Acknowledgement Number:7645776513110 22

Date of filing : 31-Oct-20

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2022-23

PAN	AADCM5906D
Name	MODI HOUSING PRIVATE LIMITED
Address	5-4-187/3 AND 4,3RD FLOOR , SOHAM MANSION , M.G.ROAD , RANIGUNJ , SECUNDERABAD , 36-Telangana , 91-India 500003
Status	Private Company
Filed u/s	139(1) Return filed on or before due date
Form Number	ITR-6
e-Filing Acknowledgement Number	764577651311022

Taxable Income and Tax details

Current Year business loss, if any	1	0
Total Income		2,60,77,09
Book Profit under MAT, where applicable	2	0
Adjusted Total Income under AMT, where applicable	3	0
Net tax payable	4	65,63,08
Interest and Fee Payable	5	7,58,71
Total tax, interest and Fee payable	6	73,21,79
Taxes Paid	7	73,46,79
(+)Tax Payable /(-)Refundable (6-7)	8	(-) 25,00

Accreted Income & Tax Detail

Accreted Income as per section 115TD	9	0
Additional Tax payable u/s 115TD	10	0
Interest payable u/s 115TE	11	0
Additional Tax and interest payable	12	0
Tax and interest paid	13	0
(+)Tax Payable /(-)Refundable (12-13)	14	0

This return has been digitally signed by SOHAM MODI in the capacity of Managing Director having PAN ABMPM6725H from IP address 183.83.133.24 on 31-Oct-2022

DSC Sl. No. & Issuer 3097367 & 51172928CN=Capricorn CA 2014,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated

Barcode/QR Code

AADCM5906D0676457765131102 22A2F2E0FFE82AD84CE129897E7C806H57D858045

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: **Modi Housing Private Limited**			
PAN	: **AADCM5906D**			
Office Address	: 5-4-187/3 And 4,3rd Floor, Soham Mansion, M.g.road, Ranigunj, Secunderabad, Telangana-500003			
Status	: PUB NOT INT			
Ward No	: WARD 16(4),HYDERABAD	Assessment Year	: 2022 - 2023	
D.O.I.	: 31/12/2002	Financial Year	: 2021 - 2022	
Phone No.	: 0-0			
Email Address	: it_d@modiproperties.com	Mobile No.	: 9121282860	
Name Of Bank	: Hdfc Bank Ltd			
Micr Code	: 500240003			
Ifsc Code	: Hdfc0000042			
Address	: Hyderabad - Secunderabad			
Account No.	: 00422000016899			
Opted For Taxation U/s 115BAA	: Yes			
Return	: Original (Filing Date : 31/10/2022 & No. : 764577651311022)			
Import Date	: Ais : 07-10-2022 05:50 Pm 26as : 27-10-2022 11:07 Am	Tis : 07-10-2022 05:58 Pm		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession

			23321193
Modi Housing Pvt Ltd			
Profit Before Tax As Per Profit And Loss Account			
Add :		22827568	
Depreciation Disallowed	367479		
Expenses Related To Exempt Income Other Than Disallowed U/s 14a	5004605		
Disallowed U/s 37	175266		
Disallowed U/s 43B	1350		
Any Other Expenses Not Allowable	835000	6383700	
		29211268	
Less :			
Interest On Fd	2325061		
Interest On Unsecured Loan/advances	430831		
Share Of Income From Firm	2693371		
Allowed Depreciation	440812	-5890075	
		23321193	
Profit From Firm : Summit Sales Llp			
Profit		940564	
Less: Profit Exempt U/s 10(2A)		-940564	
Profit From Firm : Modi Farm House Llp			
Profit		428929	
Less: Profit Exempt U/s 10(2A)		-428929	
Profit From Firm : Villa Orchids Llp			
Profit		735140	
Less: Profit Exempt U/s 10(2A)		-735140	
Profit From Firm : Serene Constructions Llp			
Profit		96136	
Less: Profit Exempt U/s 10(2A)		-96136	

Particulars			
Profit From Firm : Silver Oak Villas Llp			
Profit		492602	
Less: Profit Exempt U/s 10(2A)		-492602	
Income From Other Sources			
Interest On Unsecured Loan			2755892
Interest From Fd		430831	
Total		2325061	
		2755892	
Gross Total Income			26077085
Total Income			26077085
Total Income Rounded Off U/s 288A			26077090

COMPUTATION OF TAX ON TOTAL INCOME

Particulars			
Tax On Rs. 26077090 @ 22%		5736960	
		5736960	
Add: Surcharge @ 10%		573696	
		6310656	
Add: Health And Education Cess @ 4%		252426	
		6563082	
Less Tax Deducted At Source			
Section 206cl	17499		
Section 194c: Contractors And Sub-contractors	4640		
Section 194a: Other Interest	232513		
Section 194i(b): Section 194i(b)	6800		
Section 194jb: Section 194jb	5200	266652	
		6296430	
Add Interest Payable			
Interest U/s 234B	440748		
Interest U/s 234C	317964	758712	
		7055142	
Less Self Assessment Tax U/s 140A			
6910333 - 22334 - 07-10-2022	1483976		
6910333 - 10358 - 13-10-2022	1483976		
6910333 - 10385 - 20-10-2022	1483976		
Idbi Bank Ltd., Mumbai Belapur - 6910333 - 10585 - 25-10-2022	2628212	7080140	
Refundable		(24998)	
Tax Rounded Off U/s 288B		(25000)	

INSTALLMENT WISE INCOME BIFURCATION

SN	Particular	Up to 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	NORMAL INCOME	26077090	26077090	26077090	26077090	26077090	26077090
	44AD/44ADA/44AE				0	0	0
	TOTAL NORMAL INCOME	**26077090**	**26077090**	**26077090**	**26077090**	**26077090**	**26077090**
	TOTAL SPECIAL INCOME	**0**	**0**	**0**	**0**	**0**	**0**
	***TOTAL INCOME**	**26077090**	**26077090**	**26077090**	**26077090**	**26077090**	**26077090**

INCOME WISE ADVANCE TAX BIFURCATION

SN	Particular	Up To 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	TAX ON NORMAL INCOME	5736960	5736960	5736960	5736960	5736960	5736960
	TAX + SURC + HECESS	**6563082**	**6563082**	**6563082**	**6563082**	**6563082**	**6563082**
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	266652	266652	266652	266652	266652	266652
	BALANCE TAX	6296430	6296430	6296430	6296430	6296430	6296430
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	**944464**	**2833394**	**4722322**	**6296430**	**6296430**	**6296430**

Installment	Due Date	Due Installment		Minimum Advance Tax to be Paid to avoid Interest u/s 234C		Advance Tax Paid			Interest U/s 234C Payable on	Interest U/s 234C
		%	Amount	%	Amount	Date	Amount	Gross Amount		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)=(4-9)	(11)
Ist	15-06-2021	15%	944464	12%	755572	-	0	0	944464	28332
IInd	15-09-2021	45%	2833394	36%	2266715	-	0	0	2833394	84999
IIIrd	15-12-2021	75%	4722322	75%	4722322	-	0	0	4722322	141669
IVth	15-03-2022	100%	6296430	100%	6296430	-	0	0	6296430	62964

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account	Status
Axis Bank Secunderabad	UTIB0000068	UTIB0000068	Current	
Hdfc Bank R.p.road	HDFC0002705	50200000221471	Current	
Yes Bank Begumpet, Secundrabad	YESB0000097	009763700001773	Current	

Information regarding Turnover/Gross Receipt Reported for GST	
GSTR No.	36AADCM5906D2ZO
Amount of turnover/Gross receipt as per the GST return filed	82492892

FIXED ASSETS

Block	Rate	WDV as on 01/04/2021	Addition		Deduction	Total	Depreciation for the Year	WDV as on 31/03/2022
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
MACHINERY AND PLANT	15.00%	3,32,078.00	22,13,519.00	7,86,295.00	0.00	33,31,892.00	4,40,812.00	28,91,080.00
Total		**3,32,078.00**	**22,13,519.00**	**7,86,295.00**	**0.00**	**33,31,892.00**	**4,40,812.00**	**28,91,080.00**

As per Form 26AS [File Creation Date: 27-10-2022] last imported on 27-10-2022 11:07 AM

Details of Tax Deducted at Source on Income other than Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Unique TDS Certificate No.	Name and address of the Deductor	Amount paid /credited	Date of Payment /Credit	Total tax deducted	Amount claimed for this year	B/F C/F
194A : Other Interest								
1.	MUMY02084F		YES BANK LIMITED					
2.	MUMY02084F		YES BANK LIMITED	1907	31/03/2022	191	191	
3.	MUMY02084F		YES BANK LIMITED	43	31/03/2022	4	4	
4.	MUMY02084F		YES BANK LIMITED	10411	31/03/2022	1041	1041	
5.	MUMY02084F		YES BANK LIMITED	11836	31/03/2022	1184	1184	
6.	MUMY02084F		YES BANK LIMITED	38000	31/03/2022	3800	3800	
7.	MUMY02084F		YES BANK LIMITED	33185	31/03/2022	3319	3319	
8.	MUMY02084F		YES BANK LIMITED	8959	31/03/2022	896	896	
9.	MUMY02084F		YES BANK LIMITED	29007	31/03/2022	2901	2901	
10.	MUMY02084F		YES BANK LIMITED	9795	31/03/2022	980	980	
11.	MUMY02084F		YES BANK LIMITED	24041	31/03/2022	2404	2404	
12.	MUMY02084F		YES BANK LIMITED	9986	31/03/2022	999	999	
13.	MUMY02084F		YES BANK LIMITED	27914	31/03/2022	2791	2791	
14.	MUMY02084F		YES BANK LIMITED	10151	31/03/2022	1015	1015	
15.	MUMY02084F		YES BANK LIMITED	23945	31/03/2022	2395	2395	
16.	MUMY02084F		YES BANK LIMITED	3514	31/03/2022	351	351	
17.	MUMY02084F		YES BANK LIMITED	2382	31/03/2022	238	238	
18.	MUMY02084F		YES BANK LIMITED	30517	31/03/2022	3052	3052	
19.	MUMY02084F		YES BANK LIMITED	17438	31/03/2022	1744	1744	
20.	MUMY02084F		YES BANK LIMITED	6403	31/03/2022	640	640	
21.	MUMY02084F		YES BANK LIMITED	10247	31/03/2022	1025	1025	
22.	MUMY02084F		YES BANK LIMITED	75342	31/03/2022	7534	7534	
23.	MUMY02084F		YES BANK LIMITED	382	31/03/2022	38	38	
24.	MUMY02084F		[illegible]	13904	31/03/2022	[illegible]	[illegible]	

