Name of firm/company:		Modi Realty Mallapur LLP				Prepared by:	Rajyalakshmi	
Name of project:		Gulmohar Residency				Date:	30-Jun-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	Status - Mortgaged to local authority	Allotted to Owner / Developer
1	A	102	945	1089	1360	69.13	sold	Developer
2	A	103	945	1089	1360	69.13	sold	Developer
3	A	105	945	1089	1360	69.13	sold	Developer
4	A	106	945	1089	1360	69.13	sold	Developer
5	A	108	945	1089	1360	69.13	sold	Developer
6	A	109	945	1089	1360	69.13	sold	Developer
7	A	202	945	1089	1360	69.13	sold	Developer
8	A	203	945	1089	1360	69.13	sold	Developer
9	A	206	945	1089	1360	69.13	sold	Developer
10	A	208	945	1089	1360	69.13	sold	Developer
11	A	209	945	1089	1360	69.13	sold	Developer
12	A	302	945	1089	1360	69.13	sold	Developer
13	A	303	945	1089	1360	69.13	sold	Developer
14	A	305	945	1089	1360	69.13	sold	Developer
15	A	306	945	1089	1360	69.13	sold	Developer
16	A	308	945	1089	1360	69.13	sold	Developer
17	A	309	945	1089	1360	69.13	sold	Developer
18	A	402	945	1089	1360	69.13	sold	Developer
19	A	403	945	1089	1360	69.13	sold	Developer
20	A	405	945	1089	1360	69.13	sold	Developer
21	A	406	945	1089	1360	69.13	sold	Developer
22	A	408	945	1089	1360	69.13	sold	Developer
23	A	409	945	1089	1360	69.13	sold	Developer
24	A	502	945	1089	1360	69.13	sold	Developer
25	A	503	945	1089	1360	69.13	sold	Developer
26	A	505	945	1089	1360	69.13	sold	Developer
27	A	506	945	1089	1360	69.13	sold	Developer
28	A	508	945	1089	1360	69.13	sold	Developer
29	A	509	945	1089	1360	69.13	sold	Developer
30	B	102	1,185	1329	1660	84.38	sold	Developer
31	B	103	1,185	1329	1660	84.38	sold	Developer
32	B	105	1,185	1329	1660	84.38	sold	Developer
33	B	106	1,185	1329	1660	84.38	sold	Developer
34	B	108	1,185	1329	1660	84.38	sold	Developer
35	B	201	1,185	1329	1660	84.38	sold	Developer
36	B	203	1,185	1329	1660	84.38	sold	Developer
37	B	204	1,185	1329	1660	84.38	sold	Developer
38	B	206	1,185	1329	1660	84.38	sold	Developer
39	B	207	1,185	1329	1660	84.38	sold	Developer
40	B	301	1,185	1329	1660	84.38	sold	Developer
41	B	302	1,185	1329	1660	84.38	sold	Developer
42	B	304	1,185	1329	1660	84.38	sold	Developer
43	B	305	1,185	1329	1660	84.38	sold	Developer
44	B	308	1,185	1329	1660	84.38	sold	Developer
45	B	402	1,185	1329	1660	84.38	sold	Developer
46	B	403	1,185	1329	1660	84.38	sold	Developer
47	B	405	1,185	1329	1660	84.38	sold	Developer
48	B	406	1,185	1329	1660	84.38	sold	Developer
49	B	408	1,185	1329	1660	84.38	sold	Developer
50	B	501	1,185	1329	1660	84.38	sold	Developer
51	B	503	1,185	1329	1660	84.38	sold	Developer
52	B	504	1,185	1329	1660	84.38	sold	Developer
53	B	506	1,185	1329	1660	84.38	sold	Developer
54	B	507	1,185	1329	1660	84.38	sold	Developer

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Sl. No.	Block	Unit No.	Carpet area in sft	Unit Details		Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
				Built-up area in sft	Super built-up area in sft			
55	B	601	1,185	1329	1660	84.38	sold	Developer
56	B	602	1,185	1329	1660	84.38	sold	Developer
57	B	604	1,185	1329	1660	84.38	sold	Developer
58	B	605	1,185	1329	1660	84.38	sold	Developer
59	B	607	1,185	1329	1660	84.38	unsold	Developer
60	B	608	1,185	1329	1660	84.38	sold	Developer
61	C	102	1,185	1329	1660	84.38	sold	Developer
62	C	103	1,185	1329	1660	84.38	sold	Developer
63	C	105	1,185	1329	1660	84.38	sold	Developer
64	C	106	1,185	1329	1660	84.38	sold	Developer
65	C	201	1,185	1329	1660	84.38	unsold	Developer
66	C	202	1,185	1329	1660	84.38	unsold	Developer
67	C	204	1,185	1329	1660	84.38	sold	Developer
68	C	205	1,185	1329	1660	84.38	unsold	Developer
69	C	207	1,185	1329	1660	84.38	sold	Developer
70	C	301	1,185	1329	1660	84.38	sold	Developer
71	C	303	1,185	1329	1660	84.38	unsold	Developer
72	C	304	1,185	1329	1660	84.38	sold	Developer
73	C	306	1,185	1329	1660	84.38	sold	Developer
74	C	307	1,185	1329	1660	84.38	sold	Developer
75	C	402	1,185	1329	1660	84.38	sold	Developer
76	C	405	1,185	1329	1660	84.38	sold	Developer
77	C	406	1,185	1329	1660	84.38	sold	Developer
78	C	501	1,185	1329	1660	84.38	sold	Developer
79	C	502	1,185	1329	1660	84.38	unsold	Developer
80	C	504	1,185	1329	1660	84.38	unsold	Developer
81	C	505	1,185	1329	1660	84.38	sold	Developer
82	C	507	1,185	1329	1660	84.38	sold	Developer
83	C	601	1,185	1329	1660	84.38	unsold	Developer
84	C	603	1,185	1329	1660	84.38	unsold	Developer
85	C	604	1,185	1329	1660	84.38	sold	Developer
86	C	606	1,185	1329	1660	84.38	unsold	Developer
87	C	607	1,185	1329	1660	84.38	sold	Developer
88	D	102	1,185	1329	1660	84.38	unsold	Developer
89	D	103	1,185	1329	1660	84.38	unsold	Developer
90	D	105	1,185	1329	1660	84.38	sold	Developer
91	D	106	1,185	1329	1660	84.38	sold	Developer
92	D	108	1,185	1329	1660	84.38	sold	Developer
93	D	201	1,185	1329	1660	84.38	unsold	Developer
94	D	203	1,185	1329	1660	84.38	unsold	Developer
95	D	204	1,185	1329	1660	84.38	unsold	Developer
96	D	206	1,185	1329	1660	84.38	unsold	Developer
97	D	207	1,185	1329	1660	84.38	unsold	Developer
98	D	301	1,185	1329	1660	84.38	sold	Developer
99	D	302	1,185	1329	1660	84.38	sold	Developer
100	D	304	1,185	1329	1660	84.38	sold	Developer
101	D	305	1,185	1329	1660	84.38	unsold	Developer
102	D	307	1,185	1329	1660	84.38	sold	Developer
103	D	308	1,185	1329	1660	84.38	sold	Developer
104	D	402	1,185	1329	1660	84.38	sold	Developer
105	D	403	1,185	1329	1660	84.38	sold	Developer
106	D	405	1,185	1329	1660	84.38	sold	Developer
107	D	406	1,185	1329	1660	84.38	sold	Developer
108	D	408	1,185	1329	1660	84.38	sold	Developer
109	D	501	1,185	1329	1660	84.38	sold	Developer
110	D	503	1,185	1329	1660	84.38	sold	Developer
111	D	504	1,185	1329	1660	84.38	sold	Developer
112	D	506	1,185	1329	1660	84.38	sold	Developer

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Sl. No.	Block	Unit No.	Carpet area in sft	Unit Details		Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
				Built-up area in sft	Super built- up area in sft			
113	D	507	1,185	1329	1660	84.38	sold	Developer
114	D	601	1,185	1329	1660	84.38	sold	Developer
115	D	602	1,185	1329	1660	84.38	sold	Developer
116	D	604	1,185	1329	1660	84.38	sold	Developer
117	D	605	1,185	1329	1660	84.38	sold	Developer
118	D	607	1,185	1329	1660	84.38	unsold	Developer
119	D	608	1,185	1329	1660	84.38	sold	Developer
120	E	102	1,185	1329	1660	84.38	unsold	Developer
121	E	103	1,185	1329	1660	84.38	unsold	Developer
122	E	105	1,185	1329	1660	84.38	unsold	Developer
123	E	106	1,185	1329	1660	84.38	unsold	Developer
124	E	201	1,185	1329	1660	84.38	unsold	Developer
125	E	202	1,185	1329	1660	84.38	unsold	Developer
126	E	204	1,185	1329	1660	84.38	unsold	Developer
127	E	205	1,185	1329	1660	84.38	unsold	Developer
128	E	207	1,185	1329	1660	84.38	unsold	Developer
129	E	301	1,185	1329	1660	84.38	unsold	Developer
130	E	303	1,185	1329	1660	84.38	unsold	Developer
131	E	304	1,185	1329	1660	84.38	unsold	Developer
132	E	306	1,185	1329	1660	84.38	unsold	Developer
133	E	307	1,185	1329	1660	84.38	unsold	Developer
134	E	402	1,185	1329	1660	84.38	unsold	Developer
135	E	403	1,185	1329	1660	84.38	unsold	Developer
136	E	405	1,185	1329	1660	84.38	unsold	Developer
137	E	406	1,185	1329	1660	84.38	unsold	Developer
138	E	501	1,185	1329	1660	84.38	unsold	Developer
139	E	502	1,185	1329	1660	84.38	unsold	Developer
140	E	504	1,185	1329	1660	84.38	unsold	Developer
141	E	505	1,185	1329	1660	84.38	unsold	Developer
142	E	601	1,185	1329	1660	84.38	unsold	Developer
143	E	603	1,185	1329	1660	84.38	unsold	Developer
144	E	604	1,185	1329	1660	84.38	unsold	Developer
145	E	606	1,185	1329	1660	84.38	unsold	Developer
146	E	607	1,185	1329	1660	84.38	unsold	Developer
147	F	102	945	1089	1360	69.13	sold	Developer
148	F	105	945	1089	1360	69.13	unsold	Developer
149	F	106	945	1089	1360	69.13	sold	Developer
150	F	202	945	1089	1360	69.13	unsold	Developer
151	F	203	945	1089	1360	69.13	sold	Developer
152	F	205	945	1089	1360	69.13	unsold	Developer
153	F	206	945	1089	1360	69.13	unsold	Developer
154	F	302	945	1089	1360	69.13	sold	Developer
155	F	303	945	1089	1360	69.13	sold	Developer
156	F	305	945	1089	1360	69.13	sold	Developer
157	F	306	945	1089	1360	69.13	sold	Developer
158	F	402	945	1089	1360	69.13	sold	Developer
159	F	403	945	1089	1360	69.13	sold	Developer
160	F	405	945	1089	1360	69.13	sold	Developer
161	F	406	945	1089	1360	69.13	sold	Developer
162	F	502	945	1089	1360	69.13	sold	Developer
163	F	503	945	1089	1360	69.13	sold	Developer
164	F	505	945	1089	1360	69.13	unsold	Developer
165	F	506	945	1089	1360	69.13	sold	Developer
166	F	602	945	1089	1360	69.13	sold	Developer
167	F	603	945	1089	1360	69.13	sold	Developer
168	F	605	945	1089	1360	69.13	unsold	Developer
169	F	606	945	1089	1360	69.13	sold	Developer
170	G	102	945	1089	1360	69.13	unsold	Developer

