

Acknowledgement Number:756722861281022

Date of filing : 28-Oct-2022

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	AAEFM1459R		
Name	MODI REALTY MALLAPUR LLP		
Address	5-4-187/3 AND 4 , SOHAM MANSION 2ND FLOOR , M G ROAD , M G ROAD , RANIGUNJ , RANIGUNJ , 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	756722861281022

Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		2,94,90,350
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	2,94,90,350
	Net tax payable	4	1,03,05,108
	Interest and Fee Payable	5	10,93,352
	Total tax, interest and Fee payable	6	1,13,98,460
	Taxes Paid	7	1,13,98,457
Accreted Income & Tax Detail	(+) Tax Payable /(-) Refundable (6-7)	8	0
	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 SATISH MODI in the capacity of Principal Officer having PAN ABMPM6725H from IP address 183.83.133.24 on 28-Oct-2022

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

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AAEFM1459R05756722861281022BAE86D4048DEA36E2A7BA6F23F8DD40DBE86843C

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: Modi Realty Mallapur Llp		
PAN	: AAEFM1459R		
Office Address	: 5-4-187/3 And 4, Soham Mansion 2nd Floor, M G Road, Ranigunj, Secunderabad, Telangana-500003		
Status	: FIRM (LIMITED LIABILITY)	Assessment Year	: 2022 - 2023
Ward No	: ITO,W-10(4),HYD	Financial Year	: 2021 - 2022
D.O.I.	: 13/05/1996		
Mobile No.	: 9502277299		
Email Address	: purchase@modiproperties.com		
Name Of Bank	: Yes Bank		
Micr Code	: 500532002		
Ifsc Code	: Yesb0000097		
Address	: Begumpet, Secundrabad		
Account No.	: 009763700002800		
Return	: Original		
Import Date	: Ais : 13-09-2022 05:48 Pm	Tis : 13-09-2022 05:48 Pm	
	26as : 21-09-2022 10:55 Am		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession

48491835

Modi Realty Mallapur Llp

Profit Before Tax As Per Profit And Loss Account		48626622
Add :		
Donation	100000	
Disallowed U/s 36	67982	
Disallowed U/s 37	52769	220751
		48847373
Less :		
Interest On Fd	348600	
Interest On Incoem Tax Refund	6938	-355538
		48491835

Income From Other Sources

355538

Interest On Fd - Yes Bank	348600
Interest On It Refund	6938
Total	355538

Brought Forward Losses Set-off

Business Losses For The A.y. 2014-15	-7431
Business Losses For The A.y. 2018-19	-138459
Business Losses For The A.y. 2019-20	-1047755
Business Losses For The A.y. 2020-21	-12699319
Business Losses For The A.y. 2021-22	-5314956
<u>Unabsorbed Depreciation For The A.y. 2007-08 From :</u>	
Business Income	-57021
<u>Unabsorbed Depreciation For The A.y. 2008-09 From :</u>	
Business Income	-23230
<u>Unabsorbed Depreciation For The A.y. 2009-10 From :</u>	
Business Income	-9651
<u>Unabsorbed Depreciation For The A.y. 2010-11 From :</u>	
Business Income	-4165
<u>Unabsorbed Depreciation For The A.y. 2012-13 From :</u>	
Business Income	-990
<u>Unabsorbed Depreciation For The A.y. 2013-14 From :</u>	
Business Income	-584

<u>Unabsorbed Depreciation For The A.y. 2016-17 From :</u>	
Business Income	-231
<u>Unabsorbed Depreciation For The A.y. 2017-18 From :</u>	
Business Income	-191
<u>Unabsorbed Depreciation For The A.y. 2018-19 From :</u>	
Business Income	-159
<u>Unabsorbed Depreciation For The A.y. 2019-20 From :</u>	
Business Income	-135
<u>Unabsorbed Depreciation For The A.y. 2020-21 From :</u>	
Business Income	-26006
<u>Unabsorbed Depreciation For The A.y. 2021-22 From :</u>	
Business Income	-26347
Gross Total Income	29490351
Total Income	29490351
Total Income Rounded Off U/s 288A	29490350