25.	MUMY02084F	YES BANK LIMITED	22192	31/03/2022	2219	2219
26.	MUMY02084F	YES BANK LIMITED	968	28/03/2022	97	97
27.	MUMY02084F	YES BANK LIMITED	2062	21/03/2022	206	206
28.	MUMY02084F	YES BANK LIMITED	50486	14/03/2022	5049	5049
29.	MUMY02084F	YES BANK LIMITED	1122	01/03/2022	112	112
30.	MUMY02084F	YES BANK LIMITED	161164	27/02/2022	16116	16116
31.	MUMY02084F	YES BANK LIMITED	49589	21/02/2022	4959	4959
32.	MUMY02084F	YES BANK LIMITED	23918	14/02/2022	2392	2392
33.	MUMY02084F	YES BANK LIMITED	99178	14/02/2022	9918	9918
34.	MUMY02084F	YES BANK LIMITED	1458	11/02/2022	146	146
35.	MUMY02084F	YES BANK LIMITED	3452	11/02/2022	345	345
36.	MUMY02084F	YES BANK LIMITED	1774	11/02/2022	177	177
37.	MUMY02084F	YES BANK LIMITED	9052	10/02/2022	905	905
38.	MUMY02084F	YES BANK LIMITED	16877	09/02/2022	1688	1688
39.	MUMY02084F	YES BANK LIMITED	3112	09/02/2022	311	311
40.	MUMY02084F	YES BANK LIMITED	959	07/02/2022	96	96
41.	MUMY02084F	YES BANK LIMITED	2279	07/02/2022	228	228
42.	MUMY02084F	YES BANK LIMITED	24795	06/02/2022	2480	2480
43.	MUMY02084F	YES BANK LIMITED	2959	02/02/2022	296	296
44.	MUMY02084F	YES BANK LIMITED	6712	01/02/2022	671	671
45.	MUMY02084F	YES BANK LIMITED	1158	31/01/2022	116	116
46.	MUMY02084F	YES BANK LIMITED	86781	30/01/2022	8678	8678
47.	MUMY02084F	YES BANK LIMITED	49589	24/01/2022	4959	4959
48.	MUMY02084F	YES BANK LIMITED	86781	24/01/2022	8678	8678
49.	MUMY02084F	YES BANK LIMITED	29589	18/01/2022	2959	2959
50.	MUMY02084F	YES BANK LIMITED	31975	17/01/2022	3198	3198
51.	MUMY02084F	YES BANK LIMITED	28048	13/01/2022	2805	2805
52.	MUMY02084F	YES BANK LIMITED	3123	12/01/2022	312	312
53.	MUMY02084F	YES BANK LIMITED	14877	09/01/2022	1488	1488
54.	MUMY02084F	YES BANK LIMITED	6041	05/01/2022	604	604
55.	MUMY02084F	YES BANK LIMITED	32536	04/01/2022	3254	3254
56.	MUMY02084F	YES BANK LIMITED	21075	03/01/2022	2108	2108
57.	MUMY02084F	YES BANK LIMITED	22685	01/01/2022	2269	2269
58.	MUMY02084F	YES BANK LIMITED	958	27/12/2021	96	96
59.	MUMY02084F	YES BANK LIMITED	129452	13/12/2021	12945	12945
60.	MUMY02084F	YES BANK LIMITED	10192	13/12/2021	1019	1019
61.	MUMY02084F	YES BANK LIMITED	50486	13/12/2021	5049	5049
62.	MUMY02084F	YES BANK LIMITED	109110	13/12/2021	10911	10911
63.	MUMY02084F	YES BANK LIMITED	123973	12/12/2021	12397	12397
64.	MUMY02084F	YES BANK LIMITED	5753	06/12/2021	575	575
65.	MUMY02084F	YES BANK LIMITED	5610	30/11/2021	561	561
66.	MUMY02084F	YES BANK LIMITED	22438	24/11/2021	2244	2244
67.	MUMY02084F	YES BANK LIMITED	9205	24/11/2021	921	921
68.	MUMY02084F	YES BANK LIMITED	18224	07/11/2021	1822	1822
69.	MUMY02084F	YES BANK LIMITED	2959	04/11/2021	296	296
70.	MUMY02084F	YES BANK LIMITED	31975	18/10/2021	3198	3198
71.	MUMY02084F	YES BANK LIMITED	33658	14/10/2021	3366	3366
72.	MUMY02084F	YES BANK LIMITED	32536	05/10/2021	3254	3254
73.	MUMY02084F	YES BANK LIMITED	22685	01/10/2021	2269	2269
74.	MUMY02084F	YES BANK LIMITED	6041	29/09/2021	604	604
75.	MUMY02084F	YES BANK LIMITED	949	27/09/2021	95	95
76.	MUMY02084F	YES BANK LIMITED	5921	31/08/2021	592	592
77.	MUMY02084F	YES BANK LIMITED	23685	25/08/2021	2369	2369
78.	MUMY02084F	YES BANK LIMITED	3329	06/08/2021	333	333
79.	MUMY02084F	YES BANK LIMITED	1966	03/08/2021	197	197
80.	MUMY02084F	YES BANK LIMITED	35527	19/07/2021	3553	3553
81.	MUMY02084F	YES BANK LIMITED	48911	06/07/2021	4891	4891
82.	MUMY02084F	YES BANK LIMITED	1007	06/07/2021	101	101
83.	MUMY02084F	YES BANK LIMITED	19726	03/07/2021	1973	1973
84.	MUMY02084F	YES BANK LIMITED	14795	03/07/2021	1480	1480
85.	MUMY02084F	YES BANK LIMITED	15719	03/07/2021	1572	1572
86.	MUMY02084F	YES BANK LIMITED	24932	01/07/2021	2493	2493
87.	MUMY02084F	YES BANK LIMITED	3205	01/07/2021	321	321
88.	MUMY02084F	YES BANK LIMITED	2404	01/07/2021	240	240
89.	MUMY02084F	YES BANK LIMITED	13500	01/07/2021	1350	1350
90.	MUMY02084F	YES BANK LIMITED	1368	01/07/2021	137	137
91.	MUMY02084F	YES BANK LIMITED	73233	21/06/2021	7323	7323
92.	MUMY02084F	YES BANK LIMITED	48630	11/06/2021	4863	4863
93.	MUMY02084F	YES BANK LIMITED	19864	08/06/2021	1986	1986
94.	MUMY02084F	YES BANK LIMITED	17349	08/06/2021	1735	1735
95.	MUMY02084F	YES BANK LIMITED	7028	08/06/2021	703	703
96.	MUMY02084F	YES BANK LIMITED	3082	08/06/2021	308	308
		Total (Section)	2325061		232513	[illegible]

94C : Contractors and sub

1.	HYDM17540F	MODI REALTY POCHARAM LLP	16000	30/11/2021	320	320
2.	HYDM17540F	MODI REALTY POCHARAM LLP	16000	31/10/2021	320	320
		Sub-Total (TAN)	**32000**		**640**	**640**
1.	HYDM19819C	MEHTA & MODI REALTY KOWKUR LLP	40000	30/11/2021	800	800
2.	HYDM19819C	MEHTA & MODI REALTY KOWKUR LLP	40000	31/10/2021	800	800
3.	HYDM19819C	MEHTA & MODI REALTY KOWKUR LLP	48000	30/09/2021	960	960
4.	HYDM19819C	MEHTA & MODI REALTY KOWKUR LLP	24000	31/07/2021	480	480
5.	HYDM19819C	MEHTA & MODI REALTY KOWKUR LLP	48000	30/06/2021	960	960
		Sub-Total (TAN)	**200000**		**4000**	**4000**
		Total (Section)	**232000**		**4640**	**4640**
194I(B) : SECTION 194I(B)						
1.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	8000	15/09/2021	800	800
2.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	8000	15/09/2021	800	800
3.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	10000	13/09/2021	1000	1000
4.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	16000	13/09/2021	1600	1600
5.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	8000	10/07/2021	800	800
6.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	8000	10/07/2021	800	800
7.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	10000	10/07/2021	1000	1000
		Total (Section)	**68000**		**6800**	**6800**
194JB : SECTION 194JB						
1.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	8000	16/06/2021	800	800
2.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	8000	16/06/2021	800	800
3.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	10000	16/06/2021	1000	1000
4.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	8000	16/06/2021	800	800
5.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	8000	16/06/2021	800	800
6.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	10000	16/06/2021	1000	1000
		Total (Section)	**52000**		**5200**	**5200**
		Grand Total	**2677061**		**249153**	**249153**