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Sl. No.	Block	Unit No.	Unit Details			Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
			Carpet area in sft	Built-up area in sft	Super built-up area in sft			
171	G	103	945	1089	1360	69.13	sold	Developer
172	G	105	945	1089	1360	69.13	unsold	Developer
173	G	106	945	1089	1360	69.13	unsold	Developer
174	G	201	945	1089	1360	69.13	unsold	Developer
175	G	202	945	1089	1360	69.13	unsold	Developer
176	G	204	945	1089	1360	69.13	unsold	Developer
177	G	205	945	1089	1360	69.13	unsold	Developer
178	G	207	945	1089	1360	69.13	sold	Developer
179	G	301	945	1089	1360	69.13	sold	Developer
180	G	303	945	1089	1360	69.13	sold	Developer
181	G	304	945	1089	1360	69.13	sold	Developer
182	G	306	945	1089	1360	69.13	sold	Developer
183	G	307	945	1089	1360	69.13	sold	Developer
184	G	402	945	1089	1360	69.13	unsold	Developer
185	G	403	945	1089	1360	69.13	sold	Developer
186	G	405	945	1089	1360	69.13	sold	Developer
187	G	406	945	1089	1360	69.13	sold	Developer
188	G	501	945	1089	1360	69.13	sold	Developer
189	G	502	945	1089	1360	69.13	sold	Developer
190	G	504	945	1089	1360	69.13	sold	Developer
191	G	505	945	1089	1360	69.13	unsold	Developer
192	G	507	945	1089	1360	69.13	sold	Developer
193	G	601	945	1089	1360	69.13	sold	Developer
194	G	603	945	1089	1360	69.13	sold	Developer
195	G	604	945	1089	1360	69.13	sold	Developer
196	G	606	945	1089	1360	69.13	unsold	Developer
197	G	607	945	1089	1360	69.13	sold	Developer
198	H	102	945	1089	1360	69.13	unsold	Developer
199	H	103	945	1089	1360	69.13	unsold	Developer
200	H	105	945	1089	1360	69.13	sold	Developer
201	H	106	945	1089	1360	69.13	unsold	Developer
202	H	201	945	1089	1360	69.13	unsold	Developer
203	H	202	945	1089	1360	69.13	unsold	Developer
204	H	204	945	1089	1360	69.13	unsold	Developer
205	H	205	945	1089	1360	69.13	unsold	Developer
206	H	207	945	1089	1360	69.13	sold	Developer
207	H	301	945	1089	1360	69.13	sold	Developer
208	H	303	945	1089	1360	69.13	unsold	Developer
209	H	304	945	1089	1360	69.13	unsold	Developer
210	H	306	945	1089	1360	69.13	unsold	Developer
211	H	402	945	1089	1360	69.13	unsold	Developer
212	H	403	945	1089	1360	69.13	unsold	Developer
213	H	405	945	1089	1360	69.13	sold	Developer
214	H	406	945	1089	1360	69.13	unsold	Developer
215	H	501	945	1089	1360	69.13	unsold	Developer
216	H	502	945	1089	1360	69.13	unsold	Developer
217	H	504	945	1089	1360	69.13	sold	Developer
218	H	505	945	1089	1360	69.13	sold	Developer
219	H	507	945	1089	1360	69.13	sold	Developer
220	H	601	945	1089	1360	69.13	unsold	Developer
221	H	603	945	1089	1360	69.13	unsold	Developer
222	H	604	945	1089	1360	69.13	unsold	Developer
223	H	606	945	1089	1360	69.13	unsold	Developer
224	H	607	945	1089	1360	69.13	sold	Developer
	Total		2,39,760	2,72,016	3,39,740	17,269		

GMR financial status statement 30-06-2022 ver.21 - Project details

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:	Rajyalakshmi
Name of project:		Gulmohar Residency		Date:	30-Jun-22
Project details.					
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	32,384.29	Sq Mts	8.00	Acres
2	Net land area of project	22,752.07	Sq Mts	27,211.24	Sq. Yds
3	Type of development	Flats		-	-
4	Total no. of units	345	Nos.	-	-
5	Type of agreement	JDA		-	-
6	Building permit no.	1/C1/09930/2019		-	-
7	Building permit issued by:	GHMC		-	-
8	RERA no.	P02200001129		-	-
9	Units falling to share of owners	121	Nos.	-	-
10	Units falling to share of developer	224	Nos.	-	-
11	Total proposed construction	49,611.62	Sq Mtrs	5,34,019.47	sft
12	Total sellable area	32,320.70	Sq Mtrs	3,47,900.00	sft
13	In case of apartments total parking area	15,781.74	Sq Mtrs	1,69,874.75	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		170		
3	Number of units not started		27		
4	Number of units sold		134		
5	Number of units unsold (include mortgaged)		90		
6	Electric power supply provided		No		
7	Water supply provided		No		
8	OC received		No		
9	OC date		No		
10	Project fully completed in all respects		No		

GMR financial status statement 30-06-2022 ver.21 - Project details

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:	Rajyalakshmi
Name of project:		Gulmohar Residency		Date:	30-Jun-22
Project details.					
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	32,384.29	Sq Mts	8.00	Acres
2	Net land area of project	22,752.07	Sq Mts	27,211.24	Sq. Yds
3	Type of development	Flats		-	-
4	Total no. of units	345	Nos.	-	-
5	Type of agreement	JDA		-	-
6	Building permit no.	1/C1/09930/2019		-	-
7	Building permit issued by:	GHMC		-	-
8	RERA no.	P02200001129		-	-
9	Units falling to share of owners	121	Nos.	-	-
10	Units falling to share of developer	224	Nos.	-	-
11	Total proposed construction	49,611.62	Sq Mtrs	5,34,019.47	sft
12	Total sellable area	32,320.70	Sq Mtrs	3,47,900.00	sft
13	In case of apartments total parking area	15,781.74	Sq Mtrs	1,69,874.75	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		170		
3	Number of units not started		27		
4	Number of units sold		134		
5	Number of units unsold (include mortgaged)		90		
6	Electric power supply provided		No		
7	Water supply provided		No		
8	OC received		No		
9	OC date		No		
10	Project fully completed in all respects		No		

