

MODI PROPERTIES PRIVATE LIMITED

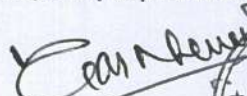
CIN: U65993TG1994PTC017795

Balance Sheet as at 31st March, 2022

(in Rs)

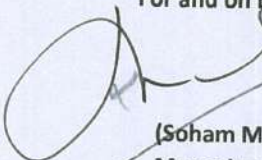
Particulars		Note No.	As at 31st March, 2022		As at 31st March, 2021	
I. EQUITY AND LIABILITIES						
1 Shareholders' funds						
(a) Share Capital	2	9,22,000		9,22,000		
(b) Reserves and Surplus	3	41,34,05,359	41,43,27,359	35,77,90,488	35,87,12,488	
2 Non-current Liabilities						
(a) Long Term Borrowings	4	24,99,788		1,20,97,970		
(b) Deferred Tax Liability	11	-	24,99,788	-	1,20,97,970	
3 Current liabilities						
(a) Short Term Borrowings	5	3,52,53,252		4,44,20,705		
(b) Trade Payables	6	1,59,48,083		3,65,54,527		
(c) Short term Provison	7	63,23,585		71,17,332		
(d) Other Current Liabilities	8	8,18,52,840	13,93,77,760	14,37,05,290	23,17,97,855	
TOTAL			55,62,04,907		60,26,08,313	
II. ASSETS						
1 Non-current assets						
(a) Fixed assets	9					
(i) Property, Plant and Equipment		1,05,81,361		1,03,71,102		
(ii) In-Tangible assets		8,62,813		15,70,806		
(b) Non-current investments	10	23,50,83,312		23,07,06,949		
(c) Deferred tax asset	11	9,80,858		10,74,545		
(d) Other Non- Current Assets	12	1,31,72,252	26,06,80,597	2,84,72,252	27,21,95,654	
2 Current assets						
(a) Inventories	13	10,37,90,278		9,81,76,297		
(b) Trade Receivables	14	3,98,76,144		12,50,97,997		
(c) Cash and Cash Equivalents	15	1,22,43,964		1,91,54,365		
(d) Short-term loans and advances	16	13,96,13,924		8,79,83,999		
(e) Other current assets	17	-	29,55,24,310	-	33,04,12,658	
TOTAL			55,62,04,907		60,26,08,313	
Significant Accounting Policies	1					
Notes to Financial Statements	2 to 39					

As per my Report of even data


(Ajay Mehta)
Chartered Accountant
M.NO.035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449 AXPSXAL7100



For and on behalf of the Board


(Soham Modi)
Managing Director
DIN:00522546

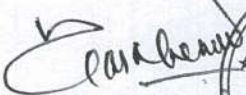

(Tejal Modi)
Director
DIN:06983437

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Profit and Loss for the year ended 31st March, 2022

Particulars	Note No.	As at 31st March, 2022		As at 31st March, 2021		(in Rs)
INCOME :						
I. Revenue from operations	18	31,04,55,611		27,97,13,483		
II. Other income	19	5,37,67,190		2,21,83,516		
III. Total Revenue(I+II)			36,42,22,801			30,18,96,999
IV. EXPENSES :						
Cost of materials consumed	20	24,74,44,321		21,67,85,836		
Changes in inventories of finished products and scrap	20	(43,60,000)				
Employee benefits expense	21	1,54,73,042		1,23,12,167		
Finance costs	22	62,06,061		67,72,545		
Depreciation	9	32,01,967		39,66,316		
Share of loss from firms/LLP's	23	97,68,310		73,15,035		
Other Expenses	24	2,44,56,956		2,48,01,181		
Total expenses			30,21,90,657			27,19,53,080
V. Profit before tax			6,20,32,143			2,99,43,919
VI. Tax expense:						
(1) Current tax		63,23,585		71,17,332		
(2) Income tax earliers		-		-		
(3) Deferred tax	11	93,687		(1,62,574)		
VII. Net Profit for the period(V-VI)			64,17,272			69,54,758
VIII. Earnings per equity share:			5,56,14,871			2,29,89,161
(1) Basic			6,032			2,493
Significant Accounting Policies	1					
Notes to Financial Statements	2 to 39					

As per my Report of even data

For and on behalf of the Board


(Ajay Mehta)
Chartered Accountant
M.NO.035449
Place : Secunderabad
Date : 30-09-2022
UDIN : 22035449AXPSXN4T00


(Soham Modi)
Managing Director
DIN:00522546


(Tejal Modi)
Director
DIN:06983437

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Cash Flow statement for the year ended 31st March 2022