Details of Tax Collected at Source on Income

Sl. No.	Tax Deduction and Tax Collection Account Number of the Collector	Name and address of the Collector	Amount received /debited	Date of receipt /debit	Total tax deducted	Amount claimed for this year
206CL :						
1.	HYDM10668A	MODY AUTO (INDIA) PRIVATE LIMITED	1749900	30/09/2021	17499	17499
		Grand Total	**1749900**		**17499**	**17499**

ALLOWED/DISALLOWED U/S 43B

Particulars	Assessment Year	Disallowed Amount (Rs.)	Allowed Amount (Rs.)	Balance Amount (Rs.)
Professional Tax	2022-23	1350	-	1350
Total		**1350**	-	**1350**

DISALLOWED EXPENSES RELATED TO EXEMPT INCOME

Sr. No.	Particulars	Amount
1	SHARE OF INCOME TAX PAID	4160218.00
2	share of loss in partnership firms	844387.00
	Total	**5004605.00**

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Interest On GST	9150.00
2	Interest On TDS	166116.00
	Total	**175266.00**

ANY OTHER EXPENSES NOT ALLOWABLE

Sr. No.	Particulars	Amount
1	CSR Expenses	835000.00
	Total	**835000.00**

Details of Taxpayer Information Summary

S.	Information Category	Income Head	Section

	(1)	(2)	(3)	(4)	(5)	ITR (6)	(7)=(5)-(6)	(8)	(9)=(8)-(6)
1	**Rent received**	House Property		68000	68000	0.00	68000.00		
2	**Interest from deposit**	Other Source	194A	2325061	2325061	2325061.00	Nil	2325061.00	Nil
3	**Business receipts**	Business		284000	284000	67984550.00	-67700550.00	82492892.00	14508342.00
4	**GST turnover**	Profit & Loss A/c		82492892	82492892	67984550.00	14508342.00	82492892.00	14508342.00
5	**GST purchases**	Profit & Loss A/c		14418237	14418237	64984515.00	-50566278.00		
6	**Purchase of immovable property**			40913500	40913500				
7	**Purchase of vehicle**			1749900	1749900				
8	**Purchase of time deposits**			90150000	90150000				

SOHAM MODI
(Managing Director)

INDEPENDENT AUDITOR'S REPORT

TO
THE MEMBERS OF
M/s. MODI HOUSING PRIVATE LIMITED

REPORT ON THE FINANCIAL STATEMENTS

OPINION

I have audited the accompanying Standalone financial statements of **MODI HOUSING PRIVATE LIMITED ("the Company")** which comprise the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss for the year then ended and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion and to the best of my information and according to the explanations given to me, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, and profit for the year ended on that date.

BASIS OF OPINION

I conducted the audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. My responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to the audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and I have fulfilled other ethical responsibilities in accordance with these requirements and the Code of Ethics. I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

As per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITORS' REPORT THEREON

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and auditor's report thereon.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained during the course of my audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I are required to report that fact. I have nothing to report in this regard.

RESPONSIBILITY OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
Those Board of Directors are also responsible for overseeing the company's financial reporting process.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE FINANCIAL STATEMENTS

My objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

• Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

• Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

• Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

• Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

• Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure "A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, I report that:

I have sought and obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purposes of the audit.

a) In my opinion, proper books of account as required by law have been kept by the Company so far as it appears from my examination of those books.

b) The Balance Sheet, the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.

c) In my opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

d) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.

e) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

   i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements.

   ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

   iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company. The company has

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

not advanced any funds to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries other than those disclosed in the notes to accounts.

iv. The company has not received any funds from any persons or entities, including foreign entities ("Funding Parties") with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries other than those disclosed in the notes to accounts

v. The company has not declared or paid any dividend during the year.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

Ajay Mehta
(Chartered Accountant)
(Membership No.035449)

Place: Secunderabad
Date: 30-09-2022
UDIN: 22035449BBHHTR2444

ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT ON THE COMPANY FOR THE YEAR ENDED 31ST March,2022

Referred to in Paragraph 1 under "Report on Other Legal and Regulatory Requirements" of my report of even date

i. In respect of Company's Property, Plant & Equipment and Intangible Assets.
   a) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant & Equipment.
   b) The Property, Plant & Equipment have been physically verified by the management at reasonable intervals and no material discrepancies were noticed.
   c) The title deeds of immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) shown in the financial statements are held in the name of the company.
   d) The company has not revalued its Property, Plant & Equipment or Intangible assets or both during the year.
   e) No proceedings have been initiated against the company for holding benami property under The Benami Transactions (Prohibition) Act, 1988 and rules made thereunder and the details have been appropriately disclosed in the financial statements.

ii. In respect of Company's Inventory.
   a) Physical verification of inventory has been conducted at reasonable intervals by management. In our opinion, the coverage and procedure by the management is appropriate. The aggregate of discrepancies of 10% or more in each class of inventory noticed have been properly dealt with in the books of account.
   b) The Company has not been sanctioned working capital limits exceeding Rs.5 crores from banks or financial institutions on the basis of security of current assets during the year.

iii. According to the Information given to me the Company has made Investment in and granted loans or advances in the nature of loans, secured or unsecured to companies, firms, LLPs or other parties.

   a) The loans or advances in the nature of loans granted given to subsidiaries/joint venture/associates/other parties.

Name of the Company	Relation	Aggregate Amount (Net)	Amount Outstanding as at 31-03-2022
Modi & Modi Realty Hyderabad P Ltd	Associate	Rs. 68,22,728/-	Rs. 69,58,248 /-

   b) The terms and conditions are not prejudicial to the interests of the company
   c) In respect of loans & advances made there is no repayment schedule for principal & Interest.

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

d) No loans & advances have fallen due during the year as they are repayable on demand and no repayment schedule is stipulated.

e) Details of loans & advances in the nature of loans repayable on demand are as follows:

Aggregate Amount	% of Total Loans	Amount of loans & advances to relatives
Rs. 68,22,728/-	100%	Rs. 68,22,728/-

iv. In my opinion and according to the information and explanations given to me, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.

v. In my opinion and according to the information and explanations given to me, the Company has not accepted any deposits from public in terms of Section 73 to 76 or any other relevant provisions of Companies Act, 2013 during the year, hence reporting under clause 3(v) of the Order are not applicable to the Company.

vi. The Central Government has not prescribed maintenance of cost records by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under Section 148(1) of the Companies Act, 2013. Hence, reporting under clause 3(vi) of the Order are not applicable to the company.

vii. According to the information and explanations given to me, in respect of statutory dues:

a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Cess, and other material statutory dues applicable to it with the appropriate authorities

b) There are no undisputed amount payable in respect of Income tax, Provident Fund, Employees' State Insurance, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Cess, and other material statutory dues in arrears as at March 31st 2022 for a period of more than 6 months from the date they become payable, except the following due:

Name of the Statute	Amount	Period to which amount related	Due Date	Date of payment
Professional Tax	Rs.1,350/-	April'2021	10-05-2021	-

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

c) There were no dues of Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Cess which have not been deposited as at March 31, 2022 on account of dispute.

viii. There are no transactions that are not recorded in the books of account to be surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

ix. In my opinion and according to the information and explanations given to me
a) The Company has not defaulted in the repayment of any loans or borrowings or in the payment of interest to any lenders.
b) The company has not been declared as a willful defaulter by any bank or financial institution or other lender.
c) The term loans have been utilized for the purposes for which they were obtained.
d) The funds raised on a short term basis have not been utilized for long term purposes.
e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
f) The Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

x. In my opinion and according to the information and explanations given to me
a) The Company has not raised moneys by way of initial public offer or further public offer including debt instruments or term loans.
b) The company has not made any preferential allotment or private placement of shares/debentures during the year and hence reporting under clause 3 (x) of the Order is not applicable.

xi. To the best of my knowledge and according to the information and explanations given to me, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year. Hence reporting under clause 3 (xi) of the Order is not applicable

xii. The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.

xiii. In my opinion and according to the information and explanations given to me, all the transactions with related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards

xiv. In my opinion and according to the information and explanations given to me

AJAY MEHTA
Chartered Accountant
M.No. 035449

a) The company has an in-house internal audit system commensurate with the size and nature of its business
b) There are no formal reports of the Internal Auditors for the period under audit.

xv. In pursuant to provisions of section 192 of the Act, the company has not entered into any non-cash transactions with directors of persons connected with him.

xvi. In my opinion and according to the information and explanations given to me
a) The Company is not required to be registered under Section 45-I of the Reserve Bank of India Act, 1934.
b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act 1934.
c) The Company is not a Core Investment Company (CIC) as defined under the Regulations by the Reserve Bank of India.

xvii. The company has not incurred cash losses in the Financial Year and in immediately preceding financial year.

xviii. There has not been any resignation of the statutory auditors during the year.

xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

xx. There are no unspent amounts towards Corporate Social Responsibility (CSR) as at March 31,2022.

xxi. The reporting under clause (xxi) is not applicable in respect of the audit of standalone financial statements of the company. Accordingly, no comment has been included in respect of the said clause under this report.