GMR financial status statement 30-06-2022 ver.21

RERA sold units details

Name of firm/company:				Modi Realty Mallapur LLP	Prepared by:		Rajyalakshmi						
Name of project:				Gulmohar Residency	Date:		31-Mar-22						
Details required as per RERA rules.					Statement for period upto		Apr to Jun-2022						
Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Total Receipts	Balance receivable	Total Receipts without GST
1	A-102	1360	4,186	Mrs.M Prabhavathi & Mr. GL	30-Sep-19	56,93,000	15,34,640	32,55,300	15,00,000	-	62,89,940	-5,96,940	59,90,419
2	A-103	1360	4,236	Mr.Nishin Neelambram & Mr	30-Dec-19	57,61,000	15,31,000	31,47,483	13,76,000	-	60,54,483	-2,93,483	57,66,174
3	A-105	1360	3,985	Mrs. Bathula Bhagya	9-Sep-19	54,20,000	13,55,000	22,50,000	20,92,000	-	56,97,000	-2,77,000	54,25,714
4	A-106	1360	4,085	Mr.CH. Bharathi Pushpanjali	8-Sep-19	55,56,000	15,03,890	26,79,400	13,00,000	6,00,000	60,83,290	-5,27,290	57,93,610
5	A-108	1360	3,524	Dr. Khadirun Sunkesula	20-Oct-19	47,93,000	6,20,000	30,90,000	13,28,650	-	50,38,650	-2,45,650	47,98,714
6	A-109	1360	4,085	Mrs.Pagadala Varalakshmi	6-Sep-19	55,56,000	14,89,000	21,48,000	8,59,000	13,68,300	58,64,300	-3,08,300	55,85,048
7	A-202	1360	4,187	Mr.Ratan N Mulani	8-Apr-21	56,94,000	-	-	56,94,000	-	56,94,000	-	54,22,857
8	A-203	1360	4,613	M/s.Modi Housing Pvt Ltd	24-Apr-21	62,74,000	-	-	5,64,740	-	5,64,740	57,09,260	5,37,848
9	A-206	1360	4,187	Mrs.Chandra P Mulani & Mr.	8-Apr-21	56,94,000	-	-	56,94,094	-	56,94,094	-94	54,22,947
10	A-208	1360	4,613	M/s.Modi Housing Pvt Ltd	24-Apr-21	62,74,000	-	-	5,64,740	-	5,64,740	57,09,260	5,37,848
11	A-209	1360	4,885	Mrs.Shalini Singh & Mr.Mano	8-Jan-21	66,43,000	-	12,21,000	52,22,000	-	64,43,000	2,00,000	61,36,190
12	A-302	1360	3,563	Mrs. Bera Sandhya Rai	16-Oct-19	48,45,000	6,71,000	29,40,000	14,82,250	-	50,93,250	-2,48,250	48,50,714
13	A-303	1360	4,085	Mr. Lanka Sridhar	15-Sep-19	55,56,000	14,89,000	17,19,000	26,31,800	1,18,000	59,57,800	-4,01,800	56,74,095
14	A-305	1360	4,085	Mr N.CH.V.S.Sekhar	14-Sep-19	55,56,000	15,03,890	18,64,510	23,48,450	2,18,280	59,35,130	-3,79,130	56,52,505
15	A-306	1360	3,985	Mrs. Susmitra Samantara & M	6-Sep-19	54,20,000	14,56,000	29,27,999	11,66,641	-	55,50,640	-1,30,640	52,86,324
16	A-308	1360	3,585	Mr.T.S.Ramanujam	11-Sep-21	48,76,000	-	-	45,85,000	5,40,800	51,25,800	-2,49,800	48,81,714
17	A-309	1360	3,885	Mr. S. V. Subba Reddy	10-Sep-19	52,84,000	14,35,000	16,27,000	26,88,500	-	57,50,500	-4,66,500	54,76,667
18	A-402	1360	3,885	Mrs.P Chaithanya & Mr.B Ra	7-Sep-19	52,84,000	13,25,000	-	47,13,804	-	60,38,804	-7,54,804	57,51,242
19	A-403	1360	4,185	Mr. Kunwar Kant	15-Sep-19	56,92,000	15,20,000	17,93,438	22,07,000	4,39,000	59,59,438	-2,67,438	56,75,655
20	A-405	1360	3,885	Mrs.Srikakolapu Mani & Mr.	8-Sep-19	52,84,000	14,41,270	16,27,000	12,20,000	4,64,200	47,52,470	5,31,530	45,26,162
21	A-406	1360	4,035	Mr. Navin Kumar Patalay	30-Sep-19	54,88,000	14,72,000	16,96,000	25,39,520	-	57,07,520	-2,19,520	54,35,733
22	A-408	1360	4,236	Mr Yerram Srinivas	3-Nov-19	57,61,000	8,75,116	24,24,000	19,21,000	8,34,934	60,55,050	-2,94,050	57,66,714
23	A-409	1360	4,285	Mr. Pavan Kumar Shakhai	14-Nov-19	58,27,000	15,52,000	18,11,000	16,36,000	11,25,350	61,24,350	-2,97,350	58,32,714
24	A-502	1360	4,085	Mr. Ramesh Chouti & Mrs. N	8-Sep-19	55,56,000	14,89,000	17,19,000	10,00,000	12,69,894	54,77,894	78,106	52,17,042
25	A-503	1360	3,563	Mrs.Thatikunda Lalitha	16-Oct-19	48,45,000	6,71,000	17,66,000	26,56,250	-	50,93,250	-2,48,250	48,50,714
26	A-505	1360	3,985	Mr. Amit Roy	8-Sep-19	54,20,000	14,70,560	16,58,441	24,03,090	-	55,32,091	-1,12,091	52,68,658
27	A-506	1360	4,400	Mrs.P Gruha Lakshmi	9-Aug-21	59,84,000	-	-	43,78,000	19,11,200	62,89,200	-3,05,200	59,89,714
28	A-508	1360	4,236	Mr.Pothalaiah Sake	7-Nov-19	57,61,000	10,64,000	22,35,000	13,41,000	14,15,050	60,55,050	-2,94,050	57,66,714
29	A-509	1360	3,885	Mr. A.Praveen Kumar Reddy	7-Sep-19	52,84,000	14,27,000	16,27,000	12,20,000	4,30,200	47,04,200	5,79,800	44,80,190
30	B-102	1660	4,215	Mr.U Nagaraju	24-Feb-20	69,97,000	2,25,000	51,42,000	-	-	53,67,000	16,30,000	51,11,429
31	B-103	1660	4,616	Mr.J Shankar Rao	28-Dec-20	76,63,000	-	64,25,000	16,27,150	-	80,52,150	-3,89,150	76,68,714
32	B-105	1660	4,247	Mr.T Sunil	1-Nov-19	70,50,000	12,82,000	47,40,800	-	12,24,200	72,47,000	-1,97,000	69,01,905
33	B-106	1660	4,216	Mr. V Sharath Chandra	30-Oct-19	69,99,000	14,99,000	43,96,850	-	-	58,95,850	11,03,150	56,15,095
34	B-108	1660	4,015	Mrs. Shailaja	6-Sep-19	66,65,000	38,45,001	22,52,000	-	9,31,749	70,28,750	-3,63,750	66,94,048

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RERA sold units details

Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Total Receipts	Balance receivable	Total Receipts without GST
35	B-201	1660	4,116	Mr.Jayesh P Mulani	8-Apr-20	68,33,000	-	-	68,33,094	-	68,33,094	-94	65,07,709
36	B-203	1660	4,116	Mr.Suman R Mulani	8-Apr-20	68,33,000	-	-	68,33,000	-	68,33,000	-	65,07,619
37	B-204	1660	4,515	Mr. D.Bhairava Prasad	9-Nov-20	74,95,000	-	63,05,114	15,70,000	-	78,75,114	-3,80,114	75,00,109
38	B-206	1660	4,565	Modi Properties Pvt Ltd	30-Jul-21	75,78,000	-	-	6,03,900	-	6,03,900	69,74,100	5,75,143
39	B-207	1660	4,565	Modi Properties Pvt Ltd	30-Jul-21	75,78,000	-	-	6,03,900	-	6,03,900	69,74,100	5,75,143
40	B-301	1660	3,815	Mr. P.Kiran Kumar	13-Sep-19	63,33,000	16,71,000	25,83,000	11,00,000	5,00,000	58,54,000	4,79,000	55,75,238
41	B-302	1660	4,515	Mr.K A Jayarajashekhhar	6-Feb-21	74,95,000	2,00,000	2,00,000	55,50,223	12,60,845	72,11,068	2,83,932	68,67,684
42	B-304	1660	3,482	Mr. Satish Reddy.N & Mrs. R	29-Sep-19	57,80,000	13,22,000	31,60,000	15,93,000	-	60,75,000	-2,95,000	57,85,714
43	B-305	1660	4,096	Mrs. Priyanka Kose & Mr. He	21-Oct-19	67,99,000	17,79,000	21,42,000	32,23,950	-	71,44,950	-3,45,950	68,04,714
44	B-308	1660	3,815	Mr. Valiveti Purushottam & M	18-Sep-19	63,33,000	16,71,000	19,83,000	29,95,650	-	66,49,650	-3,16,650	63,33,000
45	B-402	1660	4,116	Mrs. Neelofer Sultana	9-Nov-19	68,33,000	20,33,000	21,05,050	25,42,600	5,00,000	71,80,650	-3,47,650	68,38,714
46	B-403	1660	4,169	Mrs. Jyoti Jain & Mr. Gautam	22-Dec-19	69,20,000	18,09,000	21,83,000	16,37,000	14,37,000	70,66,000	-1,46,000	67,29,524
47	B-405	1660	4,105	Mr.I.Shiv Kumar	29-Sep-19	68,14,000	17,84,000	37,57,003	16,06,970	-	71,47,973	-3,33,973	68,07,593
48	B-406	1660	3,815	Mr. Gandluri Phani Kumar &	15-Sep-19	63,33,000	16,71,000	19,83,000	29,38,320	-	65,92,320	-2,59,320	62,78,400
49	B-408	1660	3,915	Mr. Naga Madhusudan Sarma	8-Sep-19	64,99,000	17,10,000	37,29,000	18,85,202	-	73,24,202	-8,25,202	69,75,430
50	B-501	1660	3,815	Mr. Srinivasulu Chintapally	6-Sep-19	63,33,000	16,71,000	19,83,000	14,87,000	-	51,41,000	11,92,000	48,96,190
51	B-503	1660	4,096	Mr. Gajendra Likhitkar	1-Nov-19	67,99,000	17,79,000	21,42,000	16,00,000	15,90,001	71,11,001	-3,12,001	67,72,382
52	B-504	1660	3,815	Mr. Kamlesh Patel & Mr. Dee	11-Sep-19	63,33,000	16,71,000	-	40,00,000	10,03,150	66,74,150	-3,41,150	63,56,333
53	B-506	1660	3,515	Mr.Shaik Thamim Ansar	30-Sep-21	58,35,000	-	-	42,25,000	18,35,750	60,60,750	-2,25,750	57,72,143
54	B-507	1660	4,217	Mr. Jawaharlal Amugothu	14-Nov-19	70,00,000	12,75,000	27,35,000	16,58,000	18,06,000	74,74,000	-4,74,000	71,18,095
55	B-601	1660	4,765	Mr.Govada John Rakesh Kum	16-Jun-21	79,10,000	-	-	65,45,000	-	65,45,000	13,65,000	62,33,333
56	B-602	1660	4,452	Mr.Nanduri Raghu Raman	31-Dec-21	73,90,000	-	-	55,38,300	-	55,38,300	18,51,700	52,74,571
57	B-604	1660	4,765	Mr.M.V.K Kishore	13-May-21	79,10,000	-	-	64,89,000	19,40,500	84,29,500	-5,19,500	80,28,095
58	B-605	1660	4,257	Mr.Ashutosh Sharma	1-Sep-20	70,66,000	-	12,25,000	45,28,000	2,80,300	60,33,300	10,32,700	57,46,000
59	B-608	1660	4,131	Mr.Ashfaq Ahmed Tahir	29-Oct-21	68,57,000	-	-	40,25,000	32,05,350	72,30,350	-3,73,350	68,86,048
60	C-102	1660	4,715	Mr.Siva Niranjana Jammula	10-Jan-21	78,27,000	-	20,22,000	43,59,000	-	63,81,000	14,46,000	60,77,143
61	C-103	1660	4,666	Mr.Durga Bhaskar	25-Mar-21	77,45,000	-	25,000	63,01,500	-	63,26,500	14,18,500	60,25,238
62	C-105	1660	3,852	Mr.K.Uday Kumar Swapna	28-Oct-20	63,95,000	-	8,41,500	41,69,700	-	50,11,200	13,83,800	47,72,571
63	C-106	1660	3,852	Mr.M.R.K Prasad	26-Oct-20	63,95,000	-	8,41,500	41,69,700	-	50,11,200	13,83,800	47,72,571
64	C-204	1660	3,714	Mr. Sashi Kiran	25-Sep-20	61,66,000	-	8,45,000	39,60,724	-	48,05,724	13,60,276	45,76,880
65	C-207	1660	4,216	Mr.Pedapudi Arogya Kumar	24-Feb-20	69,98,000	2,27,250	17,17,400	38,66,000	-	58,10,650	11,87,350	55,33,952
66	C-301	1660	4,390	Mr. K Srirama	12-Jan-20	72,88,000	13,18,000	5,77,000	23,08,000	-	42,03,000	30,85,000	40,02,857
67	C-304	1660	4,965	Mr.T Phani Raja Krishna Kum	25-Jul-21	82,42,000	-	-	42,19,000	26,00,000	68,19,000	14,23,000	64,94,286
68	C-306	1660	4,277	Mr. A Praveen	19-Dec-19	71,00,000	12,90,000	30,09,750	17,67,150	13,88,100	74,55,000	-3,55,000	71,00,000
69	C-307	1660	4,215	Mr.Raji Reddy	19-Feb-20	69,97,000	2,25,000	10,75,000	27,36,000	16,57,000	56,93,000	13,04,000	54,21,905
70	C-402	1660	3,913	Mr.Ravi Kanth & Mrs.Bharti	31-Oct-20	64,95,000	-	3,49,000	6,09,000	35,90,125	45,48,125	19,46,875	43,31,548
71	C-405	1660	4,290	Mr. R Prasad Rao	2-Jan-20	71,22,000	12,93,300	13,920	27,78,560	-	40,85,780	30,36,220	38,91,219
72	C-406	1660	3,973	Mr.S Satish	25-Oct-20	65,95,000	-	4,74,000	29,85,900	17,92,800	52,52,700	13,42,300	50,02,571

