

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	ABFFM3063P		
Name	MODI REALITY GENOME VALLEY LLP		
Address	5-4-187/3 AND 4, 3RD FLOOR , SOHAM MANSION , M G ROAD , M G ROAD , SECUNDERABAD , SECUNDERABAD , 36 Telangana , 91-India , 500003		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	737273421201022

Taxable Income and Tax details	Current Year business loss, if any	1	(
	Total Income		3,54,030
	Book Profit under MAT, where applicable	2	(
	Adjusted Total Income under AMT, where applicable	3	19,77,720
	Net tax payable	4	3,80,514
	Interest and Fee Payable	5	41,579
	Total tax, interest and Fee payable	6	4,22,093
	Taxes Paid	7	4,22,093
Accreted Income & Tax Detail	(+) Tax Payable /(-) Refundable (6-7)	8	(
	Accreted Income as per section 115TD	9	(
	Additional Tax payable u/s 115TD	10	(
	Interest payable u/s 115TE	11	(
	Additional Tax and interest payable	12	(
	Tax and interest paid	13	(
	(+) Tax Payable /(-) Refundable (12-13)	14	(

This return has been digitally signed by SOHAM SATISH MODI in the capacity of Designated partner having PAN ABMPM6725H from IP address 183.83.133.24 on 20-Oct-2022

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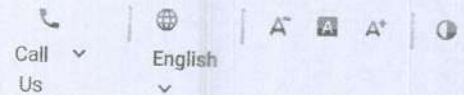
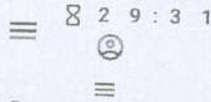
ABFFM3063P05737273421201022FAA881488CAF14E2C7E4555A274B7030A807773E

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Report under section 115JC of the Income-tax Act 1961 for computing



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India



Minimum Tax of the person other than a company

[Form No. 29C]

Report under section 115JC of the Income-tax Act, 1961 for computing Adjusted Total Income and Alternate Minimum Tax of the person other than a company. This form is in compliance with rule 40BA.



Submitted successfully to Tax Payer!

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FORM NO. 29C[See rule 40BA]

Report under section 115JC of the Income-tax Act, 1961 for computing Adjusted Total Income and Alternate Minimum Tax of the person other than a company



e-Filing Anywhere Anytime
Income Tax Department, Government of India

1. I have examined the accounts and records of **MODI REALITY GENOME VALLEY LLP, 5-4-187/3 AND 4, 3RD FLOOR, SOHAM MANSION, HYDERABAD, M G ROAD, , Telangana, INDIA - 500003, ABFFM3063P** (name and address of the assessee with PAN) engaged in business of **Real Estate And Renting Services-Developing and sub-dividing real estate into lots(7003)** in order to arrive at the adjusted total income and the alternate minimum tax for the year ended on the 31st March, 2022.
2. I certify that the adjusted total income and the alternate minimum tax has been computed in accordance with the provisions of Chapter XII-BA of the Income-tax Act. The tax payable under section 115JC of the Income-tax Act in respect of the assessment year 2022-23 is ₹ 3,65,879 which has been determined on the basis of the details in Annexure A to this Form.
3. In my opinion and to the best of my knowledge and according to the explanations given to me the particulars given in the Annexure A are true and correct subject to the qualifications stated .

Name of the signatory

**AJAY CHIRANJILAL
MEHTA**

Full Address

**5-4-187/3 and 4, 1st floor
soham mansion, m g road,
Begumpet Policelines S.O,
Secunderabad,
HYDERABAD, 500003,
Telangana, INDIA**

Membership No.

035449

Firm Registration Number

Place

183.83.133.24

Date

20-Oct-2022

ANNEXURE A
[See paragraph 2]

Details relating to the computation of Adjusted Total Income and Alternate Minimum Tax for the year ended on the 31st March, 2022

purpose of section 115JC of the Income-tax Act, 1961

1. Name of the assessee **MODI REALITY GENOME VALLEY LLP**
2. Address of assessee **5-4-187/3 AND 4, 3RD FLOOR, SOHAM MANSION, HYDERABAD, M G ROAD, , Telangana, INDIA - 500003**
3. Permanent Account Number **ABFFM3063P**
4. Assessment Year **2022-23**
5. Total income of the assessee computed in the manner laid down in the Income-tax Act to before giving effect to Chapter XII-BA of the Income-tax Act, 1961(43 of 1961) **₹ 3,54,030**
6. Income-tax payable on total income referred to in Column 5 above **₹ 1,10,457**
7. The amount of deduction claimed under any section (other than section 80P)included in chapter VI-A under the heading "C.- Deductions in respect of certain incomes"