Ajay Mehta
(Chartered Accountant)
Membership No.035449

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

Place: Secunderabad
Date: 30-09-2022
UDIN: 22035449BBHHTR2444

MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192
Balance Sheet as at 31st March, 2022

(in Lakhs)

	Particulars	Note No.	As at 31st March, 2022		As at 31st March, 2021	
I.	**EQUITY AND LIABILITIES**					
1	**Shareholders' funds**					
	(a) Share capital	2	2		2	
	(b) Reserves and Surplus	3	2,414		2,252	
				2,416		2,254
2	**Non-current Liabilities**					
	(a) Long Term Borrowings	4	12		-	
	(b) Deferred Tax Liability (net)	11	-		-	
				12		-
3	**Current Liabilites**					
	(a) Short-Term Borrowings	5	87		106	
	(b) Trade Payables	6	33		44	
	(c) Short-Term Provisions	7	66		198	
	(d) Other Current Liabilities	8	1,378		562	
				1,565		910
	TOTAL			**3,993**		**3,164**
II.	**ASSETS**					
1	**Non-current assets**					
	(a) Fixed Assets					
	(i) Property,Plant and Equipment	9	27		0	
	(b) Non-Current Investments	10	1,368		1,221	
	(c) Deferred tax Asset (net)	11	1		1	
	(d) Other Non- Current Assets	12	11		61	
				1,406		1,283
2	**Current assets**					
	(a) Inventory	13	1,211		831	
	(b) Trade Receivables	14	395		534	
	(c) Cash and Cash Equivalents	15	549		421	
	(d) Short-term Loans and Advances	16	414		93	
	(e) Other Current Assets	17	17	2,587	2	1,881
	TOTAL			**3,993**		**3,164**
	Significant Accounting Policies	1				
	Notes to Financial Statements	2-38				

As per my Report of even date

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449BBHHTR2444

For and on behalf of the Board
Modi Housing Private Limited

(Soham Modi)
Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

MODI HOUSING PVT. LTD.

CIN: U45200TG2002PTC040192

Statement of Profit and Loss for the year ended 31st March, 2022

(in Lakhs)

	Particulars	Note No.	Year ended 31st March,2022		Year ended 31st March,2021	
	INCOME :					
I.	Revenue from Operations	18	680		1,524	
II.	Other income	19	56		233	
III.	**Total Revenue(I+II)**			736		1,757
IV.	**EXPENSES :**					
	Land Purchase/Development Expenses	20	650		601	
	Changes in Inventory	21	(380)		154	
	Financial Costs	22	7		4	
	Employee Benefit Expenses	23	71		35	
	Other Expenses	24	148		172	
	Depreciation	9	4		-	
	Share of Loss from Partnership Firms/LLP's		8		9	
V	**Total expenses**			507		975
VI.	**Profit/(Loss) before tax (V-III)**			228		782
VII.	Tax expense:					
	(1) Current tax		66		198	
	(2) Deferred tax		0		-	
				66		198
VII.	**Net Profit for the period(VI-VII)**			162		584
VIII.	Earnings per equity share:					
	(1) Basic			795		2,864
	Significant Accounting Policies	1				
	Notes to Financial Statements	2-38				

As per my Report of even date

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449BBHHTR2444

For and on behalf of the Board
Modi Housing Private Limited

(Soham Modi)
Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

MODI HOUSING PVT. LTD.

CIN: U45200TG2002PTC040192

Cash Flow statement for the year ended 31st March 2022

(in Lakhs)

Particulars	As at 31st March, 2022	As at 31st March, 2021
Net Profit before taxation	228	782
Adjustments for:		
Depreciation and Amortization	4	-
Interest expense	7	4
Share of Firm tax	42	100
Share of (Profit)/Loss from Partneship firms	(18)	(210)
Interest income	23	7
Operating profit before working capital changes	**285**	**682**
Adjustments for changes in working capital		
(Increase)/Decrease in Trade receivables	139	(533)
Increase/(Decrease) in Trade Payables	(11)	57
(Increase)/Decrease in Loans & Advances	(321)	(63)
(Increase)/Decrease in inventories	(380)	173
Increase/(Decrease) in Short term borrowings	(19)	61
(Increase)/Decrease in other current Assets	(15)	(0)
Increase/(Decrease) in Current Liabilities	816	(403)
Increase/(Decrease) in Short term provisions	(132)	198
Cash generated from operations	**362**	**172**
Less:		
Direct Taxes Paid (Net of refunds)	(66)	(198)
Net cash from operating activities	**297**	**(26)**
Cash flow from investing activities		
(Purchase)/Sale of fixed assets	(30)	-
Loans and advances	-	-
Share of Firm tax	(42)	(100)
Share of Profit/(Loss) from Partneship firms	18	210
Interest Income received	(23)	(7)
Investment in partnership firms	(146)	254
Other Non- Current Assets	50	-
Net cash from / (used in) investing activities	**(173)**	**357**
Cash flow from financing activities		
Interest (Net)	(7)	(4)
Long Term Borrowings	12	-
Net cash from / (used in) financing activities	**5**	**(4)**
Net increase / (decrease) in cash and cash equivalents	**129**	**327**
Cash and cash equivalents at the beginning of the year	**421**	**93**
Cash and cash equivalents at the end of the year	**549**	**421**

Components of cash and cash equivalents		
Cash on Hand	3	3
With banks on current accounts	2	17
With banks on Fixed Deposits	541	334
With banks on other accounts	4	67
Total cash and cash equivalents	**549**	**421**

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

(Ajay Mehta)
Chartered Accountant
M.NO.035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449 BBHHTR2444

(Soham Modi)
Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

MODI HOUSING PRIVATE LIMITED

CIN: U45200TG2002PTC040192

Notes on Financial Statements for the Year ended 31st March, 2022

Note No 1 Significant Accounting Policies

a) Basis of Preparation

Basis of Accounting

The financial statements have been prepared to comply in all material respects with the accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules 2014. The financial statements have been prepared on an accrual basis and under the historical cost convention. The financial statements are presented in Indian rupees rounded off to the nearest rupee.

Use of Estimates

The preparation of financial statements in conformity with Indian GAAP requires judgments, estimates and assumptions to be made that affect the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/materialized.

b) Fixed Assets:

Fixed Assets are stated at cost, less accumulated depreciation and impairment losses, if any. Cost comprises of the purchase price (net of inputs of taxes paid) and any attributable cost of bringing the asset to its working condition for its intended use.

c) Depreciation:

Depreciation in respect of fixed assets is on written down value method as per the useful life prescribed under Schedule II to Companies Act, 2013.

d) Retirement Benefits:

Short Term Employee Benefits:

All employee benefits payable wholly within twelve months of rendering the service are classified as short term employee benefits. Benefits such as salaries, wages, expected cost of bonus etc. are recognized in the period in which the employee renders the related services.

Post-Employment benefits (Defined Contribution Plan):

The state governed provident fund scheme, employee state insurance scheme and employees' pension scheme are defined contribution plans. The contribution paid/payable under the scheme is recognized during the period in which the employee renders the related services.

AJAY MEHTA
Chartered Accountant
M.No.035149
SECUNDERABAD

e) Investments:

Current investments are carried at lower of cost and quoted/fair value, computed category wise. Long term investments are stated at cost. Provision for diminution in the value of long-term investments is made only if such a decline is other than temporary.

MODI HOUSING PRIVATE LIMITED
CIN: U45200TG2002PTC040192
Notes on Financial Statements for the Year ended 31st March, 2022

f) Revenue Recognition:

Revenue from property development activity which are in substance similar to delivery of goods in recognized when all significant risks and rewards of ownership in the land and/or building are transferred to the customer and a reasonable expectation of collection of the sale consideration from the customer exists.

Revenue from these property development activities which have the same economic substance as that of a construction contract is recognized based on the 'Percentage of Completion method' (POC).

The revenue is recognized where the progress on the project has reached to a reasonable stage of 25% completion. The work percentage of work completion is determined with reference to the proportion of project cost incurred for work performed up to the balance sheet date bear to the estimated total cost of each project.

The estimated cost and revenue are reviewed by management periodically and effect of any change in such estimates is recognized in the period in which such changes are determined.

Interest is recognized on a time proportion basis taking into account the amount outstanding and the applicable rate of interest.

g) Taxation

Current Tax is determined as the amount of tax payable in respect of taxable income for the year. The deferred tax for timing difference between the book and tax profit for the year is accounted using tax rates and tax laws that have been enacted or substantially enacted at the balance sheet date. Deferred tax assets arising from the timing difference are recognized to the extent that there is reasonable certainty that sufficient future taxable income will be available.

h) Impairment of Assets:

At the Balance Sheet date, an assessment is done to determine whether there is any indication of impairment in the carrying amount of the Group's fixed assets. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. After recognition of impairment loss, the depreciation charge for the asset is adjusted in future periods to allocate the asset's revised carrying amount less its residual value, if any, on straight line basis over its remaining useful life.

i) Cash & Cash Equivalents

Cash & Cash Equivalents stated in the Statement of Affairs/Cash Flow normally comprise of Cash at Bank and in Hand and Short – term Investments with an original maturity period of less than or equal to three months.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

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MODI HOUSING PRIVATE LIMITED
CIN: U45200TG2002PTC040192
Notes on Financial Statements for the Year ended 31st March, 2022

j) **Earnings per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

k) **Current & Non-Current Assets**

All the assets / liabilities that are receivable / repayable within the Company's normal operating cycle of 12 months have been considered as 'Current'.