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RERA sold units details

Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Total Receipts	Balance receivable	Total Receipts without GST
73	C-501	1660	4,316	Mr.O.Vasudeva Sharma/Mrs.C	19-Feb-20	71,64,000	13,00,000	5,66,000	22,66,000	17,00,000	58,32,000	13,32,000	55,54,286
74	C-505	1660	4,488	Mr.Sanjoy Bhattacharjee	19-Jan-22	74,50,000	-	-	36,50,000	21,37,064	57,87,064	16,62,936	55,11,490
75	C-507	1660	4,215	Mrs.Shylaja Amaram	3-Jan-20	69,97,000	13,00,000	4,83,000	21,82,000	16,99,000	56,64,000	13,33,000	53,94,286
76	C-604	1660	5,458	Mr.Sujat Kumar Mishra	28-Feb-22	90,60,000	-	-	2,36,250	71,66,350	74,02,600	16,57,400	70,50,095
77	C-607	1660	5,308	Mrs.Shilpa & Mr.Hari Krshna	1-Mar-22	88,11,000	-	-	5,25,000	45,39,000	50,64,000	37,47,000	48,22,857
78	D-105	1660	4,666	Ms.Rachapudi Lakshmi Padar	16-Feb-21	77,46,000	-	14,37,000	49,03,000	-	63,40,000	14,06,000	60,38,095
79	D-106	1660	4,666	Mr.Ravi Prasad R.V.S.K	16-Feb-21	77,46,000	-	14,12,000	49,03,000	-	63,15,000	14,31,000	60,14,286
80	D-108	1660	4,877	Ms.S.Radhika & Mr.S.Giridha	26-Apr-21	80,96,000	-	-	44,00,000	38,41,531	82,41,531	-1,45,531	78,49,077
81	D-301	1660	4,865	Mrs.Seetha Reddy Narayana F	12-Apr-21	80,76,000	-	-	46,40,000	12,00,000	58,40,000	22,36,000	55,61,905
82	D-302	1660	5,357	Mr.Vemagiri Paul Devadathar	26-Jan-22	88,92,000	-	-	51,25,000	21,40,000	72,65,000	16,27,000	69,19,048
83	D-304	1660	3,863	Mr.Chaganti Mallikarjuna Bh	24-Feb-21	64,12,000	-	25,000	49,27,000	-	49,52,000	14,60,000	47,16,190
84	D-307	1660	4,915	Ms.Geetha	31-Aug-21	81,59,000	-	-	47,00,000	19,53,000	66,53,000	15,06,000	63,36,190
85	D-308	1660	4,765	Mr.Kollipara Mohan Rao	4-Feb-21	79,10,000	-	14,80,500	31,50,000	18,90,000	65,20,500	13,89,500	62,10,000
86	D-402	1660	5,238	Mr.Sudheer A	15-Dec-21	86,95,000	-	-	56,52,000	16,52,000	73,04,000	13,91,000	69,56,190
87	D-403	1660	5,665	Mr.P.N.S Raghu Narayana	28-May-22	94,04,000	-	-	-	16,35,000	16,35,000	77,69,000	15,57,143
88	D-405	1660	4,766	Mr.Jalapati Venu Gopal	4-Feb-21	79,12,000	-	8,25,000	37,37,000	18,90,000	64,52,000	14,60,000	61,44,762
89	D-406	1660	4,191	Mrs. B Jyothi Lakshmi & Mr.	15-Jan-20	69,57,000	12,93,000	-	27,44,000	16,46,000	56,83,000	12,74,000	54,12,381
90	D-408	1660	4,666	Mr.Kiran Kumar K	8-Feb-21	77,46,000	-	12,25,000	32,42,000	18,48,000	63,15,000	14,31,000	60,14,286
91	D-501	1660	3,943	Mr.Praneeth Mada	13-Feb-21	65,46,000	-	3,12,000	29,67,000	18,40,200	51,19,200	14,26,800	48,75,429
92	D-503	1660	5,527	Mr.Nimmala Harsh Goud	27-May-22	91,75,000	-	-	-	15,65,000	15,65,000	76,10,000	14,90,476
93	D-504	1660	4,473	Mrs.Santoshi Rajaram Naresh	11-Apr-21	74,26,000	-	-	29,62,250	-	29,62,250	44,63,750	28,21,190
94	D-506	1660	4,916	Mr.Raviprasad Ch	16-Aug-21	81,60,000	-	-	47,00,000	-	47,00,000	34,60,000	44,76,190
95	D-507	1660	4,766	Mr.Chaitanya Gangadhar Don	24-Mar-21	79,12,000	-	25,000	45,40,000	18,90,000	64,55,000	14,57,000	61,47,619
96	D-601	1660	5,115	Ms.Lavanya Rani	14-Oct-21	84,91,000	-	-	15,75,000	5,00,000	20,75,000	64,16,000	19,76,190
97	D-602	1660	5,716	Mr.Sandeep Reddy	26-May-22	94,89,000	-	-	-	2,25,000	2,25,000	92,64,000	2,14,286
98	D-604	1660	5,115	Ms.Neeta rao	31-Oct-21	84,91,000	-	-	48,80,005	-	48,80,005	36,10,995	46,47,624
99	D-605	1660	4,163	Mr.G Naveen Reddy	26-May-21	69,10,000	-	-	35,74,000	-	35,74,000	33,36,000	34,03,810
100	D-608	1660	3,811	Mr.A Ram Prasad	8-Jan-21	63,27,000	-	2,25,000	27,97,000	-	30,22,000	33,05,000	28,78,095
101	F-102	1360	4,785	Mr.Neeraja Sri Ram	18-Mar-21	65,08,000	-	2,25,000	49,66,000	-	51,91,000	13,17,000	49,43,810
102	F-106	1360	3,650	Mr.N V Maruthi Phanidhar	5-Aug-20	49,64,000	-	34,32,000	17,80,200	-	52,12,200	-2,48,200	49,64,000
103	F-203	1360	5,306	M/s.Modi Housing Pvt Ltd	5-Apr-22	72,16,000	-	-	-	2,25,000	2,25,000	69,91,000	2,14,286
104	F-302	1360	4,184	Mr.Sanjay Majumder	5-Sep-20	56,90,000	-	15,74,400	24,73,000	-	40,47,400	16,42,600	38,54,667
105	F-303	1360	4,385	Mr.Syed Akbar Pasha	29-Feb-20	59,64,000	2,25,000	8,95,000	15,64,000	22,00,000	48,84,000	10,80,000	46,51,429
106	F-305	1360	4,435	Mrs. Jyothirmayee	5-Mar-20	60,32,000	-	9,00,000	37,66,000	-	46,66,000	13,66,000	44,43,810
107	F-306	1360	4,331	Mrs.T Vaishnavi/Mr.Srujan	26-Feb-20	58,90,000	2,25,000	9,00,000	40,00,000	-	51,25,000	7,65,000	48,80,952
108	F-402	1360	4,485	Mr.K Pranav	5-Aug-20	61,00,000	-	16,46,800	19,00,000	14,28,000	49,74,800	11,25,200	47,37,905
109	F-403	1360	3,624	Mr.Satya Amar Charanjevar	19-Feb-20	49,28,000	2,25,000.00	-	22,35,400	13,65,000	38,25,400	11,02,600	36,43,238
110	F-405	1360	4,435	Mrs.Naga Srinivasa	6-Oct-20	60,32,000	-	12,07,000		-	12,07,000	48,25,000	11,49,524