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 29490350 @ 30%	8847105	
	8847105	
Add: Surcharge @ 12%	1061653	
	9908758	
Add: Health And Education Cess @ 4%	396350	
	10305108	
<u>Less Tax Deducted At Source</u>		
Section 206cl	14887	
Section 194h: Commission Or Brokerage	235363	
Section 194a: Other Interest	34861	
Section 206cr: Section 206cr	5160	
Section 194m: Tds On Payment To Resident Contractors	526510	816781
And Professionals		
		9488327
<u>Add Interest Payable</u>		
Interest U/s 234B	568833	
Interest U/s 234C	479156	1047989
		10536316
<u>Less Self Assessment Tax U/s 140A</u>		
6910333 - 12541 - 30-08-2022	1000000	
6910333 - 14540 - 05-09-2022	1000000	2000000
Tax Payable		8536316
Tax Rounded Off U/s 288B		8536320

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	29490350	29490350	29490350	29490350	29490350	29490350
	44AD/44ADA/44AE				0	0	0
	TOTAL NORMAL INCOME	29490350	29490350	29490350	29490350	29490350	29490350
	TOTAL SPECIAL INCOME	0	0	0	0	0	0
	*TOTAL INCOME	29490350	29490350	29490350	29490350	29490350	29490350

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	8847105	8847105	8847105	8847105	8847105	8847105
	TAX + SURC + HECESS	10305108	10305108	10305108	10305108	10305108	10305108
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	816781	816781	816781	816781	816781	816781
	BALANCE TAX	9488327	9488327	9488327	9488327	9488327	9488327
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	1423249	4269747	7116245	9488327	9488327	9488327

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%	1423249	12%	1138599	-	0	0	1423249	42696
IIInd	15-09-2021	45%	4269747	36%	3415798	-	0	0	4269747	128091
IIIrd	15-12-2021	75%	7116245	75%	7116245	-	0	0	7116245	213486
IVth	15-03-2022	100%	9488327	100%	9488327	-	0	0	9488327	94883

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account	Status
Hdfc Bank Ltd Hyderabad - Secunderabad	HDFC0000042	00422000020747	Current A/c	

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2007-08	Unabsorbed Depreciation	57021	57021	-
2008-09	Unabsorbed Depreciation	23230	23230	-
2009-10	Unabsorbed Depreciation	9651	9651	-
2010-11	Unabsorbed Depreciation	4165	4165	-
2012-13	Unabsorbed Depreciation	990	990	-
2013-14	Unabsorbed Depreciation	584	584	-
2014-15	Ordinary Business	7431	7431	-
2014-15	Unabsorbed Depreciation	392	392	-
2016-17	Unabsorbed Depreciation	231	231	-
2017-18	Unabsorbed Depreciation	191	191	-
2018-19	Ordinary Business	138459	138459	-
2018-19	Unabsorbed Depreciation	159	159	-
2019-20	Ordinary Business	1047755	1047755	-
2019-20	Unabsorbed Depreciation	135	135	-
2020-21	Ordinary Business	12699319	12699319	-
2020-21	Unabsorbed Depreciation	26006	26006	-
2021-22	Ordinary Business	5314956	5314956	-
2021-22	Unabsorbed Depreciation	26347	26347	-

As per Form 26AS [File Creation Date: 21-09-2022] last imported on 21-09-2022 10:55 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.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	4795	15/02/2022	480	480	
2.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	3082	05/02/2022	308	308	
3.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	1027	02/02/2022	102	102	
4.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2568	02/02/2022	257	257	
5.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2281	15/12/2021	229	229	
6.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	10247	13/12/2021	1024	1024	
7.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	136	13/12/2021	14	14	
8.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	8539	07/12/2021	854	854	
9.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	1507	29/11/2021	150	150	
10.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	9041	23/11/2021	904	904	
11.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	4274	23/11/2021	428	428	
12.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2157	23/11/2021	216	216	