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Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192
Notes on Financial Statements for the Year ended 31st March, 2022

(Amount in Lakhs)

2 SHARE CAPITAL	As at 31st March, 2022	As at 31st March, 2021
Authorised Share Capital		
50,000 Equity Shares of Rs.10/- each	5	5
Issued, Subscribed & Paid up Share Capital		
20,400 Equity Shares of Rs.10/- each fully paid	2	2
Total	2	2

2.1 The reconciliation of the number of shares outstanding is set out below :

Particulars	As at 31st March, 2022	As at 31st March, 2021
Shares outstanding at the beginning of the year	20,400	20,400
Shares Issued during the year	-	-
Shares bought back during the year	-	-
Shares outstanding at the end of the year	20,400	20,400

2.2 The details of Shareholders holding more than 5% shares :

SR NO	Name of Shareholder	As at 31st March, 2022		As at 31st March, 2021	
		No. of Shares held	% of Holding	No. of Shares held	% of Holding
1	Modi Properties Pvt. Ltd.	10,400	50.98%	10,400	50.98%
2	Soham Modi	9,800	48.04%	9,800	48.04%
	Total	20,200	99.02%	20,200	99.02%

2.3 Shareholding of promoters:

SR NO	Name of Promoter	As at 31st March, 2022		As at 31st March, 2021	
		No. of Shares held	% of Holding	No. of Shares held	% of Holding
1	Modi Properties Pvt. Ltd.	10,400	50.98%	10,400	50.98%
2	Soham Modi	9,800	48.04%	9,800	48.04%
3	Tejal Modi	200	0.98%	200	0.98%
	Total	20,400	100.00%	20,400	100.00%

(Amount in Lakhs)

3 RESERVES AND SURPLUS	As at 31st March, 2022	As at 31st March, 2021
a) Surplus as per statement of profit and loss		
As per last balance sheet	2,096	1,511
(+) Net Profit/(Net Loss) For the current year	162	584
	2,258	2,096
b) Securities Premium	156	156
Total	2,414	2,252

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(Amount in Lakhs)

4 Long Term Borrowings	As at 31st March, 2022		As at 31st March, 2021	
	Non-Current	Current	Non-Current	Current
Secured-Term Loans				
(A) Banks				
- Bank of Baroda	5	1	-	-
(B) Others				
- Kotak Mahindra Prime Limited (Agreement No : CF-19482739)	8	2	-	-
Total	*12*	*3*	-	-

Note 4.1 Terms of Repayment of Loan For F.Y 2021-22

Particulars	Security	Period of Maturity w.r.t Balance Sheet Date	Number of Instalments Due	Amount Due
Kotak Mahindra Prime Limited	Motor Vehicle - Car	55 Months	55	9
Bank of Baroda	Motor Vehicle - Car	60 Months	60	6

(Amount in Lakhs)

5 Short Term Borrowings	As at 31st March, 2022	As at 31st March, 2021
Secured-Term Loans		
(a) Banks		
- Bank of Baroda	1	-
(b) Others		
- Kotak Mahindra Prime Limited *(Refer note 4.1)*	2	-
Unsecured		
Loans repayable on demand		
- From Directors	53	75
- From Others	31	31
Total	87	106

(Amount in Lakhs)

6 Trade Payables	As at 31st March, 2022	As at 31st March, 2021
Dues of Creditors		
Total outstanding dues of creditors other than micro and small enterprises		
For Goods	10	32
For Services	23	12
Total outstanding dues of micro and small enterprises	-	-
Total	33	44

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Trade Payables for Goods ageing schedule For F.Y (2021-2022)

Particulars	Outstanding for following periods from due date of payment				
	0-1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	33	0	0	-	33
(iii) Disputed dues MSME	-	-	-	-	-
(iv) Disputed dues Others	-	-	-	-	-

Trade Payables for Goods ageing schedule For F.Y (2020-2021)

Particulars	Outstanding for following periods from due date of payment				
	0-1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	44	-	-	-	44
(iii) Disputed dues MSME	-	-	-	-	-
(iv) Disputed dues Others	-	-	-	-	-

Note : As per the information provided, There were no transactions with MSME(Micro and Small enterprises)

(Amount in Lakhs)

7	Short Term Provisions	As at 31st March, 2022	As at 31st March, 2021
	Provision for tax	66	198
	Total	66	198

(Amount in Lakhs)

8	Other Current Liabilities	As at 31st March, 2022	As at 31st March, 2021
	(a) Statutory Dues		
	TDS Payable	7	7
	Professional Tax payable	0	0
	GST payable	0	1
		-	-
	(b) Capital a/c Balance in Partnership Firms/LLP& Other	-	-
	Green Wood Estates	16	16
	Modi Realty Miryalaguda LLP	1	-
	Modi Realty Vikarabad LLP	7	-
	Serene Clubs & Resorts LLP	3	-
	Villas Orchid LLP Running Capital	-	249
	Modi Farm House Hyderabad LLP	188	150
	Summit Sales LLP	137	-
		-	-
	(c) Others	-	-
	Audit Fees Payable	1	1
	Other Creditors	34	1
	Other Payables	12	43
	Advances from Customers	951	26
	Deposits	-	4
	Other Advancess	22	66
	Total	1,378	561

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(Amount in Lakhs)

11	Deferred Tax Asset	As at 31st March, 2022	As at 31st March, 2021
	Deferred Tax Asset/(Liability)	1	1
	- Depreciation	(0)	-
	- Others	(0)	-
	Total	1	1

(Amount in Lakhs)

12	Other Non- Current Assets	As at 31st March, 2022	As at 31st March, 2021
	Security Deposits	11	61
	Total	11	61

(Amount in Lakhs)

13	Inventory	As at 31st March, 2022	As at 31st March, 2021
	Finished Goods	831	492
	Work in Progress - SOV Phase III	379	339
	Total	1,211	831

(Amount in Lakhs)

14	Trade Receivables	As at 31st March, 2022	As at 31st March, 2021
	Trade Receivables	395	534
	Less: Provision for Doubtful Debts	-	-
	Total	395	534

Trade Receivables ageing schedule For F.Y (2021-2022)						
Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	358	37	0	-	-	395
(ii) Undisputed Trade Receivables – considered	-	-	-	-	-	-
(i) Undisputed Trade receivables – considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-

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Trade Receivables ageing schedule For F.Y (2020-2021)

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	533	0	-	-	-	533
(ii) Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
(i) Undisputed Trade receivables – considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-

(Amount in Lakhs)

15	Cash and Cash Equivalents	As at 31st March, 2022	As at 31st March, 2021
	a. Balances with banks	6	84
	(in scheduled Banks)	-	-
	b. Cash on hand	3	3
	c. Fixed Deposits	-	-
	- HDFC Fixed Deposit	-	34
	- YES Bank Fixed Deposit	536	298
	- Accured Interest	5	2
	Total	549	421

(Amount in Lakhs)

16	Short-term loans and advances	As at 31st March, 2022	As at 31st March, 2021
	a) Loans & Advances		
	Related Parties	379	8
	Others	35	85
	Total	414	93

(Amount in Lakhs)

17	Other Current Assets	As at 31st March, 2022	As at 31st March, 2021
	GST Input	-	0
	Prepaid CSR Expenses	10	-
	TDS Receivable	-	-
	Current Year - F.Y (2021-22)	3	-
	Previous Year - F.Y (2020-21)	4	2
	Total	17	2

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(Amount in Lakhs)

18	Revenue from Operations	As at 31st March, 2022	As at 31st March, 2021
	Revenue Recognized-Sale of Land	-	200
	Revenue Recognized-Sale of Villa/Flat	137	72
	Revenue Recognized-SOV	538	1,244
	Hoarding Rent	5	8
	Total	680	1,524

(Amount in Lakhs)

19	Other Income	As at 31st March, 2022	As at 31st March, 2021
	a) Interest Income		
	On FDRs	23	7
	On IT Refund	-	0
	Interest Received on Unsecured Loans	4	-
	b) Others		
	Share of Profit from Partnership Firms/LLPs	27	219
	Share of Income tax refund	-	3
	Sundry Balances written off	1	0
	Miscellaneous	0	0
	c) Cancellation/Forfeit Amount	-	4
	Total	56	233

(Amount in Lakhs)

20	Land/Flat Purchase/Development Expenses	As at 31st March, 2022	As at 31st March, 2021
	Land/Flat Purchase	448	542
	Development Expenses	202	60
	Total	650	601

(Amount in Lakhs)

21	Changes in Inventory	As at 31st March, 2022	As at 31st March, 2021
	Opening Stock	831	1,004
	Less: Nala Tax Reumbursement Phase IX	-	(19)
		831	985
	Closing Stock	1,211	831
	Total	(380)	154

(Amount in Lakhs)

22	Financial Cost	As at 31st March, 2022	As at 31st March, 2021
	Interest on Secured/Unsecured Loans	7	4
	Bank Charges	0	0
	Total	7	4

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(Amount in Lakhs)

23	Employee Benefit Expenses	As at 31st March, 2022	As at 31st March, 2021
	Director's Remuneration	29	18
	Salaries , Allowances and Bonus	42	17
	Contribution to Provident Fund and other Funds	0	0
	Staff Welfare expenses	0	-
	Total	71	35

(Amount in Lakhs)

24	Other Expenses	As at 31st March, 2022	As at 31st March, 2021
	Admin & Marketing Services Charges	8	1
	Audit Fees	1	1
	Business Promotion Expenses	14	17
	Commission/Brokerage	30	3
	Consultancy charges	1	1
	CSR Expenses	8	-
	Rent Expenses	4	4
	Late fee & Interest on Statutory dues	2	1
	Legal Expenses	1	0
	Power and Fuel	0	-
	Prior Period Items	-	11
	Professional Charges	26	34
	Registration Services	3	-
	Repair & Maintenance	0	-
	ROC Filing Fees	0	0
	Advances Witten Off	0	-
	Round Off	0	0
	Miscellaneous Expenses	0	-
	Share of Income Tax of LLP's	42	69
	Other Finishing works for Flats	6	-
	Share of Income Tax of Partnership firms	-	31
	Total	148	172

Audit fees	As at 31st March, 2022	As at 31st March, 2021
Payments to Auditor		
Statutory Audit Fee	1	-
Other Services	-	-
Total	1	-

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Modi Housing Pvt. Ltd.