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RERA sold units details

Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Total Receipts	Balance receivable	Total Receipts without GST
111	F-406	1360	4,385	Mr.Thatiparti Surekha & thati	18-Jun-20	59,64,000	-	36,20,000	13,88,000	-	50,08,000	9,56,000	47,69,524
112	F-502	1360	4,385	Mrs.S B V Naveena	18-Jun-20	59,64,000	-	11,20,000	23,22,000	13,93,000	48,35,000	11,29,000	46,04,762
113	F-503	1360	3,648	Mr. Roshan Singh Chouhan	8-Feb-20	49,61,000	2,35,000	-	21,86,000	-	24,21,000	25,40,000	23,05,714
114	F-506	1360	4,265	Mrs.G Shiva Kumari	5-Sep-20	58,00,000	-	19,38,500	16,98,500	-	36,37,000	21,63,000	34,63,810
115	F-602	1360	4,200	Ms.Padmaja Rani & Naimisha	18-Aug-21	57,12,000	-	-	31,67,600	15,80,000	47,47,600	9,64,400	45,21,524
116	F-603	1360	4,936	Ms.Asra Fatima	13-Aug-21	67,13,000	-	-	38,72,000	15,85,000	54,57,000	12,56,000	51,97,143
117	F-606	1360	4,297	Mr.Meet Bharat Mehta	2-Aug-21	58,44,000	-	-	2,25,000	15,00,000	17,25,000	41,19,000	16,42,857
118	G-103	1360	4,835	Mrs.Sushama Patwardhan	28-Dec-20	65,75,000	-	12,11,000	41,31,000	-	53,42,000	12,33,000	50,87,619
119	G-207	1360	4,081	Mrs.Renuka A	28-Dec-20	55,50,000	-	2,25,000	25,51,000	15,43,000	43,19,000	12,31,000	41,13,333
120	G-301	1360	3,803	Mr.Niresh Thalyyal	15-Mar-21	51,72,000	-	2,00,000	22,23,000	15,30,000	39,53,000	12,19,000	37,64,762
121	G-303	1360	3,950	Mr.Naveen Kumar Ginige	7-Jan-21	53,72,000	-	2,25,000	24,62,000	14,87,200	41,74,200	11,97,800	39,75,429
122	G-304	1360	4,935	Mr.Sateesh Kumar Surya	18-Aug-21	67,12,000	-	-	38,72,000	-	38,72,000	28,40,000	36,87,619
123	G-306	1360	4,935	Mr.Sreekar Suri	13-Apr-21	67,12,000	-	-	37,12,000	-	37,12,000	30,00,000	35,35,238
124	G-307	1360	4,686	Mr.Shivaji S.Kadam	28-Dec-20	63,73,000	-	12,25,000	15,15,000	18,00,000	45,40,000	18,33,000	43,23,810
125	G-403	1360	4,686	Mrs.Shivarapu Radhika	28-Dec-20	63,73,000	-	11,91,000	30,25,000	-	42,16,000	21,57,000	40,15,238
126	G-405	1360	4,981	Mr.Shiva Kumar Prathap	21-Aug-21	67,74,000	-	-	39,18,000	-	39,18,000	28,56,000	37,31,429
127	G-406	1360	5,703	Mr.Konduru Sreekanth	28-May-22	77,56,000	-	-	-	2,25,000	2,25,000	75,31,000	2,14,286
128	G-501	1360	4,736	Dr.Panjola Ashok	6-Dec-20	64,41,000	-	11,91,000	25,50,000	5,00,000	42,41,000	22,00,000	40,39,048
129	G-502	1360	4,385	Mr.S. Yuvar	17-Oct-21	59,63,000	-	-	27,81,000	-	27,81,000	31,82,000	26,48,571
130	G-504	1360	4,685	Mrs.Aruna & Mr.Chandra Sek	28-Mar-21	63,72,000	-	25,000	47,33,000	-	47,58,000	16,14,000	45,31,429
131	G-507	1360	4,685	Mr.PV Ravi Kiran	14-Mar-21	63,72,000	-	2,25,000	34,66,000	-	36,91,000	26,81,000	35,15,238
132	G-601	1360	4,100	Mr.Karthik Mylavarupu	30-Jun-21	55,76,000	-	-	7,54,000	20,47,000	28,01,000	27,75,000	26,67,619
133	G-603	1360	4,850	Ms.Ramala Kavitha	23-May-22	65,96,000	-	-	-	3,10,000	3,10,000	62,86,000	2,95,238
134	G-604	1360	5,185	Mrs.Neeta Rao	31-Oct-21	70,52,000	-	-	40,53,005	-	40,53,005	29,98,995	38,60,005
135	G-607	1360	4,450	Mr.Surya Kiran	31-Oct-21	60,52,000	-	-	7,25,000	23,43,000	30,68,000	29,84,000	29,21,905
136	H-105	1360	5,772	Mr.Alok Kanti Samaddar	9-Jun-22	78,50,000	-	-	-	2,25,000	2,25,000	76,25,000	2,14,286
137	H-207	1360	5,672	Mr.Srinivas Vemparala	20-Apr-22	77,14,000	-	-	-	13,84,000	13,84,000	63,30,000	13,18,095
138	H-301	1360	5,522	Mr.Satish Sonbarao Gudup	20-Mar-22	75,10,000	-	-	25,000	2,00,000	2,25,000	72,85,000	2,14,286
139	H-405	1360	5,857	Kanakaiah Mallaiah Kondur	26-May-22	79,65,000	-	-	-	14,20,000	14,20,000	65,45,000	13,52,381
140	H-504	1360	5,441	Mahesh Rathod	27-Mar-22	74,00,000	-	-	25,000	19,80,800	20,05,800	53,94,200	19,10,286
141	H-505	1360	5,434	M.S Raghavendra Rao	6-Mar-22	73,90,000	-	-	13,33,000	-	13,33,000	60,57,000	12,69,524
142	H-507	1360	5,434	M.V.N Abhishek Rao	14-Mar-22	73,90,000	-	-	2,25,000	11,08,000	13,33,000	60,57,000	12,69,524
143	H-607	1360	5,422	Jnanesha A.C	6-Mar-22	73,74,000	-	-	25,000	13,00,000	13,25,000	60,49,000	12,61,905
	TOTAL	#####	4,433			95,65,37,000	6,69,48,917	15,13,81,658	37,04,28,233	11,29,14,223	#####	25,48,63,969	66,82,60,029

Loan details

Name of firm/compar	Modi Realty Mallapur LLP	Prepared by:		Rajyalakshmi							
Name of project:	Gulmohar Residency	Date:		30-Jun-22							
Loan Details		Statement for period upto		Apr to Jun-2022							
Secured loans											
Sl. No.	Loan type	Name of lender	Total loan amount in Rs.	Principal repaid upto FY 19-20 in Rs.	Principal repaid upto FY 20-21 in Rs.	Principal repaid upto FY 21-22 in Rs.	Principal repaid upto FY 22-23 in Rs.	Balance loan upto end of this qtr. in Rs.	Loan start date	Loan end date	EMI or principal repayment per month in Rs.
1	Secured	Tata Capital Financial Services Ltd	4,50,00,000	82,23,459	1,41,82,166	2,23,85,308	-	2,09,067	10-08-2019	#####	10,00,000
2	Secured	Tata Capital Financial Services	7,00,00,000	-	-	3,83,81,222	1,91,77,187	1,24,41,591	NA	NA	NA
3	Secured	DSR	-52,88,890	-	-	-	-	-52,88,890	NA	NA	NA
4	Subtotal - Secured loans		10,97,11,110	82,23,459	1,41,82,166	6,07,66,530	1,91,77,187	73,61,768			
5	Un-secured	Rahul Mehta	1,07,00,000	-	-	82,75,000	23,76,550	48,450	NA	NA	NA
6	Un-secured	Paramount Builders	70,08,258	-	-	69,54,644	53,614	-	NA	NA	NA
7	Un-secured	Mahidra & Mahindra Finance-T	14,88,682	-	-	61,810	62,991	13,63,881	NA	NA	NA
8	Un-secured	Mahidra & Mahindra Finance-V	5,50,000	-	-	-	15,134	5,34,866	NA	NA	NA
9	Un-secured		-	-	-	-	-	-	NA	NA	NA
10	Subtotal - Un-secured loans		1,97,46,940	-	-	1,52,91,454	25,08,289	19,47,197			
11	Total		12,94,58,050	82,23,459	1,41,82,166	7,60,57,984		93,08,965			

GMR financial status statement 30-06-2022 ver.21 - Financial Summary

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:				Rajyalakshmi
Name of project:		Gulmohar Residency		Date:				30-Jun-22
Financial Summary				Statement for period upto				Apr to Jun-2022
								(Amounts in Rs.)
Sl. No.	Description	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
1	Source of funds							
2	Net receipts from sales	-	-	6,37,60,873	14,41,73,008	35,27,88,793	10,75,37,355	66,82,60,029
3	Loans received - unsecured	-	-	1,07,00,000	70,08,258	14,88,682	5,50,000	1,97,46,940
4	Loans received - secured	-	-	4,50,00,000	-	6,47,11,110	-	10,97,11,110
5	Subtotal - funds	-	-	11,94,60,873	15,11,81,266	41,89,88,585	10,80,87,355	79,77,18,079
6	Expenditure							
7	Towards land acquisition	-	-	-	-	-	-	-
8	Towards security deposit for JDA	30,00,000	19,25,000	1,00,89,400	-	-	-	1,50,14,400
9	Fees, charges, deposits for permits	45,24,518	8,11,817	3,89,94,472	7,40,000	62,16,483	16,60,180	5,29,47,470
10	Finance charges (interest + fees)	590	3,780	49,93,409	5,950	33,47,146	9,21,239	92,72,114
11	Administrative expenses	1,38,030	10,88,163	77,49,094	97,33,219	1,33,87,049	25,88,253	3,46,83,809
12	Work in progress	55,68,146	14,42,732	4,08,84,223	11,48,62,654	30,33,60,605	3,88,20,503	50,49,38,864
13	Secured Loan Repayment (Tata Capital)	-	-	82,23,459	1,41,82,166	6,07,66,530	1,91,77,187	10,23,49,342
14	Advances paid to suppliers/contractors	-	-	-	-	-	-	-
15	Subtotal - exp.	1,32,31,284	52,71,492	11,09,34,058	13,95,23,989	38,70,77,813	6,31,67,363	71,92,05,998
16	Investment from promoters	-	-	1,16,10,162.83	-1,08,30,402	5,33,62,511	-9,00,000	5,32,42,272
17	By equity/partners capital	-	-	1,00,000.00	-	-	-	1,00,000
18	By way of loans from promoters	-	-	-	-	-	-	-
19	Subtotal - investment	-	-	1,17,10,163	-1,08,30,402	5,33,62,511	-9,00,000	5,33,42,272
RERA - funds received Vs exp - comparison								
A	Project expenditure	1,32,31,284	52,71,492	11,09,34,058	13,95,23,989	38,70,77,813	6,31,67,363	71,92,05,998
B	70% of net receipts (for RERA a/c)	-	-	4,46,32,611	10,09,21,105	24,69,52,155	7,52,76,149	46,77,82,021
C	Loans received	-	-	5,57,00,000.00	70,08,258	6,61,99,792.00	5,50,000.00	12,94,58,050
D	RERA a/c bank balance +FDs	-	-	32,80,881.07	1,07,83,549	69,00,894.02	2,04,49,855.78	4,14,15,180
	Difference (A-B-C-D) - must be positive	1,32,31,284	52,71,492	73,20,565	2,08,11,076	6,70,24,972	-3,31,08,642	8,05,50,748
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.								