Sl. No.	Section under which deduction is claimed	Amount of deduction claimed
1	Section - 80-IBA : Deductions in respect of profits and gains from housing projects	1623696

8. The amount of deduction claimed under section 10AA **₹ 0**
9. Deduction claimed u/s 35AD as reduced by the amount of depreciation on assets on which such deduction is claimed **₹ 0**
10. Adjusted total income of the assessee(5+7+8+9) **₹ 19,77,726**
11. Minimum alternate tax (% of adjusted total income computed in column 10 above). **₹ 3,65,879**

Name Of Assessee	: Modi Reality Genome Valley Llp		
PAN	: ABFFM3063P		
Office Address	: 5-4-187/3 And 4, 3rd Floor, Soham Mansion, M G Road, Secunderabad, Telangana-500003		
Status	: FIRM (LIMITED LIABILITY)	Assessment Year	: 2022 - 2023
Ward No	: WARD 1(1),HYDERABAD	Financial Year	: 2021 - 2022
D.O.I.	: 10/04/2017		
Mobile No.	: 8978144447		
Email Address	: ebanking@modiproperties.com		
Method Of Accounting	: Accrual		
Name Of Bank	: Yes Bank		
Micr Code	: 500532002		
Ifsc Code	: Yesb0000097		
Address	: Begumpet, Secundrabad		
Account No.	: 009763700002255		
Return	: Original (Filing Date : 20/10/2022 & No. : 737273421201022)		
Import Date	: Ais : 26-08-2022 06:14 Pm		Tis : 26-08-2022 06:15 Pm
	: 26as : 26-08-2022 06:14 Pm		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession

Modi Reality Genome Valley Llp

8865573

Profit Before Tax As Per Profit And Loss Account

Add :

Depreciation Disallowed

Disallowed U/s 37

Less :

Interest On Bank Fdr

Allowed Depreciation

9186615

46635

32983

79618

9266233

354025

46635

-400660

8865573

Income From Other Sources

Interest On Bank Fd- Yes Bank

Total

354025

354025

354025

Brought Forward Losses Set-off

Business Losses For The A.y. 2018-19

Business Losses For The A.y. 2019-20

Business Losses For The A.y. 2020-21

Business Losses For The A.y. 2021-22

Unabsorbed Depreciation For The A.y. 2019-20 From :

Business Income

Unabsorbed Depreciation For The A.y. 2020-21 From :

Business Income

Unabsorbed Depreciation For The A.y. 2021-22 From :

Business Income

-55390

-1100932

-1404454

-4528011

-32973

-63817

-56300

1977721

Gross Total Income

1623696

Less Deductions Under Chapter-VIA

80IBA Profits And Gains From Housing Projects

Total Deductions

Total Income

Total Income Rounded Off U/s 288A

1623696

1623696

354025

354030

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 354030 @ 30%

Add: Health And Education Cess @ 4%
Tax As Per Normal Provisions

106209
4248
110457

Computation Of Adjusted Total Income U/s 115JC

Net Income

Add: Deduction Claimed U/s 80IBA

Adjusted Total Income

354030
1623696
1977726

Computation Of Alternate Minimum Tax U/s 115JC

Tax @ 18.5% On Adjusted Total Income Of Rs. 1977726

Add: Health And Education Cess @ 4%

Alternate Minimum Tax

Higher Of (110457 Or 380514)

365879
14635
380514

380514

Amt Credit C/f [380514-110457]

Less Tax Deducted At Source

Section 194a: Other Interest

270057

Add Interest Payable

Interest U/s 234B

Interest U/s 234C

35405

35405
345109

24157

17422

41579

386688

386690

386690

386690

Nil

Tax Rounded Off U/s 288B

Less Self Assessment Tax U/s 140A

Idbi Bank Ltd - 6910333 - 10367 - 17/10/2022

Tax Payable

ADVANCE TAX INSTALLMENTS

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%	51766	12%	41413	-	0	0	51766	1551
IInd	15/09/2021	45%	155299	36%	124239	-	0	0	155299	4656
IIInd	15/12/2021	75%	258832	75%	258832	-	0	0	258832	7764
IVth	15/03/2022	100%	345109	100%	345109	-	0	0	345109	3451

Information regarding Turnover/Gross Receipt Reported for GST

GSTR No.