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Notes on Financial Statements for the Year ended 31st March, 2022

9 (i)-Property, Plant and Equipment (F.Y 2021-2022)

(Amount in Lakhs)

Particulars	Gross Block			Accumulated Depreciation				Net Block	
	As on 01-04-2021	Addition	As on 31-03-2022	As at 31-3-2021	For the Year	As at 31-3-2022	Adjustments	As at 31-3-2022	As at 31-3-2021
Khushaiguda Hoarding	1	-	1	1	-	1	-	0	0
Annojiguda Hoarding	0	-	0	0	-	0	-	0	0
Nagaram Hoarding	0	-	0	0	-	0	-	0	0
Kowkur Hoarding	1	-	1	1	-	1	-	0	0
Thurkapally Hoarding	1	-	1	1	-	1	-	0	0
Ammuguda Hoarding	1	-	1	1	-	1	-	0	0
Bhongiri Hoarding	1	-	1	1	-	1	-	0	0
Karimnagar Hoarding	1	-	1	1	-	1	-	0	0
Reddipally Hoarding	1	-	1	1	-	1	-	0	0
Yapral Hoarding	-	1	1	-	0	0	-	0	-
Taigun GT Plus Car	-	22	22	-	3	3	-	19	-
Maruti Swift Car	-	7	7	-	-	-	-	7	-
Total	8	30	38	7	4	11	-	27	0

9 (ii)-Property, Plant and Equipment (F.Y 2020-2021)

(Amount in Lakhs)

Particulars	Gross Block			Accumulated Depreciation				Net Block	
	As on 01-04-2020	Addition	As on 31-03-2021	As on 01-04-2020	For the Year	As on 31-03-2021	Adjustments	As at 31-3-2021	As at 31-3-2020
Khushaiguda Hoarding	1	-	1	1	-	1	-	0	0
Annojiguda Hoarding	0	-	0	0	-	0	-	0	0
Nagaram Hoarding	0	-	0	0	-	0	-	0	0
Kowkur Hoarding	1	-	1	1	-	1	-	0	0
Thurkapally Hoarding	1	-	1	1	-	1	-	0	0
Ammuguda Hoarding	1	-	1	1	-	1	-	0	0
Bhongiri Hoarding	1	-	1	1	-	1	-	0	0
Karimnagar Hoarding	1	-	1	1	-	1	-	0	0
Reddipally Hoarding	1	-	1	1	-	1	-	0	0
Total	8	-	8	7	-	7	-	0	0

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Notes on Financials for the Year ended 31st March,2022

Note No.10 Non-current Investments

(Amount in Lakhs)

A.	Particulars	As at 31st March,2022	As at 31st March,2021
	(a) Investment in Equity intruments	679	679
	(b) Investments in partnership firms / LLP's	688	542
	Total	1,368	1,221

Particulars	As at 31st March,2022	As at 31st March,2021
Aggregate amount of quoted investments		
Aggregate amount of unquoted investments	679	679

Details of unquoted investments (stated at cost)

SL No	Name of Body Corporate	Subsidiary/ Associate/JV/ Controlled/	No.of Shares/Units		Extent of Holdings (%)		Amount(Lakhs)	
			As at 31st March,2022	As at 31st March,2021	As at 31st March,2022	As at 31st March,2021	As at 31st March,2022	As at 31st March,2021
(a)	*Investment in Unquoted Equity Instruments-Fully Paid(Stated at Cost)*							
	Modi & Modi Realty Hyderabad Pvt.Ltd.	Associate	5,82,500	5,82,500	49.22%	49.22%	679	679
	Total		5,82,500	5,82,500			679	679

Details of investmets Partner Ship Firms

(Amount in Lakhs)

SL No	Name of the Firm	As at 31st March,2022	As at 31st March,2021
1	Summit Sales LLP	-	64
2	Serene Clubs & Resorts LLP	-	1
3	Serene Constructions LLP	297	274
4	Modi Realty Miryalguda LLP	-	0
5	Modi Realty Siddipet LLP	51	50
6	Silver Oak Villas LLP	256	99
7	Vista View LLP	73	-
8	Modi Realty Vikarabad LLP	-	53
9	Modi Consultancy Services	6	-
10	Villa Orchids LLP	5	-
11	Green Wood Builders	0	0
	Total	688	542

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Notes on Financials for the Year ended 31st March,2022

Details investment in Partnership Firms (Balances in Lakhs)

(1) The company is partner in a partnership firm Summit Sales LLP. The share of Profit/(Loss) for the year is ` Rs. (40.89) LakhsThe details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	47.00%	579.34	47.00%	99
Modi Housing Pvt. Ltd.	48.00%	(197.08)	48.00%	64
Tejal Modi	5.00%	27.00	5.00%	32
	100.00%	**409**	100.00%	**195**

(2) The company is partner in a partnership firm Serebe Clubs & Resorts LLP. The share of Profit/(Loss) for the year is ` Rs.(6.31) Lakhs The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Balram Reddy	10.00%	(1)	10.00%	0
Modi Housing Pvt. Ltd.	90.00%	(3)	90.00%	1
		(4)		**1**

(3) The company is partner in a partnership firm Serene Constructions LLP. The share of Profit/(Loss) for the year is ` Rs.1.06 Lakhs. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	90.00%	297	90.00%	274
Balram Reddy	10.00%	1	10.00%	1
		298		**275**

(4) The company is partner in a partnership firm Modi Realty Miryalaguda LLP. The share of Profit/(Loss) for the year is ` Rs.(86.03) LakhsThe details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi & Modi Realty Hyderabad Pvt Ltd	99.00%	405	99.00%	412
Modi Housing Pvt. Ltd	1.00%	(1)	1.00%	0
		404		**413**

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Notes on Financials for the Year ended 31st March,2022

Details investment in Partnership Firms (Balances in Lakhs)

(5) The company is partner in a partnership firm Modi Realty Siddipet LLP. The share of Profit/(Loss) for the year is ` Rs.(.94) Lakhs. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	99%	51	30%	50
Karan Mehta	0%	-	20%	(0)
A Purushotam	0%	-	30%	(0)
A Srinivas	0%	-	20%	(0)
Gaurang Mody	1%	(0)		-
		51		**49**

(6) The company is partner in a partnership firm Silver oak Vaillas LLP. The share of Profit/(Loss) for the year is ` Rs.49.55 Lakhs The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	10.00%	256	10.00%	99
Modi Properties Pvt. Ltd.	10.00%	396	10.00%	535
Soham Modi	80.00%	(281)	80.00%	(228)
		371		**406**

(7) The company is partner in a partnership firm Vista View LLP. The share of Profit/(Loss) for the year is ` Rs.(.044) Lakhs. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt.Ltd.	50.00%	73	50.00%	-
M Sachin	50.00%	8	50.00%	-
		81		-

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Details investment in Partnership Firms (Balances in Lakhs)

(8) The company is partner in a partnership firm Modi Realty Vikarabad LLP. The share of Profit/(Loss) for the year is ` Rs.(3.56) LakhsThe details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	5.00%	(7)	5.00%	53
Balram Reddy	35.00%	7	35.00%	8
Modi & Modi Realty Hyderabad Pvt Ltd	60.00%	80	60.00%	17
		79		**78**

(9) The company is partner in a partnership firm Modi Consultancy Services. The share of Profit/(Loss) for the year is ` Rs.(2.39) Lakhs. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Soham Modi (26%)	26.00%	36	50.00%	(0)
Tejal Modi (26%)	26.00%	(1)	0.00%	-
Modi Properties Pvt. Ltd. (24%)	24.00%	1	0.00%	-
Modi Housing Pvt. Ltd. (24%)	24.00%	6	0.00%	-
Summit Sales LLP	0.00%	-	50.00%	1
		43		**0**

(10) The company is partner in a partnership firm Villa Orchids LLP. The share of Profit/(Loss) for the year is ` Rs.14.70 Lakhs The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	50.00%	5	50.00%	(249)
Anand Mehta	50.00%	(73)	50.00%	(121)
		(67)		**(370)**

(11) The company is partner in a partnership firm Greenwood Builders. The share of Profit/(Loss) for the year is ` Rs.. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2022		As at 31st March,2021	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	50.00%	0	50.00%	0
Anand Mehta	5.00%	(0)	5.00%	(0)
Kusum Mehta	45.00%	(0)	45.00%	(0)
		0		**0**

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25 **Title deeds of Immovable properties are held in the name company.**

26 **The Loans or Advances are in the nature of loans are granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person.**

(a) Repayable on demand

(Amount in Lakhs)

Type of Borrower	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoter	-	-
Directors	-	-
KMPs	-	-
Related Parties	70	18%

(b) Without specifying any terms or period of repayment

Type of Borrower	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoter	-	-
Directors	-	-
KMPs	-	-
Related Parties	-	-

27 **Benami Properties**

No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

28 **Intangible assets under development**

There are no intangible assets under development as at March 31, 2022 or as at March 31, 2021.