Estimation of IT - Percentage Completion method**PROECT ESTIMATION**

	Sft	Rate	
Developer Share of Sale	347900		
Owner Share of Sale	187540		
Proposed Parking Area	203830		
Club House Area	25556		
Sale Revenue	347900	4,240	1,47,50,96,000
			1,47,50,96,000
Land Cost			-
Sanction Cost			4,43,30,807
Construction Cost		1,300	45,22,70,000
Construction Cost Owner		1,300	24,38,02,000
Club House Construction Cost		2,500	6,38,90,000
Parking Area Construction Cost		800	16,30,64,000
			96,73,56,807
Profit			50,77,39,193
Profit %			34

Modi Realty Mallapur LLP (22-23)

MG Road, RAnigunj
Secunderabad

Current Assets

Group Summary

1-Apr-22 to 30-Jun-22

Page 1

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
Cash-in-Hand	1,88,475.00 Dr		1,204.00	1,87,271.00 Dr
Cash	1,88,475.00 Dr		1,204.00	1,87,271.00 Dr
Bank Accounts	2,09,65,324.34 Dr	43,55,81,875.00	44,33,19,290.22	1,32,27,909.12 Dr
BANK-Kotak Mahindra Bank Collection A/c	25,000.00 Dr	8,13,16,990.00	8,11,17,790.00	2,24,200.00 Dr
BANK-Kotak Mahindra Bank- Current A/c-2912974950	48,10,350.97 Dr	10,92,05,774.00	10,64,02,503.70	76,13,621.27 Dr
BANK-Kotak Mahindra Bank Escrow A/c		9,92,75,997.00	9,62,97,547.00	29,78,450.00 Dr
BANK-Kotak Mahindra Bank Rera A/c	81,69,185.10 Dr	12,06,41,140.00	13,03,71,554.62	15,61,229.52 Cr
BANK-Kotak Mahindra Bank Sub A/c	3,35,430.00 Dr	64,06,849.00	36,55,913.00	30,86,366.00 Dr
BANK-Yes Bank Current A/c	76,25,358.27 Dr	1,87,35,125.00	2,54,73,981.90	8,86,501.37 Dr
Bank Fixed Deposits	1,85,00,000.00 Dr	1,15,00,000.00	20,00,000.00	2,80,00,000.00 Dr
BANKFD-Kotak Bank		40,00,000.00	20,00,000.00	20,00,000.00 Dr
BANKFD-YES Bank	1,85,00,000.00 Dr	75,00,000.00		2,60,00,000.00 Dr
Grand Total	3,96,53,799.34 Dr	44,70,81,875.00	44,53,20,494.22	4,14,15,180.12 Dr

Modi Realty Mallapur LLP (22-23)

MG Road, RAnigunj
Secunderabad

Current Assets

Group Summary

1-Apr-22 to 30-Jun-22

Page 1

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
Cash-in-Hand	1,88,475.00 Dr		1,204.00	1,87,271.00 Dr
Cash	1,88,475.00 Dr		1,204.00	1,87,271.00 Dr
Bank Accounts	2,09,65,324.34 Dr	43,55,81,875.00	44,33,19,290.22	1,32,27,909.12 Dr
BANK-Kotak Mahindra Bank Collection A/c	25,000.00 Dr	8,13,16,990.00	8,11,17,790.00	2,24,200.00 Dr
BANK-Kotak Mahindra Bank- Current A/c-2912974950	48,10,350.97 Dr	10,92,05,774.00	10,64,02,503.70	76,13,621.27 Dr
BANK-Kotak Mahindra Bank Escrow A/c		9,92,75,997.00	9,62,97,547.00	29,78,450.00 Dr
BANK-Kotak Mahindra Bank Rera A/c	81,69,185.10 Dr	12,06,41,140.00	13,03,71,554.62	15,61,229.52 Cr
BANK-Kotak Mahindra Bank Sub A/c	3,35,430.00 Dr	64,06,849.00	36,55,913.00	30,86,366.00 Dr
BANK-Yes Bank Current A/c	76,25,358.27 Dr	1,87,35,125.00	2,54,73,981.90	8,86,501.37 Dr
Bank Fixed Deposits	1,85,00,000.00 Dr	1,15,00,000.00	20,00,000.00	2,80,00,000.00 Dr
BANKFD-Kotak Bank		40,00,000.00	20,00,000.00	20,00,000.00 Dr
BANKFD-YES Bank	1,85,00,000.00 Dr	75,00,000.00		2,60,00,000.00 Dr
Grand Total	3,96,53,799.34 Dr	44,70,81,875.00	44,53,20,494.22	4,14,15,180.12 Dr

Modi Realty Mallapur LLP (22-23)

MG Road, RAnigunj
Secunderabad

Capital Account

Group Summary

1-Apr-22 to 30-Jun-22

Page 1

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
FCAP-Anand Mehta	50,000.00 Cr			50,000.00 Cr
FCAP- Modi Properties Pvt Ltd	50,000.00 Cr			50,000.00 Cr
PARTNER- Anand Mehta	1,46,60,604.73 Cr	4,50,000.00	45,00,000.00	1,87,10,604.73 Cr
PARTNER- Modi Properties Pvt Ltd	3,94,81,667.05 Cr	49,50,000.00		3,45,31,667.05 Cr
Grand Total	5,42,42,271.78 Cr	54,00,000.00	45,00,000.00	5,33,42,271.78 Cr

Modi Realty Mallapur LLP (22-23)

MG Road, RAnigunj
Secunderabad

Loans (Liability)

Group Summary

1-Apr-22 to 30-Jun-22

Page 1

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
SL-Mahindra & Mahindra Finance-Thar	14,26,872.34 Cr	89,700.00	26,708.71	13,63,881.05 Cr
SL-Mahindra & Mahindra Finance-WagonR		22,840.00	5,57,705.89	5,34,865.89 Cr
SL-PL-Tata Capital Financial Services Ltd	2,09,067.05 Cr			2,09,067.05 Cr
SL-Tatacapital Financial Services Limited-New Loan	3,16,18,778.00 Cr	10,29,32,031.00	8,37,54,844.00	1,24,41,591.00 Cr
SL-TATA Capital Loan Security Deposit	52,88,890.00 Dr			52,88,890.00 Dr
USL-Paramount Builders	53,614.00 Cr	53,614.00		
USL-Rahul Mehta	24,25,000.00 Cr	23,76,550.00		48,450.00 Cr
Grand Total	3,04,44,441.39 Cr	10,54,74,735.00	8,43,39,258.60	93,08,964.99 Cr

Modi Realty Mallapur LLP (22-23)MG Road, RAnigunj
Secunderabad**Customers Accounts**