16.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2562	09/11/2021	256	256
17.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	782	09/11/2021	78	78
18.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	3229	09/11/2021	323	323
19.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	18573	07/11/2021	1857	1857
20.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	315	02/11/2021	32	32
21.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2357	23/10/2021	236	236
22.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2911	23/10/2021	291	291
23.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2911	23/10/2021	291	291
24.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	11090	17/10/2021	1109	1109
25.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	52370	08/10/2021	5237	5237
Sub-Total (TAN)				155994		15600	15600
1.	MUMY02084F		YES BANK LIMITED	10137	31/03/2022	1014	1014
2.	MUMY02084F		YES BANK LIMITED	182466	27/03/2022	18247	18247
Sub-Total (TAN)				192603		19261	19261
Total (Section)				348597		34861	34861
194H : Commission or brokerage							
1.	HYDG02887D		GULMOHAR RESIDENCY	667692	31/03/2022	33385	33385
2.	HYDG02887D		GULMOHAR RESIDENCY	338594	31/03/2022	16930	16930
3.	HYDG02887D		GULMOHAR RESIDENCY	59400	01/01/2022	2970	2970
4.	HYDG02887D		GULMOHAR RESIDENCY	23033	01/01/2022	1152	1152
5.	HYDG02887D		GULMOHAR RESIDENCY	891580	30/11/2021	44579	44579
6.	HYDG02887D		GULMOHAR RESIDENCY	788269	31/07/2021	39413	39413
Sub-Total (TAN)				2768568		138429	138429
1.	HYDJ01373B		JADE ESTATES	321000	31/03/2022	16050	16050
2.	HYDJ01373B		JADE ESTATES	269979	31/03/2022	13499	13499
3.	HYDJ01373B		JADE ESTATES	169972	31/01/2022	8499	8499
4.	HYDJ01373B		JADE ESTATES	253583	31/01/2022	12679	12679
5.	HYDJ01373B		JADE ESTATES	652028	30/11/2021	32601	32601
6.	HYDJ01373B		JADE ESTATES	272114	31/07/2021	13606	13606
Sub-Total (TAN)				1938676		96934	96934
Total (Section)				4707244		235363	235363
Grand Total				5055841		270224	270224

Details of Tax Deducted at Source on Payment to Resident Contractors and Professionals u/s 194M

Sr. No.	TDS Certificate Number	Name of Deductor	PAN of Deductor	Acknowledgement Number	Total Transaction Amount	Transaction Date	TDS Deposited / TDS B/F	Date of Deposit	Date of Deduction	TDS Credit Claimed in own hands
1	XQERXRA	MODX XXXSING PRIVATE LIMITED	AADCM5906D	BI4597493	6274000	31/03/2022	62740	07/04/2022	31/03/2022	62740
2	XMIKDNA	AMIX XXX	ARWPR7874A	AI3501831	1255000	07/08/2021	12550	07/08/2021	07/08/2021	12550
3	XQERHXA	MODX XXXPERTIES PRIVATE LIMITED	AABCM4761E	BI4596126	7578000	31/03/2022	75780	08/04/2022	31/03/2022	75780
4	XMYXENA	SUSXXXX SAMANTARA	BUQPS7058M	AI6814695	836000	25/10/2021	8360	25/10/2021	25/10/2021	8360
5	XQIMRLA	AMIX XXX	ARWPR7874A	BI3379773	1036000	14/03/2022	10360	14/03/2022	14/03/2022	10360
6	XUNQMAA	KUNXXX XANT	BIBPK4167J	AI2637261	883000	14/07/2021	8830	16/07/2021	14/07/2021	8830
7	XQDDHZA	NAVXX XXMAR PATALAY	AJOPP1985C	BI4537142	5488000	21/03/2022	54880	30/03/2022	21/03/2022	54880
8	XQIZMHA	BHAXXXI PUSHPANJALI CHAKKA	AFRPC9034Q	BI3301874	4067000	01/03/2022	40670	12/03/2022	01/03/2022	40670
9	XMECSZA	SATXXXXRAYAN VISHWANATH SHARMA	AEQPS0676C	AI5391444	1073000	22/09/2021	10730	22/09/2021	22/09/2021	10730
10	XQAVVBA	SUSXXXX SAMANTARA	BUQPS7058M	BI2927562	200000	05/03/2022	2000	05/03/2022	05/03/2022	2000
11	XQTFCHA	SATXXXXRAYAN VISHWANATH SHARMA	AEQPS0676C	BI3858562	200000	21/03/2022	2000	22/03/2022	21/03/2022	2000
12	XUMKNOA	KUNXXX XANT	BIBPK4167J	AI1445312	1324000	31/05/2021	13240	16/06/2021	31/05/2021	13240
13	XQRIEYA	PRAXXX XAO RAYAVARAPU	ADTPR9481Q	BI2993211	2252000	21/02/2022	22520	07/03/2022	21/02/2022	22520
14	XQERXYA	MODX XXXPERTIES PRIVATE LIMITED	AABCM4761E	BI4596760	7578000	31/03/2022	75780	08/04/2022	31/03/2022	75780
15	XQERXXA	MODX XXXSING PRIVATE LIMITED	AADCM5906D	BI4591661	6274000	31/03/2022	62740	08/04/2022	31/03/2022	62740
16	XQICHMA	GANXXXXI PHANI KUMAR	AKRPG7970J	BI3235890	6333000	01/03/2022	63330	11/03/2022	01/03/2022	63330
Grand Total					52651000		526510			526510