29 **Registration of charges or satisfaction with Registrar of Companies**

The Charge which is created by the company against vehicle (Name: VW TAIGUN GT TSI 1.5 L) with Kotat Mahindra Prime limited on 31-09-2021 has not filled Charge Form (CHG-1) with registrar of companies.

30 **Relationship with struck off companies**

The Company does not have any transactions or balances with the Companies whose name is struck off under section 248 of the Companies Act, 2013.

31 **Undisclosed Income**

The Company has not any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961.

MEHTA
Chartered

MODI HOUSING PVT. LTD.

CIN: U45200TG2002PTC040192

Notes on Financial Statements for the Year ended 31st March, 2022

32 **Capital commitments & Contingencies**

There are no such contractual commitments for the acquisition of Property, plant and equipment.

33 **Wilful defaulters**

No bank, financial institution or other lender has declared the Company as a wilful defaulter.

34 **Corporate Social Responsibilites**

The company is covered under section 135 of the Companies Act 2013 to comply with provisions.

(Amount in Lakhs)

Corporate Social responsibility (CSR) Contribution	As at 31st March, 2022	As at 31st March, 2021
Narsing Swain Memorial trust	18	-
Contribution to Others	-	-
Total	18	-

Other Details	As at 31st March, 2022	As at 31st March, 2021
(a) Amount required to be spent during the period	8	-
(b) Amount spent during the year on:		
(i)Construction/acquistion of any asset	-	-
(ii)On Purposes other than (i) above	18	-
(c) Shortfall at the end of the year	-	-
(d) Total of previous years shortfall	-	-
(e) Reason for shortfall	-	-
(f) Details of Related Party Transactions	-	-
(g) Provision made with respect to any liability incurred by entering into Contractual Obligation,the movement of provision	-	-

Nature of CSR Activities :

Heath Care Facilities to the poor patiens through Narsing Swain Memorial trust

35 **The Company has no borrowings from banks on the basis of security of current assets in the current financial year.**

36 **The figures of previous year have been re-grouped, wherever necessary, to confirm to the current year classification.**

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT. LTD.
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Notes on Financials for the Year ended 31st March,2022

37 **Financial performance ratios F.Y (2021-2022) & F.Y (2020-2021)**

Particulars	Numerator	Denominator	31st Mar'2022	31st Mar'2021	Variance	Reason for variance
Current Ratio	Operating Current Assets(1)	Current liability	1.30	1.61	-19%	
Debt-Equity Ratio	Total debt (2)	Shareholder's equity	0.04	0.05	-23%	
Debt Service Coverage ratio	Earnings available for debt service (3)	Debt service (4)	1.94	5.01	-61%	Due to decrease in profits
Return on Equity Ratio	Net profits after taxes (5)	Shareholder's equity	0.07	0.26	-74%	Due to decrease in profits
Inventory turnover ratio	Cost of goods sold	Average inventory	0.26	0.82	-68%	Due to increase in closing stock
Trade receivables turnover ratio	Net sales (6)	Average accounts receviable	1.46	5.71	-74%	Due to decrease in revenue and increase in current year trade receivables.
Trade payables turnover ratio	Net purchases (7)	Average trade payable	16.97	27.55	-38%	Due to increase in average trade payables
Net capital turnover ratio	Net sales (6)	Average working capital (8)	0.68	3.32	-79%	Due to decrease in revenue and increase in working capital.
Net profit ratio	Net profits after taxes (5)	Net sales (6)	0.24	0.38	-38%	Due to decrease in profits
Return on capital employed	Earning before interest & tax (EBIT) (9)	Capital employed (10)	0.34	0.79	-57%	Due to decrease in profits
Return on investment (in%)	Income generated from invested funds	Average invested funds in treasury investments	NA	NA	NA	

Note:

(1) Operating current assets = Total current assets - Current investments - other bank balances.
(2) Total debt / debt service= Non current borrowing + Current borrowing
(3) Earnings available for debt service = PBT + Finance cost + Depreciation - Other income - Exception income
(4) Debt service = Principal + Interest
(5) Net profits after taxes includes exceptional income.
(6) Net sales = Revenue from operations
(7) Net purchases = Consumption RM, stores & spares (RSS) - Opening RSS + Closing RSS
(8) Working capital = Operating current Assets - Current liabilities
(9) EBIT = PBT + Finance cost - Other income - Exception income
(10) Capital employed = Total assets - Non current investment - Current investment - FDs - Current liabilities

As per my report of even date

(Ajay Mehta)
Chartered Accountant
Membership No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449BBHHTR2444

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

For and on behalf of the Board of Directors of

(Soham Modi)
Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

MODI HOUSING PVT.LTD.
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Notes on Financial Statements for the Year ended 31st March 2022

Note. No.38 Other Disclosures

The Company has undertaken the scheme of development of residential plots on the land (Phase III) belonging to the company. The company and an associate enterprise M/s. Silver Oak Villas LLP (SOV) has come together to construct Villas and develop a gated community of independent villas. The development of the land is to be undertaken by the company at its cost and risk. The construction of villas is to be undertaken by the company at its cost and risk. It is agreed amongst them that the sale consideration of the independent villas will be divided between the company and SOV at a pre-agreed ratio.

The revenue of the project undertaken by the company i.e, development of land into developed residential plots is recognized following percentage completion method(PCOM). The company has reached the stage of completion of 53% upto 31-03-2022. Accordingly, the revenue and cost recognized for the year is as under.

Particulars	Amount in Lakhs
Revenue Recognized	538.46
Cost Recognized	161.22

38.1 RELATED PARTY DISCLOSURES

A Key Management Personnel (KMP)

Soham Modi - Director
Tejal Modi - Director

B Holding Company

Modi Properties & Investments Private Limited

C Subsidiary Company/Jointly Controlled Entities/Associates

Green Wood Estates
Green Wood Builders
Summit Sales LLP
Modi Farm House Hyderabad LLP
Villas Orchids LLp
Serene Clubs & Resorts LLP
Serene Constructions LLP
Modi Realty Miryalguda LLP
Modi Realty Siddipet LLP
Silver Oak Villas LLP
Modi Realty Vikarabad LLP
Modi & Modi Realty Hyderabad Private Ltd

D Entities in which Director is a partner/Director

Modi Realty Genome Valley
MC Modi Educational Trust
Modi Consultancy Services
Modi Builders Infrastructure Pvt. Ltd.

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

MODI HOUSING PVT.LTD.
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Notes on Financial Statements for the Year ended 31st March 2022

E Subsidary of a holding company to which such company also a subsidary company

East Side Residency Annojiguda LLP
Kadakia & Modi Housing
Matrix Real Estates Consultants LLP
GVSH Manufacturing Facilities Pvt. Ltd.
Aedis Developers LLP
Mehta and Modi Realty Kowkur LLP
Modi Estates/ Modi Realty Mallapur LLP
Paramount Builders
Paramount Estates
Silver Oak Realty
Summit Builders
Summit Sales LLP
Modi Consultancy Services
Vista Homes

F Details of transactions with related parties (KMP)

Amount In Lakhs

S.No	Particulars	As at March 31,2022		As at March 31,2021	
		Amount of Transaction	Balance Receivable/(Payable)	Amount of Transaction	Balance Receivable/(Payable)
1	**Soham Modi**				
	- Remuneration paid	24	-	18	-
	- Loan Accepted	107	-	116	-
	- Interest paid on above	6	-	4	-
	- Loan Repaid	102	(67)	97	(68)
2	**Soham Modi Huf**				
	Registration servies paid	3	-	-	-
3	**Tejal Modi**				
	- Loan Accepted	0	(8)	6	(8)
	- Interest paid on above	0	-	0	-
4	**Summit Sales LLP**				
	Admin, Legal and Logistic Expenses	27	(2)	21	-
	Purchases of Goods	9	(12)	-	-
5	**Modi Realty Miryalaguda LLP**				
	Purchase of Flats				
	Villa No.54	2	-	47	-
	Villa N0.72	4	-	61	-
	Villa No.24	5	-	60	-
	Villa No.73	7	-	75	-
	Hoarding Rent Received				
6	**Silver Oak Villas LLP**				
	Purchase of Flats				
	Villa No 31	5	-	55	-
	Villa No 32	5	-	55	-
	Hoarding Rent Received	-	-	-	-

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT.LTD.
CIN: U45200TG2002PTC040192
Notes on Financial Statements for the Year ended 31st March 2022

F Details of transactions with related parties (KMP)

Amount In Lakhs

S.No	Particulars	As at March 31,2022		As at March 31,2021	
		Amount of Transaction	Balance Receivable/(Payable)	Amount of Transaction	Balance Receivable/(Payable)
7	**Vista Homes**				
	Purchase of Flats				
	Villa No E-101	5	-	43	-
	Villa No E-112	6	-	54	-
	Villa No E-312	6	-	-	-
8	**Aedis Developers LLP**				
	Purchase of Flats				
	Villa No.205	-	-	24	-
9	**Modi Realty Kowkur LLP**				
	Purchase of Flats				
	Flat B-209	75	-	-	-
	Flat A-210	73	-	-	-
	Flat A-211	75	-	-	-
	Flat A-212	73	-	-	-
10	**Modi Realty Mallapur LLP**				
	Flat A203	66	-	-	-
	Flat A208	66	-	-	-
11	**Modi & Modi Realty Hyderabad Private Ltd**				
	Shares purchased	-	-	58	-
	Shares premium paid	-	-	621	-
12	**Mehta & Modi Realty Kowkur LLP**				
	Hoarding Rent Received	-	-	3	0
13	**Modi Realty Genome valley LLP**				
	Hoarding Rent Received	-	-	3	0
14	**Modi Properties Pvt.Ltd.**				
	Admin Services	11	(1)	-	-