Amount of turnover/Gross receipt as per the GST return filed

36ABFFM3063P1ZU

58651721

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2021	Addition		Deduction	Total	Dep for the Year	WDV as on 31/03/2022
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
MOTOR CAR	15%	2,48,534.00	0.00	0.00	0.00	2,48,534.00	37,280.00	2,11,254.00
COMPUTERS	40%	7,318.00	0.00	0.00	0.00	7,318.00	2,927.00	4,391.00
COMPUTER								
VEHICLES	15%	42,850.00	0.00	0.00	0.00	42,850.00	6,428.00	36,422.00
TWO WHEELER								
Total		2,98,702.00	0.00	0.00	0.00	2,98,702.00	46,635.00	2,52,067.00

LOSSES TABLE

A.Y.

HEAD

		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2018-19	Ordinary Business	55390	55390	-
2019-20	Ordinary Business	1100932	1100932	-
2019-20	Unabsorbed Depreciation	32973	32973	-
2020-21	Ordinary Business	1404454	1404454	-
2020-21	Unabsorbed Depreciation	63817	63817	-
2021-22	Ordinary Business	4528011	4528011	-
2021-22	Unabsorbed Depreciation	56300	56300	-

Tax Credit for AMT Paid under section 115JC against Tax Liability

A.Y.	Normal Tax Liability	Tax Liability u/s 115JC	Tax Payable by the Assessee	Additional Tax Liability	Extra FTC Utilised for AMT Provision	Credit u/s 115JD Utilised	Credit Lapsed	Credit Available for Carry Forward
2022-23	110457	380514	380514	270057	-	-	-	270057

As per Form 26AS [File Creation Date: 26-08-2022] last imported on 26-08-2022 06:14 PM

Details of Tax Deducted at Source on Income other than Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Name and address of the Deductor	Amount paid /credited	Total tax deducted	B/F Tax	Amount claimed for this year	C/F Tax
194A : Other Interest							
1.	MUMY02084F	YES BANK LIMITED	354025	35405	Nil	35405	Nil
Grand Total			354025	35405	Nil	35405	Nil

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	GST late fee and Interest	8080.00
2	TDS Interest / Penalty	24903.00
Total		32983.00

Details of Taxpayer Information Summary

Details of Taxpayer Information Summary									
S. N.	Information Category	Income Head	Section	Processed Value	Derived Value	As per Computation/ ITR	Difference	As per 26AS	Difference
	(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)-(6)	(8)	(9)=(8)-(6)
1	Interest from deposit	Other Source	194A	354025	354025	354025.00	Nil	354025.00	Nil
2	Business receipts	Business		0	0	50143068.00	-50143068.00	58651721.00	8508653.00
3	GST turnover	Profit & Loss A/c		58651721	58651721	50143068.00	8508653.00	58651721.00	8508653.00
4	GST purchases	Profit & Loss A/c		45076743	45076743	0.00	45076743.00		
5	Purchase of time deposits			22500000	22500000				

SOHAM SATISH MODI
(Designated Partner)



INDEPENDENT AUDITOR'S REPORT

To the Partners of **MODI REALTY GENOME VALLEY LLP**

Opinion

I have audited the financial statements of **MODI REALTY GENOME VALLEY LLP**, which comprise the balance sheet at March 31st 2022, and the profit and loss account for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements give a true and fair view of the financial position of the entity as at March 31, 2022, and of its financial performance for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

I conducted my audit in accordance with the Standards on Auditing (SAs) issued by ICAI. 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 entity in accordance with the ethical requirements that are relevant to my audit of the financial statements in India, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the aforesaid Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity'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 entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are 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.

(Signature)
(Ajay Mehta)

Chartered Accountant

(M. No.035449)