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.	HYDA00029B	AUTOMOTIVE MANUFACTURERS PRIVATE LIMITED	1488700	14/12/2021	14887	14887
Total (Section)			1488700		14887	14887
206CR : SECTION 206CR						
1.	HYDG18805D	GAJA STEEL PRO PRIVATE LIMITED	5243	14/04/2021	5	5
2.	HYDG18805D	GAJA STEEL PRO PRIVATE LIMITED	5243	14/04/2021	5	5
3.	HYDG18805D	GAJA STEEL PRO PRIVATE LIMITED	5243	14/04/2021	5	5
Sub-Total (TAN)			15729		15	15
1.	HYDS50062F	SUMMIT SALES LLP	2110666	30/06/2021	2111	2111
2.	HYDS50062F	SUMMIT SALES LLP	1524121	31/05/2021	1524	1524
3.	HYDS50062F	SUMMIT SALES LLP	1509930	30/04/2021	1510	1510
Sub-Total (TAN)			5144717		5145	5145
Total (Section)			5160446		5160	5160
Grand Total			6649146		20047	20047

DISALLOWED U/S 36

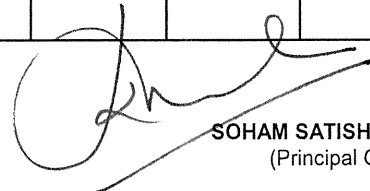
Sr. No.	Particulars	Amount
1	Employee Contribution of PF	60578.00
2	Employee Contribution of ESI	7404.00
	Total	67982.00

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Statutory Interest & Penalty	52769.00
	Total	52769.00

Details of Taxpayer Information Summary

S. N.	Information Category (1)	Income Head (2)	Section (3)	Processed Value (4)	Derived Value (5)	As per Computation (6)	Difference (7)=(5)-(6)	As per 26AS (8)	Difference (9)=(8)-(6)
1	Interest from deposit	Other Source	194A	348600	348600	348600.00	Nil	348597.00	-3.00
2	Sale of land or building			168212000	168212000				
3	Receipts from transfer of immovable property			52651000	52651000				
4	Business receipts	Business		4707244	4707244				
5	GST turnover			616425542	616425542				
6	GST purchases			242907776	242907776				
7	Business expenses			5160446	5160446				
8	Purchase of vehicle			1488700	1488700				
9	Purchase of time deposits			65163395	65163395				


SOHAM SATISH MODI
 (Principal Officer)



INDEPENDENT AUDITOR'S REPORT

To the Partners of **MODI REALTY MALLAPUR LLP**

Opinion

I have audited the financial statements of **MODI REALTY MALLAPUR 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.

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

UDIN: 22035449AWTSFT2271



Place: Secunderabad
Date: 29.09.2022

MODI REALTY MALLAPUR LLP
Balance Sheet as at 31-03-2022

(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	4,30,39,124	7,79,761
	Reserves and surplus		4,31,39,124	8,79,761
2	Non-current liabilities			
	Long-term borrowings	4	3,32,54,717	2,25,94,375
	Deferred tax liabilities (Net)	5	27,89,02,571	24,19,30,711
	Other long-term liabilities	6	31,21,57,288	26,45,25,086
3	Current liabilities			
	Short-term borrowings	5	2,92,82,614	1,80,35,472
	Trade payables			
	Total outstanding dues of micro, small and medium enterprises		-	-
	Total outstanding dues of creditors other than micro, small and	7	2,72,33,345	1,32,15,491
	Other current liabilities	8	40,36,160	45,40,112
	Short-term provisions	6	1,13,53,097	-
			7,19,05,216	3,57,91,075
	Total		42,72,01,628	30,11,95,922
II	ASSETS			
1	Non-current assets			
	Property, Plant and Equipment and Intangible assets			
	Property, Plant and Equipment	9	40,78,877	1,33,427
	Non-current investments			
	Deferred tax assets (Net)	10		
	Long Term Loans and Advances	11	1,64,13,890	1,24,25,000
	Other non-current assets		2,04,92,767	1,25,58,427
2	Current assets			
	Current investments			
	Inventories	12	21,96,37,080	20,75,03,753
	Trade receivables	13	9,08,91,226	3,53,61,255
	Cash and bank balances	14	3,96,62,923	1,42,23,338
	Short Term Loans and Advances	10	5,65,17,633	3,15,49,149
			40,67,08,861	28,86,37,495
	Total		42,72,01,628	30,11,95,922
	Brief about the Entity	1		
	Summary of significant accounting policies	2		
	The accompanying notes are an integral part of the financial			