AJAY MEHTA
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M.No.035449
SECUNDERABAD

MODI HOUSING PVT.LTD.
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Notes on Financial Statements for the Year ended 31st March 2022

Note. No.38.2 Summary Movements in Capital Accounts — Amount In Lakh

Movement in Capital Accounts in Partnership Firms/LLP	31-03-2022	31-03-2021
Amounts invested during the year	997	1,525
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(765)	(1,877)
Share of Income tax	-	-
Share of Profit / Loss	18	210
Capital Account Balance	337	128
Green Wood Estates		
Amounts invested during the year	-	-
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(0)	-
Share of Income tax	-	(0)
Share of Profit / Loss	(0)	(1)
Capital Account Balance	**(16)**	**(16)**
Green Wood Builders		
Amounts invested during the year	-	-
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	0
Share of Profit / Loss	-	-
Capital Account Balance	0	0
Summit Sales LLP		
Amounts invested during the year	55	41
Share of Income tax Refnd	-	3
Amounts withdrawn during the year	(265)	(353)
Share of Income tax	-	(13)
Share of Profit / Loss	9	113
Capital Account Balance	**(137)**	**64**
Modi Farm House Hyderabad LLP		
Amounts invested during the year	54	229
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(96)	(247)
Share of Income tax	-	-
Share of Profit / Loss	4	(7)
Capital Account Balance	**(188)**	**(150)**
Villas Orchids LLP		
Amounts invested during the year	288	93
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(1)	(102)
Share of Income tax	(40)	(50)
Share of Profit / Loss	7	100
Capital Account Balance	**5**	**(249)**

AJAY MEHTA * Chartered Accountant M.No.035449 * SECUNDERABAD

MODI HOUSING PVT.LTD.
CIN: U45200TG2002PTC040192
Notes on Financial Statements for the Year ended 31st March 2022

Amount In Lakh

Movement in Capital Accounts in Partnership Firms/LLP	31-03-2022	31-03-2021
Serene Clubs & Resorts LLP		
Amounts invested during the year	2	0
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	(0)
Share of Income tax	-	-
Share of Profit / Loss	(6)	0
Capital Account Balance	**(3)**	**1**
Serene Constructions LLP		
Amounts invested during the year	73	282
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(50)	(249)
Share of Income tax	(1)	(2)
Share of Profit / Loss	1	4
Capital Account Balance	**297**	**274**
Modi Realty Miryalguda LLP		
Amounts invested during the year	-	29
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	(269)
Share of Income tax	(0)	-
Share of Profit / Loss	(1)	0
Capital Account Balance	**(1)**	**0**
Modi Realty Siddipet LLP		
Amounts invested during the year	2	20
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(0)	-
Share of Income tax	-	-
Share of Profit / Loss	(1)	(0)
Capital Account Balance	**51**	**50**
Silver Oak Villas LLP		
Amounts invested during the year	435	831
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(282)	(646)
Share of Income tax	(0)	(4)
Share of Profit / Loss	5	2
Capital Account Balance	**256**	**99**
Vista View LLP		
Amounts invested during the year	83	-
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(10)	-
Share of Income tax	-	-
Share of Profit / Loss	(0)	-
Capital Account Balance	**73**	-

AJAY MEHTA
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M.No.035449
SECUNDERABAD

MODI HOUSING PVT.LTD.
CIN: U45200TG2002PTC040192
Notes on Financial Statements for the Year ended 31st March 2022

Amount In Lakh

Movement in Capital Accounts in Partnership Firms/LLP	31-03-2022	31-03-2021
Modi Consultancy Services		
Amounts invested during the year	7	-
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	(1)	-
Capital Account Balance	6	-
Modi Realty Vikarabad LLP		
Amounts invested during the year	-	0
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(61)	(10)
Share of Income tax	-	-
Share of Profit / Loss	(0)	(1)
Capital Account Balance	(7)	53

As per my Report of even date

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449BBHHTR2444

For and on behalf of the Board
Modi Housing Private Limited

(Soham Moc (Tejal Modi)
Director Director
DIN:0052254 DIN:06983437

MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192
Sub-Groupings to Financial Statements for the Year ended 31st March, 2022

Closing Stock			(Amount in Lakhs)
	Particulars	31st March, 2022	31st March, 2021
Opening Stock	Land at Phase IX & WIP	339	783
	WIP IX	-	8
	CUST-Flat No-205 MGA	24	-
	INV-E-101 Vista Homes	43	-
	INV-E-112 Vista Homes	54	-
	INV-Villa-54 Modi Realty Miryalaguda LLP	47	-
	INV-Villa-72 Modi Realty Miryalaguda LLP	61	-
	INV-Villa-24 Modi Realty Miryalaguda LLP	60	-
	Villa No.31 at Silver Oak Villas LLP	55	-
	Villa No.32 at Silver Oak Villas LLP	55	-
	Villa No.73 Modi Realty Miryalaguda LLP	75	-
	Marigold Residency WIP	18	5
	Kolthur Project Land & WIP	-	208
		831	**1,004**
Less	Reimbursement of Nala tax Phase IX	-	(19)
		831	**985**
Purchases/ Additions	Marigold Residency WIP	2	13
	Flat A-203 GMR	66	-
	Flat A-208 GMR	66	-
	Flat A-209 GMR	75	-
	Flat A-210 GMR	73	-
	Flat A-211 GMR	75	-
	Flat A-212 GMR	73	-
	CUST-Flat No-205 MGA	-	24
	INV-E-101 Vista Homes	5	43
	INV-E-112 Vista Homes	6	54
	INV-Villa-54 Modi Realty Miryalaguda LLP	2	47
	INV-Villa-72 Modi Realty Miryalaguda LLP	4	61
	INV-Villa-24 Modi Realty Miryalaguda LLP	5	60
	Villa No.31 at Silver Oak Villas LLP	5	55
	Villa No.32 at Silver Oak Villas LLP	5	55
	Villa No.73 Modi Realty Miryalaguda LLP	7	75
	INV-E-312 Vista Homes	-	54
		1,298	**1,526**
Expenses-SOV	Expenses made by -MHPL SOV	202	60
		1,500	**1,586**
Sale	Kolthur Project Land & wip	-	(200)
	INV-E-101 Vista Homes	(59)	-
	INV-E-112 Vista Homes	(78)	-
	INV-E-312 Vista Homes	-	(72)
Add		**1,363**	**1,314**
	Profit on sale of Flat 101 Vista Homes	11	-
	Profit on sale of Flat 101 Vista Homes	17	10
		1,392	**1,324**
Less:	Transferred Vista Vew Account	(20)	-
	Cost Recognized-SOV	(161)	(493)
	Closing Stock	**1,211**	**831**

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192

As on 31-03-2022

Deferred Tax Liability/ Deferred Tax Asset calculation:

Effective Rate of Tax	25.168%			
1 Depreciation Effect:	**Amount**			
Depreciation as per Companies Act, 2013	4			
Depreciation as per Income Tax Act	4			
Difference		1		
DTL/(DTA)			0	DTL
Rate Difference			0	DTL
2 WDV as on 01/04/2021:				
Income Tax Act	3			
Companies Act	0			
Difference in Book Value		(3)		
Deferred Tax Liability as on 31/03/2021			(1)	
DTL/(DTA) as on As on 31-03-2022			**(1)**	
Cross Verification:				
WDV as on As on 31-03-2022				
Income Tax Act	29			
Companies Act	27			
Difference in Book Value		(2)		
DTL as on As on 31-03-2022			**(1)**	
Difference			-	

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AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192

(Amount in lakhs)

Depreciation as per Income Tax Act								
Particulars	Rate	WDV as on 01-04-2021	Additions		Deletions	Total	Depreciation	WDV as on 31-03-2022
			More Than 180 days	Less Than 180 days				
Bhongiri Hoarding	15%	0.47	-	-	-	0.47	0.07	0.40
Ammuguda Hoarding	15%	0.61	-	-	-	0.61	0.09	0.52
Kowkur Hoarding	15%	0.24	-	-	-	0.24	0.04	0.21
Nagaram Hoarding	15%	0.13	-	-	-	0.13	0.02	0.11
Thurkapally Hoarding	15%	0.24	-	-	-	0.24	0.04	0.21
Annojiguda Hoarding	15%	0.15	-	-	-	0.15	0.02	0.13
Khushaiguda Hoarding	15%	0.20	-	-	-	0.20	0.03	0.17
Karimnagar Hoarding	15%	0.67	-	-	-	0.67	0.10	0.57
Reddipally Hoarding	15%	0.60	-	-	-	0.60	0.09	0.51
Yapral Hoarding	15%	-	0	0.44	-	0.64	0.06	0.57
Taigun GT Plus Car	15%	-	22	-	-	21.94	3.29	18.64
Maruti Swift Car	15%	-	-	7	-	7.43	0.56	6.87
Total		**3.32**	**22.14**	**7.86**	**-**	**33.32**	**4.41**	**28.91**

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

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