UDIN: 22035449BAINIA9636



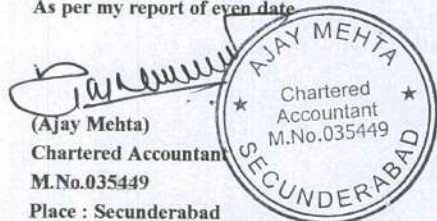
Place: Secunderabad

Date: 19.10.2022

Modi Realty Genome Valley LLP
AAJ-1117
Balance Sheet as at 31-3-2022

(Amount in Rs.)				
	Particulars	Note	31 March 2022	31 March 2021
I	EQUITY AND LIABILITIES			
1	Partners' Funds			
	Partners' Capital Account			
	(i) Partners' Contribution	3a	1,00,000	1,00,000
	(ii) Partners' Current Account	3b	5,95,38,816	5,51,41,678
	Reserves and surplus			
			5,96,38,816	5,52,41,678
2	Non-current liabilities			
	Long-term borrowings	4	1,85,58,954	95,33,511
	Deferred tax liabilities (Net)			
	Other long-term liabilities	5	1,71,60,637.57	89,14,940.00
			3,57,19,592	1,84,48,451
3	Current liabilities			
	Short-term borrowings	4	1,02,82,731.00	5,57,424.00
	Trade payables	6	79,25,435.96	13,39,215.00
	Other current liabilities	7	10,05,361.00	4,15,420.00
	Short-term provisions	8	-	-
			1,92,13,527.96	23,12,059.00
	Total		11,45,71,935.45	7,60,02,187.69
II	ASSETS			
1	Non-current assets			
	Property, Plant and Equipment and Intangible assets			
	Property, Plant and Equipment		-	-
	Intangible assets	9	2,52,067.00	2,98,702.00
	Long Term Loans and Advances		-	-
	Other non-current assets	10	11,99,000.00	1,10,000.00
			14,51,067.00	4,08,702.00
2	Current assets			
	Inventories	11	8,05,03,019.74	6,34,68,279.20
	Trade receivables	12	1,95,74,672.00	84,123.00
	Cash and bank balances	13	1,03,71,364.80	74,25,377.08
	Short Term Loans and Advances	14	26,71,811.91	46,15,706.41
	Other current assets		-	-
			11,31,20,868.45	7,55,93,485.69
	Total		11,45,71,935.45	7,60,02,187.69
	Brief about the Entity	1		
	Summary of significant accounting policies			
	The accompanying notes are an integral part of the financial statements	2		

As per my report of even date



Place : Secunderabad

Date : 19/10/2022

UDIN: 22035449BAINIA9636

Modi Realty Genome Valley LLP

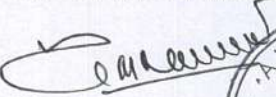
Soham Modi
DIN:00522546

Ashish Modi
DIN:00011575

Modi Realty Genome Valley LLP
AAJ-1117
Statement of Profit and Loss for the year ended 31-03-2022.

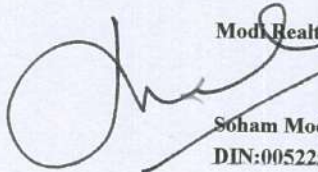
		(Amount in Rs.)	
Particulars	Note	31 March 2022	31 March 2021
Revenue from operations	15	5,01,93,068	-
Other income	16	3,58,169	1,64,687
Total Income		5,05,51,237	1,64,687
Expenses:			
Cost of goods sold	17	3,35,25,830	-
Employee benefits expense	18	22,58,883	3,83,941
Finance costs	19	34,265	3,51,157
Depreciation and amortization expense	20	46,635	56,300
Other expenses	21	54,99,008	39,64,063
Total expenses		4,13,64,621	47,55,462
Profit/(loss) before exceptional and extraordinary items, partners' remuneration and tax		91,86,616	-45,90,774
Exceptional items (specify nature & provide note/delete if none)		-	-
Profit / (Loss) before partners' remuneration and tax		91,86,616	-45,90,774
Partners' Remuneration		-	-
Profit before Tax		91,86,616	-45,90,774
Tax Expenses		-	-
Current tax		-	-
Excess/ Short provision of tax relating to earlier years		-	-
Deferred tax charge/ (benefit)		-	-
Profit/(Loss) for the year		91,86,616	-45,90,774
Brief about the Entity	1		
Summary of significant accounting policies	2		
The accompanying notes are an integral part of the financial statements			

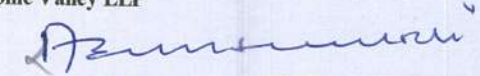
As per my report of even date


(Ajay Mehta)
Chartered Accountant
M.No.035449
Place : Secunderabad
Date : 19-10-2022
UDIN: 22035449BAIN1A9636



Modi Realty Genome Valley LLP


Soham Modi
DIN:00522546


Ashish Modi
DIN:00011575

M/s Modi Realty Genome Valley LLP

AAJ-1117

Asst. Year 2022-23

Note 1: Background of the Entity:

The entity is a Limited Liability Partnership concern. It is engaged in the business that of real estate business and other related service in relation to real estate business.