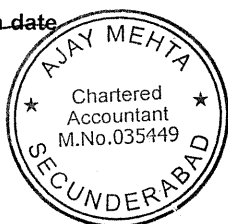
As per my report of even date

Ajay Mehta
Chartered Accountant
M.NO.035449

Place: Secunderabad

Date : 29/09/2022

UDIN: 22035449AWTSFT2271



For MODI REALTY MALLAPUR LLP,

(Soham Modi)
DIN:00522546

(Anand Mehta)
DIN:01314936

Place: Secunderabad

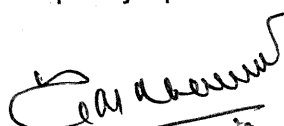
Date : 29/09/2022

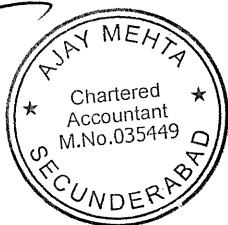
MODI REALTY MALLAPUR LLP
Statement of Profit and Loss for the year ended 31-03-2022

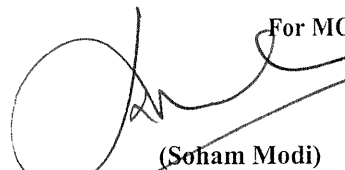
(Amount in Rs.)

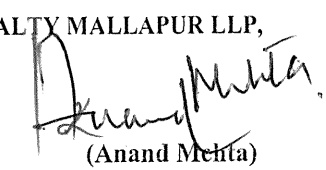
	Particulars	Note	31 March 2022	31 March 2021
I	Revenue from operations	15	36,87,45,785	-
II	Other income	16	56,76,756	39,00,483
III	Total Income (I+II)		37,44,22,541	39,00,483
IV	Expenses:			
	Cost of goods sold	17	31,24,78,102	-
	Employee benefits expense	18	22,94,506	17,09,686
	Finance costs	19	78,984	5,950
	Depreciation and amortization expense	20	3,46,588	26,347
	Other expenses	21	1,05,97,739	79,97,186
	Total expenses		32,57,95,919	97,39,168
V	Profit/(loss) before exceptional and extraordinary items, partners'		4,86,26,622	-58,38,686
VI	Exceptional items (specify nature & provide note/delete if none)		-	-
VII	Profit/(loss) before extraordinary items, partners' remuneration		4,86,26,622	-58,38,686
VIII	Extraordinary Items (specify nature & provide note/delete if none)		-	-
IX	Profit before Partners' Remuneration and tax (VII-VIII)		4,86,26,622	-58,38,686
X	Partners' Remuneration		-	-
XI	Profit before Tax (IX-X)		4,86,26,622	-58,38,686
XII	Tax expense:			
	Current tax			-
	Excess/ Short provision of tax relating to earlier years		1,13,53,097	-
	Deferred tax charge/ (benefit)		-	-
			1,13,53,097	-
XIII	Profit/(Loss) for the period from continuing operations (XI-XII)		3,72,73,525	-58,38,686
XIV	Profit/(loss) from discontinuing operations		-	-
XV	Tax expense of discontinuing operations		-	-
XVI	Profit/(loss) from discontinuing operations (after tax) (XIV-XV)		-	-
XVII	Profit/(Loss) for the year (XIII+XVI)		3,72,73,525	-58,38,686
	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 : 29/09/2022
UDIN: 22035449AW




(Soham Modi)
DIN:00522546
Place: Secunderabad
Date : 29/09/2022

For MODI REALTY MALLAPUR LLP,

(Anand Mehta)
DIN:01314936

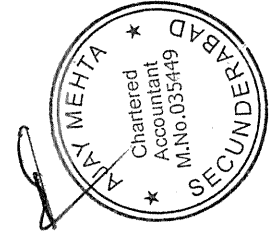
MODI REALTY MALLAPUR LLP
Notes forming part of the Financial Statements for the year ended, 31st March, 2022