Group Summary

1-Apr-22 to 30-Jun-22

Page 1

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
CUST-Flat No-A-102 Mrs.M Prabhavathi&Mr.GLN Sastry	4,80,364.00 Dr	2,35,400.00	7,02,241.00	13,523.00 Dr
CUST-Flat No-A-103 Mr.Nishin Neelambram&Mrs.Divya Paliyalil	5,432.50 Cr	51,974.00	0.50	46,541.00 Dr
CUST-Flat No-A-105 Mrs.Bathula Bhagya	572.00 Cr			572.00 Cr
CUST-Flat No-A-106 CH.Bharathi Pushpanjali&CH.S.R.Anjaneyulu	1,40,510.00 Dr	2,15,428.00	6,00,000.00	2,44,062.00 Cr
CUST-Flat No-A-108 Dr.Khadirun Sunkesula	6,000.00 Cr	46,395.00		40,395.00 Dr
CUST-Flat No-A-109 Mrs.Pagadala Varalakshmi	11,27,800.00 Dr	2,10,000.00	13,68,300.00	30,500.00 Cr
CUST-Flat No-A-202 Mr.Ratan Mulani	74,701.00 Dr			74,701.00 Dr
CUST-Flat No-A-203 Modi Housing Pvt Ltd	60,22,960.00 Dr			60,22,960.00 Dr
CUST-Flat No-A-206 Chandra P Mulani & Jayesh Mulani	74,606.60 Dr			74,606.60 Dr
CUST-Flat No-A-208 Modi Housing Pvt Ltd	60,22,960.00 Dr			60,22,960.00 Dr
CUST-Flat No-A-209Mrs.Shalini Singh & Mr.Manoj Kumar Singh	3,22,150.00 Dr	2,10,000.00		5,32,150.00 Dr
CUST-Flat No-A-302 Mrs.Bera Sandhya Rai	572.00 Cr	28,886.00		28,314.00 Dr
CUST-Flat No-A-303 Mr.Lanka Sridhar	572.00 Cr	1,18,000.00	1,18,000.00	572.00 Cr
CUST-Flat No-A 305 Mr N.CH.V.S.Sekhar	1,16,950.00 Dr		2,18,280.00	1,01,330.00 Cr
CUST-Flat No-A-306 Mrs.Susmitra Samantara&Mr.Laxmikanta Samantara	1,35,428.00 Dr			1,35,428.00 Dr
CUST-Flat No-A-308 Mr.T.S.Ramanujam	3,24,800.00 Dr	2,10,000.00	5,40,800.00	6,000.00 Cr
CUST-Flat No-A 309 Mr.S.V.Subba Reddy	4,326.20 Cr	2,35,400.20	2,56,864.00	25,790.00 Cr
CUST-Flat No-A 402 Mrs.P Chaithanya & Mr.B Rajashekar	2,62,219.60 Cr			2,62,219.60 Cr
CUST-Flat No-A-403 Mr.Kunwar Kant	2,24,092.50 Dr	2,10,000.00	4,39,000.00	4,907.50 Cr
CUST-Flat No-A-405 Mrs.Srikakolapu Mani & Mr.S.S.S.Subba Rao	10,49,930.00 Dr	2,10,000.00	4,64,200.00	7,95,730.00 Dr
CUST-Flat No-A 406 Mr. Navin Kumar Patalay		5,428.00		5,428.00 Dr
CUST-Flat No-A 408 Mr.Yerram Srinivas	6,24,362.00 Dr	2,10,000.00	8,34,934.00	572.00 Cr
CUST-Flat No-A-409 Mr.Pavan Kumar Shakhai	9,09,350.00 Dr	2,15,428.00	11,25,350.00	572.00 Cr
CUST-Flat No-A-502 Mr.Ramesh Chouti & Mrs.Navitha Chouti	14,15,800.00 Dr	2,10,000.00	12,69,894.00	3,55,906.00 Dr
CUST-Flat No-A-503 Mrs.Thatikunda Lalitha	572.00 Cr			572.00 Cr
CUST-Flat No-A-505 Mr.Amit Roy	1,67,287.50 Dr			1,67,287.50 Dr
CUST-Flat No-A-506 P Gruha Lakshmi	16,95,200.00 Dr	2,15,428.00	19,11,200.00	572.00 Cr
CUST-Flat No-A-508 Mr.Pothalaiah Sake	11,99,050.00 Dr	2,77,434.00	14,15,050.00	61,434.00 Dr
CUST-Flat No-A-509 Mr.A.Praveen Kumar Reddy	10,64,200.00 Dr	2,10,000.00	4,30,200.00	8,44,000.00 Dr
CUST-Flat No-B-102 Mr.U.Nagaraju	17,69,850.00 Dr			17,69,850.00 Dr
CUST-Flat No-B-103 Mr.J Shankar Rao	572.00 Cr			572.00 Cr
CUST-Flat No-B-105 Mr.T Sunil	11,69,700.00 Dr	2,10,000.00	12,24,200.00	1,55,500.00 Dr
CUST-Flat No-B-106 Mr.V Sharath Chandra	82,850.00 Dr			82,850.00 Dr
CUST-Flat No-B-108 Mrs.Shailaja	6,91,249.00 Dr	2,10,000.00	9,31,749.00	30,500.00 Cr
CUST-Flat No-B-201 Mr.Jayesh Mulani	1,31,556.60 Dr			1,31,556.60 Dr
CUST-Flat No-B-203 Mrs.Suman Mulani	1,31,651.00 Dr			1,31,651.00 Dr
CUST-Flat no-B-204 Mr.D Bhairava Prasad & Mrs.Santhjoshi Parvathi	654.00 Dr			654.00 Dr
CUST-Flat No-B 206 Modi Properties Pvt Ltd	73,53,001.00 Dr			73,53,001.00 Dr
CUST-Flat No-B-207 Modi Properties Pvt Ltd	73,53,001.00 Dr			73,53,001.00 Dr
CUST-Flat No-B-301 Mr.P.Kiran Kumar	44,050.00 Dr	10,41,600.00	5,00,000.00	5,85,650.00 Dr
CUST-Flat No-B-302 Mr.K.A.Jayaraj Shekhar	17,09,527.00 Dr		12,60,845.00	4,48,682.00 Dr
CUST-Flat No-B-304 Mr.Satish Reddy.N & Mrs.Rishita Reddy	572.00 Cr			572.00 Cr
CUST-Flat No-B-305 Mrs.Priyanka Kose & Mr.Hemanth Likhitkar	572.00 Cr			572.00 Cr
CUST-Flat No-B-402 Mrs.Neelofer Sultana	65,472.00 Cr		5,00,000.00	5,65,472.00 Cr
CUST-Flat No-B-403 Mrs.Jyoti Jain & Mr.Gautam Jain	14,27,000.00 Dr		14,37,000.00	10,000.00 Cr
CUST-Flat No-B-405 Mr.I.Shiv Kumar	4,853.50 Dr			4,853.50 Dr
CUST-Flat No-B-406 Mr.Gandluri Phani Kumar & Mrs.G Prasanna	572.00 Cr			572.00 Cr
CUST-Flat No-B-408 Mr.Naga Madhusudan Sarma Vishnubutla	5,00,252.00 Cr	4,94,885.80		5,366.20 Cr
CUST-Flat No-B-501 Mr.Srinivasulu Chintapally	12,98,650.00 Dr			12,98,650.00 Dr
CUST-Flat No-B-503 Mr.Gajendra Likhitkar	14,08,658.00 Dr		15,90,001.00	1,81,343.00 Cr
Carried Over	4,69,20,474.40 Dr	52,81,687.00	1,91,38,108.50	3,30,64,052.90 Dr

continued ...

Modi Realty Mallapur LLP (22-23)

Customers Accounts Group Summary : 1-Apr-22 to 30-Jun-22

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Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
Brought Forward	4,69,20,474.40 Dr	52,81,687.00	1,91,38,108.50	3,30,64,052.90 Dr
CUST-Flat No-B-504 Mr.Kamlesh Patel & Mr.Deepak Patel	7,68,650.00 Dr		10,03,150.00	2,34,500.00 Cr
CUST-Flat No-B-506 Mr.Shaik Thamim Ansar	16,91,750.00 Dr		18,35,750.00	1,44,000.00 Cr
CUST-Flat No-B-507 Mr.Jawaharlal Amugothu	14,72,000.00 Dr	1,18,000.00	18,06,000.00	2,16,000.00 Cr
CUST-Flat No-B-601 Mr.G John Rakesh Kumar	15,50,500.00 Dr	2,10,000.00		17,60,500.00 Dr
CUST-Flat No-B-602 Mr. Nanduri Raghu Raman	5,01,300.00 Dr			5,01,300.00 Dr
CUST-Flat No-B-604 Mr.M.V.K.Kishore	16,06,500.00 Dr	2,15,428.00	19,40,500.00	1,18,572.00 Cr
CUST-Flat No-B-605 Mr.Ashutosh Sharma & Mrs.Radha	2,87,650.00 Dr	13,78,650.00	2,80,300.00	13,86,000.00 Dr
CUST-Flat No-B-608 Mr.Shameem Ahmed	15,36,850.00 Dr	16,38,000.00	32,05,350.00	30,500.00 Cr
CUST-Flat No-C-102 Mr.Siva Niranjana Jammula	3,19,050.00 Dr			3,19,050.00 Dr
CUST-Flat No-C-103 Mr.Durga Bhaskar	3,16,325.00 Dr			3,16,325.00 Dr
CUST-Flat No-C-105 Mrs.K.Swapna & Mr.K.Uday Kumar	2,50,560.00 Dr			2,50,560.00 Dr
CUST-Flat No-C-106 Mr.M.R.K.Prasad	2,50,560.00 Dr			2,50,560.00 Dr
CUST-Flat No-C-204 Mr.Sashi Kiran	2,59,686.00 Dr			2,59,686.00 Dr
CUST-Flat No-C-207 Mr.Pedapudi Arogya Kumar	1,68,050.00 Dr			1,68,050.00 Dr
CUST-Flat No-C-301 Mr.K Srirama	20,27,700.00 Dr			20,27,700.00 Dr
CUST-Flat No-C-304 Mr.T Phani Raja Krishna Kumar	29,89,250.00 Dr		26,00,000.00	3,89,250.00 Dr
CUST-Flat No-C-306 Mr.A Praveen			13,88,100.00	13,88,100.00 Cr
CUST-Flat No-C-307 Mr.Raji Reddy	19,41,650.00 Dr		16,57,000.00	2,84,650.00 Dr
CUST-Flat No-C-402 Mr.Vedanabhatla Bharti	25,43,750.00 Dr	18,65,010.00	35,90,125.00	8,18,635.00 Dr
CUST-Flat No.C-405 Mr.R Prasad Rao	2,27,620.00 Dr	17,73,450.00		20,01,070.00 Dr
CUST-Flat No-C-406 Mr.Sravanam Satish	1,29,420.00 Dr	18,82,440.00	17,92,800.00	2,19,060.00 Dr
CUST-Flat No-C-501 Mr.O.Vasudeva Sharma/Mrs.O.Naga Sudha	2,06,600.00 Dr	17,85,000.00	17,00,000.00	2,91,600.00 Dr
CUST-Flat No-C-505 Mr.Sanjay Bhattacharjee	1,05,166.67 Dr	22,80,600.00	21,37,064.00	2,48,702.67 Dr
CUST-Flat No-C-507 Mrs.Shylaja Amaram	1,98,250.00 Dr	17,83,950.00	16,99,000.00	2,83,200.00 Dr
CUST-Flat No-C-604 Mr.Sujat Kumar Mishra		75,40,416.00	71,66,350.00	3,74,066.00 Dr
CUST-Flat No-C-607 Mrs.Shilpa & Mr.Hari Krshna	47,250.00 Dr	47,65,950.00	45,39,000.00	2,74,200.00 Dr
CUST-Flat No-D-105 Ms.Rachapudi Lakshmi Padamaja	3,16,275.00 Dr			3,16,275.00 Dr
CUST-Flat No-D-106 Mr.Ravi Prasad R.V.S.K	3,15,750.00 Dr			3,15,750.00 Dr
CUST-Flat No-D-108 Mrs.S Radhika	4,83,550.00 Dr	20,31,750.00	38,41,531.00	13,26,231.00 Cr
CUST-Flat No-D-301 Mrs.Seetha Reddy	2,32,000.00 Dr	20,28,600.00	12,00,000.00	10,60,600.00 Dr
CUST-Flat No-D-302 Mr.Vemagiri paul Devadatham	2,56,250.00 Dr	22,47,000.00	21,40,000.00	3,63,250.00 Dr
CUST-Flat No-D-304 Mr.Chaganti Mallikarjuna Bhanu	2,47,600.00 Dr			2,47,600.00 Dr
CUST-Flat No-D-307 Ms.N Geetha	2,35,000.00 Dr	20,50,650.00	19,53,000.00	3,32,650.00 Dr
CUST-Flat No-D-308 Dr.K Mohan Rao	1,57,500.00 Dr	19,84,500.00	18,90,000.00	2,52,000.00 Dr
CUST-Flat No-D-402 Mr.Sudheer A	35,850.00 Dr	19,81,350.00	16,52,000.00	3,65,200.00 Dr
CUST-Flat No-D-403 Mr.P N R Raghu Narayana		2,36,250.00	16,35,000.00	13,98,750.00 Cr
CUST-Flat No-D-405 Dr.J.Venu Gopal	2,28,100.00 Dr	19,84,500.00	18,90,000.00	3,22,600.00 Dr
CUST-Flat No-D-406 Mrs.B Jyothi Lakshmi & Mr.B Gopi	1,77,358.00 Dr	5,68,050.00	16,46,000.00	9,00,592.00 Cr
CUST-Flat No-D-408 Mr.Kiran Kumar K	2,23,350.00 Dr	31,00,650.00	18,48,000.00	14,76,000.00 Dr
CUST-Flat No-D-501 Mr.Praneeth Mada	1,63,950.00 Dr	19,32,210.00	18,40,200.00	2,55,960.00 Dr
CUST-Flat No-D-503 Mrs.Swaroopa Devi Naidu		16,81,050.00	15,65,000.00	1,16,050.00 Dr
CUST-Flat No-D-504 Mr.Raja Ram Naresh	12,44,050.00 Dr	20,28,600.00		32,72,650.00 Dr
CUST-Flat No-D-506 Mr.Chelamallu Ravi Prasad	2,35,000.00 Dr	20,50,650.00		22,85,650.00 Dr
CUST-Flat No-D-507 Mr.Chaitanya Gangadhar Dontabhaktuni	2,25,100.00 Dr	19,84,500.00	18,90,000.00	3,19,600.00 Dr
CUST-Flat No-D-601 Ms.Lavanya Rani	7,11,900.00 Dr	28,52,850.00	5,00,000.00	30,64,750.00 Dr
CUST-Flat.No.D-602 Mr.Sandeep Reddy Yempall		2,36,250.00	2,25,000.00	11,250.00 Dr
CUST-Flat No-D-604 Mrs.MH Neetha Rao	2,59,745.00 Dr			2,59,745.00 Dr
CUST-Flat No-D-605 Mr.G Naveen Reddy	1,78,700.00 Dr			1,78,700.00 Dr
CUST-Flat No-D-608 Mr.A.Ram Prasad	1,41,650.00 Dr			1,41,650.00 Dr
CUST-Flat No-F-102 Mr.Neeraja Sri Ram	5,98,700.00 Dr			5,98,700.00 Dr
CUST-Flat No-F-203 Modi Housing Pvt Ltd		2,36,250.00	2,25,000.00	11,250.00 Dr
CUST-Flat No-F-302 Mr.Sanjay Majumder & Mrs.Pratima	7,91,000.00 Dr			7,91,000.00 Dr
CUST-Flat No-F-303 Mr.Syed Akbar Pasha	9,30,100.00 Dr	14,62,650.00	22,00,000.00	1,92,750.00 Dr
CUST-Flat No-F-305 Mrs.Jyothirmayee	4,69,550.00 Dr			4,69,550.00 Dr
CUST-Flat No-F-306 Mrs.T Vaishnavi/Mr.Srujan	9,500.00 Dr			9,500.00 Dr
Carried Over	7,71,84,090.07 Dr	6,51,96,891.00	8,56,19,328.50	5,67,61,652.57 Dr