Note 2: Notes forming part of Financial Statements:

1. Significant Accounting Policies

a. Basis of Preparation of Financial Statements:

The financial statements have been prepared to comply in all material respects with the Indian Generally Accepted Accounting Principles (GAAP) including the accounting standards issued by The Institute of Chartered Accountants of India. 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.

The accounting policies adopted in the preparation of financial statements are consistent with those of previous year.

b. 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. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities which are recognized in the period in which the results are known/materialized.

c. Revenue Recognition:

Revenue from property development activity which are in substance similar to delivery of goods is 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 upto the balance sheet date bear to the estimated total cost of each project.

The estimated of 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..

d. Property, Plant & Equipment:

The Gross Block of Property, Plant & Equipment including intangible assets, if any, are stated at their opening written down value as on 01.04.2020 as the detailed back records are not readily available to arrive at historical cost of the same less accumulated depreciation and impairment losses, if any, till date.



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e. Depreciation on Fixed Assets:

Depreciation on Fixed Assets is provided to the extent of depreciable amount on the Written down Value (WDV) Method. The rates adopted for depreciation as specified under Income Tax Act.

f. Inventories:

Inventories are valued at the lower of cost and net realizable value. The net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and estimated costs necessary to make the sale.

g. Borrowing Costs:

Towards Assets

Borrowing costs towards acquisition, construction or purchase of qualifying asset are capitalised. Further, general borrowings towards the same are capitalised on proportionate basis.

Towards Working Capital

Borrowing cost towards working capital is charged to revenue.

h. Current and Non-Current Assets:

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

All the assets / liabilities that are receivable / repayable are more than the Entities normal operating cycle of 12 months have been considered as 'non-Current'.

i. Provisions, Contingent Liabilities & Assets:

A provision is made based on a reliable estimate when it is probable that an outflow of resources embodying economic benefits will be required to settle an obligation. Contingent Liabilities, if material is disclosed by way of notes to accounts. Contingent assets are neither recognized nor disclosed in the financial statements.

Other Disclosures:

- a. The LLP does not have any contingent liabilities as on 31st March 2022.
- b. The LLP does not have any Capital Commitments as on 31st March 2022.
- c. The LLP has not received any intimation from 'Suppliers' regarding their status MICRO, SMALL, MEDIUM ENTERPRISES Development Act 2006 and hence disclosures, if any, relating to the amounts unpaid as at the yearend together with interest payable / paid as required under the Act has not been given.
- d. The balances standing as on 31st March 2022 to the debit and credit of all accounts are subject to respective confirmation.
- e. The closing stock as on 31.03.2022 is taken as valued and certified by the management.
- f. In accordance with the Guidance Note on Accounting for GST issued by ICAI, GST collected from customers has not been included in the sales revenue and GST paid on purchases has not been added to Purchases. Further, the GST output on sales and GST input on purchases is considered as Balance Sheet item and is not included in the Profit and loss account. This has therefore no impact on profit or loss for the year.
- g. The percentage of work completed under the project upto 31-3-2022 is 100% which is determined with reference to the proportion of project cost incurred for work performed upto Balance Sheet date bear to the estimated total cost of project. The details of revenue recognized and cost recognized accordingly is as under:

Revenue Recognized	Rs.5,01,93,068/-
Cost recognized	Rs.3,35,25,830/-

Prior year comparatives:

The previous year's figures have been re-grouped/re-arranged so as to be comparable with those of current year.



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Modi Realty Genome Valley LLP
Notes forming part of the Financial Statements for the year ended, 31st March, 2022

Note - 3a Partners Contribution Account

Sr. No.	Name of Partner	Agreed contribution	Share of profit/(loss) (%)	As at 1st April 2021	Introduced/contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	(Amount in Rs.) As at 31st March 2022
1	Modi & Modi Real	50000	99.00%	99,000	-	-	-	-	-	99,000
2	Ashish Modi	50000	1.00%	1,000	-	-	-	-	-	1,000
Previous Year (PY)				1,00,000	-	-	-	-	-	1,00,000
				1,00,000	-	-	-	-	-	1,00,000

Note - 3b Partners Current Account

Sr. No.	Name of Partner	Share of profit/(loss) (%)	As at 1st April 2021	Introduced/contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	(Amount in Rs.) As at 31st March 2022
1	Modi & Modi Real	99.00%	5,53,05,108	9,00,000	-	-	58,07,000	90,94,750	5,94,92,857
2	Ashish Modi	1.00%	-1,63,430	1,17,522	-	-	-	91,866	45,958
Previous Year (PY)				10,17,522	-	-	58,07,000	91,86,616	5,95,38,816
				6,69,17,342	-	-	1,03,46,368	-45,90,774	5,51,41,678



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Modi Realty Genome Valley LLP
Notes forming part of the Financial Statements for the year ended 31st March, 2022

(Amount in Rs.)