Note - 3a Partners Contribution Account

Sr. No.	Name of Partner	Agreed contribution	Share of profit/ (loss) (%)	As at 1st April 2021	Introduced/c ontributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	(Amount in As at 31st March 2022)
1	Modi Properties Pvt. Ltd.	50,000	50%	50,000	-	-	-	-	-	50,000
2	Anand Mehta	50,000	50%	50,000	-	-	-	-	-	50,000
										-
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 As at 31st March 2022)
1	Modi Properties Pvt. Ltd.	50%	-14,88,313	3,80,00,000	-	-	2,12,18,356	1,86,36,763	3,39,30,093
2	Anand Mehta	50%	22,68,074	1,10,00,000	-	-	2,27,95,806	1,86,36,763	91,09,031
									-
Previous Year (PY)			7,79,761	4,90,00,000	-	-	4,40,14,162	3,72,73,525	4,30,39,124
			1,16,60,163	1,15,84,462	-	-	1,66,26,178	-58,38,686	7,79,761



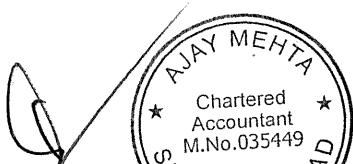
Anand Mehta

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MODI REALTY MALLAPUR LLP
Notes forming part of the Financial Statements for the year ended, 31st March, 2022

(Amount in Rs.)

4	Borrowings	Long Term		Short Term	
		31 March 2022	31 March 2021	31 March 2022	31 March 2021
	<u>Secured</u>				
	Term loans				
	from banks	-	-	-	-
	From Tata Capital Financials Ltd	3,18,27,845	2,25,94,375	-	-
	(Secured against -----				
	From Mahindra & Mahindra Finance	14,26,872			
	(secured against Car)				
	Total (A)	3,32,54,717	2,25,94,375	-	-
	<u>Unsecured</u>				
(a)	Term loans				
	from banks	-	-	-	-
	From Paramount Builders	-		53,614	69,54,644
(b)	Loans and advances from related parties	-	-	2,92,29,000	1,10,80,828
	Total (B)	-	-	2,92,82,614	1,80,35,472
	Total (A) + (B)	3,32,54,717	2,25,94,375	2,92,82,614	1,80,35,472
5	Other long term liabilities	31 March 2022	31 March 2021		
	Installment Receivable	27,68,79,280	23,93,05,799		
	Customer Accounts	20,23,290	26,24,912		
	Total Other long term liabilities	27,89,02,571	24,19,30,711		
6	Provisions	Short term			
		31 March 2022	31 March 2021		
	Other provisions				
	Provision for Income tax	1,13,53,097	-		
	Total Provisions	1,13,53,097	-		
7	Trade payables	31 March 2022	31 March 2021		
	Total outstanding dues of micro, small and medium enterpr	-	-		
	Total outstanding dues of creditors other than micro, small	2,72,33,345	1,32,15,491		
	Total Trade payables	2,72,33,345	1,32,15,491		
8	Other current liabilities	31 March 2022	31 March 2021		
	Current maturities of finance lease obligations	-	-		
	Goods and Service tax payable	29,03,758	36,69,328		
	TDS payable	8,19,569	6,85,979		
	Other payables	3,12,833	1,84,805		
	Total Other current liabilities	40,36,160	45,40,112		



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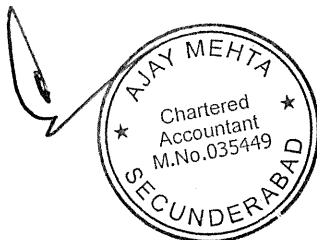
MODI REALTY MALLAPUR LLP
Notes forming part of the Financial Statements for the year ended, 31st March, 2022

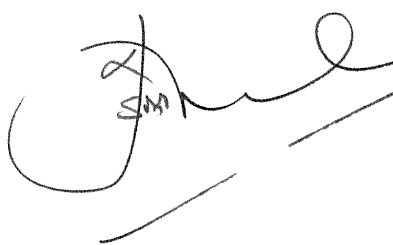
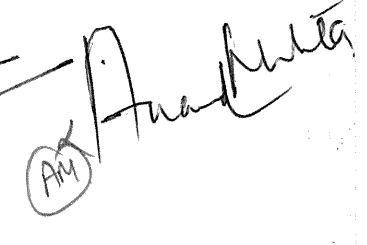
9 Property, Plant and Equipment