continued ...

Modi Realty Mallapur LLP (22-23)

Customers Accounts Group Summary : 1-Apr-22 to 30-Jun-22

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Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
Brought Forward	7,71,84,090.07 Dr	6,51,96,891.00	8,56,19,328.50	5,67,61,652.57 Dr
CUST-Flat No-F-402 Mr.K Pranav	1,45,000.00 Dr	14,99,400.00	14,28,000.00	2,16,400.00 Dr
CUST-Flat No-F-403 Mr.Satya Amar Charanjevarao Vakacharla	1,23,020.00 Dr	14,34,090.00	13,65,000.00	1,92,110.00 Dr
CUST-Flat No-F-405 Mr N Vijaya Lakshmi Mr.Srinivas	23,04,950.00 Dr			23,04,950.00 Dr
CUST-Flat No-F-406 Mrs.Thatiparti Surekha	2,50,400.00 Dr			2,50,400.00 Dr
CUST-Flat No-F 502 Mrs.S B V Naveena	2,05,700.00 Dr	14,62,650.00	13,93,000.00	2,75,350.00 Dr
CUST-Flat No-F-503 Mr.Roshan Singh Chouhan	1,27,350.00 Dr	14,70,000.00	13,57,000.00	2,40,350.00 Dr
CUST-Flat No-F-506 Mrs.G Shiva Kumari	87,350.00 Dr			87,350.00 Dr
CUST-Flat No-F-602 Ms.Padmaja Rani	68,500.00 Dr	14,49,000.00	15,80,000.00	62,500.00 Cr
CUST-Flat No-F-603 Ms.Asra Fatima	1,93,600.00 Dr	16,64,250.00	15,85,000.00	2,72,850.00 Dr
CUST-Flat No-F-606 Mr.Meet Bharat Mehta	16,90,200.00 Dr	11,55,000.00	15,00,000.00	13,45,200.00 Dr
CUST-Flat No-G-103 Mrs.Sushama Patwardhan	2,67,100.00 Dr			2,67,100.00 Dr
CUST-Flat No-G-207 Mrs.A Renuka	1,41,950.00 Dr	16,20,150.00	15,43,000.00	2,19,100.00 Dr
CUST-Flat No-G-301 Mr.Niresh Thalyyal	1,21,150.00 Dr	16,06,500.00	15,30,000.00	1,97,650.00 Dr
CUST-Flat No-G-303 Mr.Naveen Kumar Ginige	1,34,350.00 Dr	15,61,560.00	14,87,200.00	2,08,710.00 Dr
CUST-Flat No-G-304 Mr.Sateesh Kumar Surya	1,93,600.00 Dr			1,93,600.00 Dr
CUST-Flat No-G-306 Mr.Sreekar Aslesha Puri	3,54,650.00 Dr			3,54,650.00 Dr
CUST-Flat No-G-307 Mr.Shivaji S Kadam	11,26,100.00 Dr	15,69,750.00	18,00,000.00	8,95,850.00 Dr
CUST-Flat No-G-403 Mrs.Shivarapu Radhika	12,19,850.00 Dr			12,19,850.00 Dr
CUST-Flat No-G-405 Mr.Shiva Kumat Prathap	1,95,900.00 Dr	17,16,750.00		19,12,650.00 Dr
CUST-Flat No-G-406 Mr Konduru Sreekanth		2,36,250.00	2,25,000.00	11,250.00 Dr
CUST-Flat No-G-501 Dr P Ashok	1,60,800.00 Dr		5,00,000.00	3,39,200.00 Cr
CUST-Flat No-G-502 Mr.S.Yuvaraj	1,39,050.00 Dr			1,39,050.00 Dr
CUST-Flat No-G-504 Mrs.G Aruna & Mr.Chandrashekar	6,89,400.00 Dr			6,89,400.00 Dr
CUST-Flat No-G-507 Mr.P V Ravi Kumar	1,84,550.00 Dr			1,84,550.00 Dr
CUST-Flat No-G-601 Mr.Karthik Mylavarupu	37,700.00 Dr	21,49,350.00	20,47,000.00	1,40,050.00 Dr
CUST-Flat No-G-603 Ms Ramala Kavitha		2,36,250.00	3,10,000.00	73,750.00 Cr
CUST-Flat No-G-604 Mrs.MH Neeta Rao	2,18,395.00 Dr			2,18,395.00 Dr
CUST-Flat No-G-607 Mr.K.Surya Kiran	1,57,000.00 Dr	23,39,400.00	23,43,000.00	1,53,400.00 Dr
CUST-Flat No-H-105 Mr.Alok Kanti Samaddar		2,36,250.00	2,25,000.00	11,250.00 Dr
CUST-Flat No-H-207 Mr Srinivas Vempala		14,53,200.00	13,84,000.00	69,200.00 Dr
CUST-Flat No-H-301 Mr.Satish Sonbarao Gudup	1,250.00 Dr	13,92,300.00	2,00,000.00	11,93,550.00 Dr
CUST-Flat No.H-405 Mr Kondur Kanakaiah		2,36,250.00	14,20,000.00	11,83,750.00 Cr
CUST-Flat No-H-504 Mr.Mahesh Rathod	1,250.00 Dr	19,90,800.00	19,80,800.00	11,250.00 Dr
CUST-Flat No-H-505 Mr.M S Raghavendra Rao	66,650.00 Dr	6,15,300.00		6,81,950.00 Dr
CUST-Flat No-H-507 Mr.M V N Abhishek Rao	11,250.00 Dr	17,78,700.00	11,08,000.00	6,81,950.00 Dr
CUST-Flat No-H-607 Mr.Jnanesha A.C	1,250.00 Dr	13,74,450.00	13,00,000.00	75,700.00 Dr
Grand Total	8,78,03,355.07 Dr	9,74,44,491.00	11,52,30,328.50	7,00,17,517.57 Dr

Modi Realty Mallapur 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	4,04,80,683.27	Sales Accounts	15,24,12,123.97
Construction Material-Registered Delears	1,78,76,316.19	REVENUE-Extraspects	12,55,039.97
Construction Materials-Composition Bills	1,53,319.00	REVENUE-From Unit Sales Exempt	5,03,85,694.66
Construction Materials-Unregistered Delears	2,300.00	REVENUE-From Unit Sales GST	10,07,71,389.34
Department Work	4,09,797.00		
Equipment Useage Charges Unregistered	8,05,461.50	Direct Incomes	16,74,009.00
Job Work Charges	7,13,851.00	REVENUE-Sales Commission	16,74,009.00
Labour Services Registered	64,44,820.80		
Labour Services Unregistered	68,97,711.00		
Other Expenses	71,77,106.78		
Gross Profit c/o	11,36,05,449.70		
	15,40,86,132.97		15,40,86,132.97
Indirect Expenses	35,09,492.39	Gross Profit b/f	11,36,05,449.70
Financial Expenses	9,21,239.42	Indirect Incomes	3,81,452.00
Other Indirect Expenses	1,32,426.41	INCOME-FDR	1,81,452.00
Professional Services	14,80,885.87	INCOME-Car Parking Charges	2,00,000.00
Promotion Expenses	3,89,534.69		
Salaries & Employee Benefits	5,54,861.00		
Statutory Interest & Penalties	30,545.00		
Nett Profit	11,04,77,409.31		
Total	11,39,86,901.70	Total	11,39,86,901.70