4	Borrowings	Long Term		Short Term	
		31st March 2022	31st March 2021	31st March 2022	31st March 2021
	<u>Secured</u>				
	<u>Term loans</u>				
	from banks	-	-	-	-
	from other parties	1,85,58,954	95,33,511	-	-
	(Security against by way of Registered Equitable Mortgage on unsold units)				
	<u>Loans repayable on demand</u>				
	from banks	-	-	-	-
	from other parties	-	-	-	-
	Loans and advances from related parties	-	-	-	-
	Total (A)	1,85,58,954	95,33,511	-	-
	<u>Unsecured</u>				
	<u>Term loans</u>				
	from banks	-	-	-	-
	from other parties	-	-	-	-
	<u>Loans repayable on demand</u>				
	from banks	-	-	-	-
	from other parties	-	-	-	-
	Loans and advances from related parties	-	-	1,02,82,731	5,57,424
	Total (B)	-	-	1,02,82,731	5,57,424
	Total (A) + (B)	1,85,58,954	95,33,511	1,02,82,731	5,57,424

5	Other long term liabilities	31st March 2022	31st March 2021
	Advance from customers	1,37,706	2,12,940
	Instalments receivable	1,70,22,932	87,02,000
	Total Other long term liabilities	1,71,60,638	89,14,940

6	Trade payables	31st March 2022	31st March 2021
	Total outstanding dues of micro, small and medium enterprises	-	-
	Total outstanding dues of creditors other than micro, small and medium enterprises	79,25,436	13,39,215
	Total Trade payables	79,25,436	13,39,215

Disclosure relating to suppliers registered under MSMED Act based on the information			
7	Other current liabilities	31st March 2022	31st March 2021
	Goods and Service tax payable	1,41,960	32,792
	TDS payable	2,12,439	1,23,658
	Other payables (specify nature)	6,50,962	2,58,970
	Total Other current liabilities	10,05,361	4,15,420

8	Provisions	Long Term		Short Term	
		31st March 2022	31st March 2021	31st March 2022	31st March 2021
	Other Provisions	-	-	-	-
	Provision for income tax	-	-	-	-
	Total Provisions	-	-	-	-



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Modi Realty Genome Valley LLP

Notes forming part of the Financial Statements for the year ended 31st March, 2022

Note No.9 PROPERTY, PLANT AND EQUIPMENT

Current year depreciation schedule

(Amount in Rs.)

Name of the Asset	Gross Block		Accumulated Depreciation		Net Block	
	As on 2021	As on 31-03-2022	For the year 2021	As on 31-03-2022	As on 31-03-2021	As on 31-03-2022
Assets						
Auto Car	2,92,393	2,92,393	37,280	81,139	2,11,254	2,48,534
Computers	12,197	12,197	2,927	7,806	4,391	7,318
Bike	50,412	50,412	6,428	13,950	36,422	42,850
Total	3,55,002	3,55,002	46,635	1,02,935	2,52,067	2,98,702
Previous year 1	3,55,002	3,55,002	56,300	56,300	2,98,702	3,55,002



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Modi Realty Genome Valley LLP
Notes forming part of the Financial Statements for the year ended 31st March, 2022

(Amount in Rs.)