Name of Assets	Gross Block				Depreciation				Net Block
	As on 01-Apr-21	Addition	Deduction	As on 31-Mar-22	As on 01-Apr-21	for the year	Deduction	As on 31-Mar-22	As on 31-Mar-22
FA-Computer & peripherals	21,527	-	-	21,527	8,611	5,166	-	13,777	7,750
FA-Digital Camera	643	-	-	643	96	82	-	178	465
FA-Office Equipment	21,930	-	-	21,930	3,290	2,796	-	6,086	15,844
FA-Furniture	60,030	-	-	60,030	6,003	5,403	-	11,406	48,624
FA-Air Conditioners	55,644	-	-	55,644	8,347	7,095	-	15,442	40,202
Mercedes Benz	-	20,20,000	-	20,20,000	-	1,51,500	-	1,51,500	18,68,500
Mitsubishi Pajero Sports	-	4,80,000	-	4,80,000	-	36,000	-	36,000	4,44,000
Electrical Bike	-	55,238	-	55,238	-	8,286	-	8,286	46,952
Mahindra Thar Car	-	17,36,800	-	17,36,800	-	1,30,260	-	1,30,260	16,06,540
Total	1,59,774	42,92,038	-	44,51,812	26,347	3,46,588	-	3,72,935	40,78,877

Previous Year

Name of Assets	Gross Block				Depreciation				Net Block
	As on 01-Apr-20	Addition	Deduction	As on 31-Mar-21	As on 01-Apr-20	for the year	Deduction	As on 31-Mar-21	As on 31-Mar-21
FA-Computer & peripherals	21,527	-	-	21,527	-	8,611	-	8,611	12,916
FA-Digital Camera	643	-	-	643	-	96	-	96	547
FA-Office Equipment	21,930	-	-	21,930	-	3,290	-	3,290	18,640
FA-Furniture	60,030	-	-	60,030	-	6,003	-	6,003	54,027
FA-Air Conditioners	55,644	-	-	55,644	-	8,347	-	8,347	47,297
Total	1,59,774	-	-	1,59,774	-	26,347	-	26,347	1,33,427

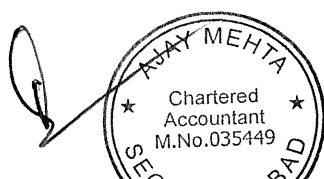


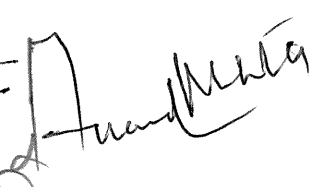



MODI REALTY MALLAPUR LLP
Notes forming part of the Financial Statements for the year ended, 31st March, 2022

(Amount in Rs.)

		Long Term		Short Term	
		31 March 2022	31 March 2021	31 March 2022	31 March 2021
10	Loans and advances				
	Capital advances				
	Considered good	-	-	-	-
	Doubtful	-	-	-	-
	Less: Provision for doubtful advances	-	-	-	-
	Loans advances to partners or relative of partners	-	-	-	-
	Other loans and advances (specify nature)	-	-	5,53,75,954	3,11,37,488
	Prepaid expenses	-	-	11,41,679	4,11,661
	Advance tax and tax deducted at source	-	-	-	-
	Total (a)+(b) (B)	-	-	5,65,17,633	3,15,49,149
11	Other non-current assets			31 March 2022	31 March 2021
	Security Deposits			1,64,13,890	1,24,25,000
	Prepaid expenses			-	-
	Others			-	-
	Total other non-current other assets			1,64,13,890	1,24,25,000
12	Inventories			31 March 2022	31 March 2021
	Work-in-progress			21,96,37,080	20,75,03,753
	Total			21,96,37,080	20,75,03,753
13	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			-	-
	Unsecured Considered good			9,08,91,226	3,53,61,255
	Doubtful			-	-
	Less: Provision for doubtful receivables			-	-
				9,08,91,226	3,53,61,255
	Outstanding for a period exceeding 6 months from the date they are due for receipt				
	Secured Considered good			-	-
	Unsecured Considered good			-	-
	Doubtful			-	-
	Less: Provision for doubtful receivables			-	-
	Unbilled receivables			-	-
	Total			9,08,91,226	3,53,61,255
14	Cash and Bank Balances			31 March 2022	31 March 2021
	Cash and cash equivalents				
	On current accounts			2,09,65,324	1,40,64,430
	Fixed Deposits				
	Deposits			1,85,09,123	-
	Cash on hand			1,88,475	1,58,908
	Total			3,96,62,923	1,42,23,338



MODI REALTY MALLAPUR LLP

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

(Amount in Rs.)

15	Revenue from operations	31 March 2022	31 March 2021
		36,87,45,785	-
	Sale of products	-	-
	Sale of services	-	-
	Revenue from operations (Net)	36,87,45,785	-
16	Other income	31 March 2022	31 March 2021
		3,48,600	24,754
	Fixed Deposit Interest income	47,40,445	38,75,400
	Sales Commission	-	329
	Interest from Bank	5,80,623	-
	Forfeited Account	150	-
	Prior period Item	6,938	-
	Interest on IT Refund	56,76,756	39,00,483
	Total other income		
17	Cost of goods sold	31 March 2022	31 March 2021
	Building material consumed		
	Inventory at the beginning of the year	20,75,03,753	9,19,01,098
	Add : Purchases during the year	32,46,11,429	11,56,02,654
	Less: Inventory at the end of the year	21,96,37,080	20,75,03,753
	Cost of Building material consumed	31,24,78,102	-
18	Employee benefits expense	31 March 2022	31 March 2021
	(Including contract labour)		
	Salaries, wages, bonus and other allowances	16,53,156	15,14,944
	Contribution to provident and other funds	3,41,350	1,94,742
	Gratuity expenses	-	-
	Staff welfare expenses	3,00,000	-
	Total Employee benefits expense	22,94,506	17,09,686
19	Finance cost	31 March 2022	31 March 2021
	Interest on Loan	27,890	-
	Other borrowing costs	51,094	5,950
	Total Finance cost	78,984	5,950
20	Depreciation and amortization expense	31 March 2022	31 March 2021
	on tangible assets	3,46,588	26,347
	on intangible assets	-	-
	Total Depreciation and amortization expense	3,46,588	26,347
21	Other Expenses	31 March 2022	31 March 2021
	Statutory payment to contractors	-	36,578
	Rent	1,48,500	1,01,659
	Insurance	1,29,335	66,086
	Repairs and maintenance - Machinery	11,716	28,791
	Promotional Expenses	9,48,264	5,28,487
	Statutory interest & penalties	52,769	35,914
	Loading & Unloading	-	48,500
	Professional Services	88,81,821	67,12,137
	Auditor's remuneration	61,019	58,114
	Printing and stationery	1,67,645	24,712
	Legal and professional charges	51,912	94,400
	Payl Loss	-	2,28,990
	Miscellaneous expenses	1,44,758	32,819
	Total	1,05,97,739	79,97,186



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M/s. MODI REALTY MALLAPUR LLP
Asst. Year 2022-23

Note 1: Background of the Entity:

The entity is a LLP concern. It is engaged in the business that of Real Estate Development 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 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.



A handwritten signature in black ink, appearing to read "Ajay Mehta".

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 01.04.2021 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.

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 the Entities 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.

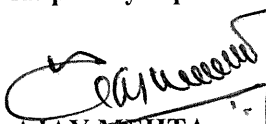
Other Disclosures:

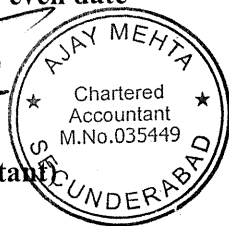
- The firm does not have any contingent liabilities as on 31st March 2022.
- The firm does not have any Capital Commitments as on 31st March 2022.
- The firm has not received any intimation from 'Suppliers' regarding their status MICRO, SMALL, MEDIUM ENTERPRISES Development Act 2006 and hence disclosures, 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.
- The balances standing as on 31st March 2022 to the debit and credit of all accounts are subject to respective confirmation.
- The closing stock as on 31.03.2022 is taken as valued and certified by the management.
- 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.

Prior year comparatives:

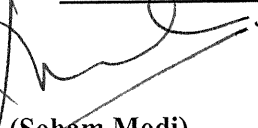
The previous year's figures have been re-grouped/re-arranged so as to be comparable with those of current year.

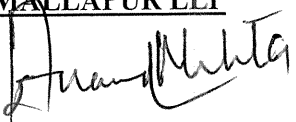
As per my report of even date


AJAY MEHTA
(Chartered Accountant)
M.No. 035449
Place: Secunderabad
Date: 29/09/2022
UDIN: 22035449AWTSFT2271



For **MODI REALTY MALLAPUR LLP**


(Soham Modi)
DIN: 00522546


(Anand Mehta)
DIN: 01314936

Place: Secunderabad

Date: 29/09/2022