		(Amount in Rs.)			
10	Other non-current assets	31 March 2022	31 March 2021		
	Security Deposits	11,99,000	1,10,000		
	Prepaid expenses	=	=		
	Others (Specify nature)	-	-		
	Total other non-current other assets	11,99,000	1,10,000		
11	Inventories	31 March 2022	31 March 2021		
	WIP	8,05,03,020	6,34,68,279		
	Total	8,05,03,020	6,34,68,279		
12	Trade receivables	31 March 2022	31 March 2021		
	Outstanding for a period less than 6 months from the date they are due for receipt	-	-		
	Secured Considered good	1,95,74,672	84,123		
	Unsecured Considered good	-	-		
		1,95,74,672	84,123		
	Outstanding for a period exceeding 6 months from the date they are due for receipt	-	-		
	Total	1,95,74,672	84,123		
13	Cash and cash equivalents	31 March 2022	31 March 2021		
	Balances with Banks	-	-		
	On current Accounts	16,60,799	14,81,353		
	Fixed Deposits	86,04,879	58,71,076		
	Cash on hand	1,05,687	72,949		
	Total Cash and bank balances	1,03,71,365	74,25,377		
14	Loans and advances	Long Term		Short Term	
		31 March 2022	31 March 2021	31 March 2022	31 March 2021
	(Unsecured)				
	Loans advances to partners or relative of partners	-	-	22,560	49,584
	Other loans and advances (specify nature)	-	-	26,49,252	45,66,122
	Total	-	-	26,71,812	46,15,706



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Modi Realty Genome Valley LLP
Notes forming part of the Financial Statements for the year ended 31st March, 2022

(Amount in Rs.)

	31 March 2022	31 March 2021
18 Employee benefits expense		
(Including contract labour)		
Salaries, wages, bonus and other allowances	22,57,284	3,83,941
Gratuity expenses	1,599	-
Total Employee benefits expense	22,58,883	3,83,941
19 Finance cost	31 March 2022	31 March 2021
Interest expense		
On bank loan	14,564	2,87,996
Other borrowing costs	19,701	63,161
Total Finance cost	34,265	3,51,157
20 Depreciation and amortization expense	31 March 2022	31 March 2021
on tangible assets	46,635	56,300
on intangible assets	-	-
Total Depreciation and amortization expense	46,635	56,300
21 Other Expenses	31 March 2022	31 March 2021
Promotion Expenses	14,49,483	11,41,453
Service charges	16,70,423	12,36,706
Statutory interest & penalties	32,983	6,464
Other Indirect Expenses	23,46,119	15,79,440
Total	54,99,008	39,64,063



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Modi Realty Genome Valley LLP
Notes forming part of the Financial Statements for the year ended 31st March, 2022

(Amount in Rs.)

15		31 March 2022	31 March 2021
	Revenue from operations		
	Sale of services	5,01,43,068	-
	Other operating revenue	50,000	-
	Revenue from operations	5,01,93,068	-
16	Other income	31 March 2022	31 March 2021
	Interest income	3,54,025	1,45,153
	Other non-operating income (Please specify)	4,144	19,534
	Total other income	3,58,169	1,64,687
17	Cost of goods sold	31 March 2022	31 March 2021
	Cost of raw material consumed		
	Raw material consumed		
	Inventory at the beginning of the year	-	-
	Add : Purchases during the year	-	-
	Less: Inventory at the end of the year	-	-
	Cost of raw material consumed (I)	-	-
	Packing material consumed (if considered as part of raw material)		
	Inventory at the beginning of the year	-	-
	Add : Purchases during the year	-	-
	Less: Inventory at the end of the year	-	-
	Cost of packing material consumed (II)	-	-
	Other materials (purchased intermediates and components)		
	Inventory at the beginning of the year	-	-
	Add : Purchases during the year	-	-
	Less: Inventory at the end of the year	-	-
	Cost of other material consumed (III)	-	-
	Total raw material consumed (A) (I+II+III)	-	-
	B Purchases of stock-in-trade	31 March 2022	31 March 2021
(i)	Construction Expenses during the year	5,05,60,571	75,62,327
(ii)	...	-	-
(iii)	...	-	-
	Total (B)	5,05,60,571	75,62,327
	C Changes in inventories of finished goods, work in progress and stock-in trade	31 March 2022	31 March 2021
	Inventories at the beginning of the year:		
(i)	Stock-in-trade	-	-
(ii)	Work in progress	6,34,68,279	5,59,05,952
(iii)	Finished goods	-	-
	(I)	6,34,68,279	5,59,05,952
	Inventories at the end of the year:		
(i)	Stock-in-trade	-	-
(ii)	Work in progress	8,05,03,020	6,34,68,279
(iii)	Finished goods	-	-
	(H)	8,05,03,020	6,34,68,279
	(Increase)/decrease in inventories of finished goods, work-in-progress and stock-in-trade	-1,70,34,741	-75,62,327
	Total (A+B+C)	3,35,25,830	-



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