Particulars	As at 31st March, 2022	As at 31st March, 2021
Net Profit before taxation	6,20,32,143	2,99,43,919
Adjustments for:		
Depreciation and Amortization	32,01,967	39,66,316
Interest expense	62,06,061	67,72,545
Other non-operating Expense	-	24,000
Share of Firm tax	28,71,248	72,61,772
Share of (Profit)/Loss from Partnership firms	(4,18,63,595)	(1,38,66,248)
Profit on sale of fixed Asset	4,91,933	-
Interest income	15,62,573	(4,68,662)
Operating profit before working capital changes	3,45,02,331	3,36,33,643
Adjustments for changes in working capital		
(Increase)/Decrease in Trade receivables	8,52,21,853	(8,93,64,537)
Increase/(Decrease) in Trade Payables	(2,06,06,444)	4,95,02,538
(Increase)/Decrease in Loans & Advances	(5,30,31,141)	(11,37,07,535)
(Increase)/Decrease in inventories	(56,13,981)	(1,79,13,614)
Increase/(Decrease) in Short term borrowings	(91,67,453)	20,58,637
(Increase)/Decrease in other current Assets	1,53,00,000	5,65,31,650
Increase/(Decrease) in Current Liabilities	(6,18,52,451)	10,07,76,684
(Increase)/Decrease in Short term provisions	(7,93,747)	(71,17,332)
Cash generated from operations	(1,60,41,034)	1,44,00,135
Less:		
Direct Taxes Paid (Net of refunds)	(49,22,368)	(61,88,270)
Net cash from operating activities	(2,09,63,402)	82,11,865
Cash flow from investing activities		
(Purchase)/Sale of fixed assets	(31,96,165)	(18,63,869)
Loans and advances		-
Share of Firm tax	(28,71,248)	(72,61,772)
Share of Profit/(Loss) from Partnership firms	4,18,63,595	1,38,66,248
Interest Income received	(15,62,573)	4,68,662
Investment in partnership firms	(43,76,363)	(1,37,091)
Net cash from / (used in) investing activities	2,98,57,245	50,72,177
Cash flow from financing activities		
Interest (Net)		
Long Term Borrowings	(62,06,061)	(67,96,545)
Short term Borrowings	(95,98,182)	(1,00,45,251)
Net cash from / (used in) financing activities	(1,58,04,243)	(1,68,41,796)
Net increase / (decrease) in cash and cash equivalents	(69,10,399)	88,18,787
Cash and cash equivalents at the beginning of the year	1,91,54,365	1,03,35,578
Cash and cash equivalents at the end of the year	1,22,43,964	1,91,54,365

Components of cash and cash equivalents

Cash on Hand	1,76,466	2,37,684
With banks on current accounts	73,29,134	88,11,902
With banks on Fixed Deposits	47,38,364	1,01,04,779
Total cash and cash equivalents	1,22,43,964	1,91,54,365

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

UDIN : 22035449AXPSXN4700

(Soham Modi)
Managing Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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.

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.



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f) 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 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.



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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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financial Statements for the Year ended 31st March, 2022

2	Share Capital	(In Rs)	
		As at 31st March, 2022	As at 31st March, 2021
	Authorised Share Capital		
	10,000 Equity Shares of ` 100/- each	10,00,000	10,00,000
	Issued, Subscribed & Paid up Share Capital		
	9,220 Equity Shares of ` 100/- each fully paid	9,22,000	9,22,000
	Total	9,22,000	9,22,000

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	
	No. of shares	Amount	No. of shares	Amount
Shares outstanding at the beginning of the year	9,220	9,22,000	9,220	9,22,000
Shares issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	9,220	9,22,000	9,220	9,22,000

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	% of Holding	No. of shares	% of Holding
1	Soham Modi	9,020	97.83%	9,020	97.83%
	Total	9,020	97.83%	9,020	97.83%



MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

2.3 Shareholding of promoters:

SR NO	Name of Shareholder	As at 31st March, 2022		As at 31st March, 2021	
		No. of shares	% of Holding	No. of shares	% of Holding
1	Soham Modi	9,020	97.83%	9,020	97.83%
2	Tejal Modi	200	2.17%	200	2.17%
	Total	9,220	100.00%	9,220	100.00%

3	RESERVES AND SURPLUS	As at 31st March, 2022		As at 31st March, 2021	
			(in Rs)		(in Rs)
a	General Reserve				
	As per last balance sheet		30,00,000		30,00,000
b	Surplus as per statement of profit and loss				
	As per last balance sheet	35,47,90,488		33,18,01,327	
	Add/Less: Profit / (Loss) for the year	5,56,14,871	41,04,05,359	2,29,89,161	35,47,90,488
	Total		41,34,05,359		35,77,90,488

Long Term Borrowings		As at 31st March, 2022		As at 31st March, 2021	
		Non-Current	Current	Non-Current	Current
<u>Secured-Term Loans</u>					
(A) Banks					
- Yes Bank Ltd		14,51,268	9,20,264	23,71,532	13,54,260
- Kotak Mahindra Bank Ltd - 15216377		-	7,80,186	7,80,186	9,71,144
- Kotak Mahindra Bank Ltd - 19481176		7,38,520	1,92,061	-	-
- Bank of Baroda		3,10,000	-	-	-
(B) Others					
- Tata Capital Financial Services Limited		-	4,76,869	89,46,252	18,00,000
Total		24,99,788	23,69,380	1,20,97,970	41,25,404



MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financial Statements for the Year ended 31st March, 2022

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
Yes Bank Limited				
Kotak Mahindra Bank Ltd - 15216377	Motor Vehicle - Car	17 Months	17	23,71,532
Kotak Mahindra Bank Ltd - 19481176	Motor Vehicle - Car	9 Months	9	7,80,186
Bank of Baroda	Motor Vehicle - Car	55 Months	55	9,30,581
	Motor Vehicle - Car	60 Months	60	3,10,000
Tata Capital Financial Services Limited	Secured primarily by charge on the company's share in project receivables and collateral by way of registered mortgage of the company's share of project and also hypothecation of receivables of project belonging to an	5 Months	5	4,76,869

5

SHORT TERM BORROWINGS		(in Rs)
	As at 31st March, 2022	As at 31st March, 2021
Secured-Term Loans		
Current Maturity of Long term borrowings (Refer Note no. 4)	23,69,380	41,25,404
Unsecured		
Loans repayable on demand from Banks		
From Directors	33,25,694	40,31,352
From Others	2,95,58,178	3,62,63,949
Total	3,52,53,252	4,44,20,705



MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

6

Trade Payables	As at 31st March, 2022	As at 31st March, 2021
<u>Dues of Creditors</u>		
Total outstanding dues of creditors other than micro and small enterprises		
For Goods	59,17,714	1,96,82,041
For	87,94,343	1,47,30,159
Other	12,36,026	21,42,326
Total outstanding dues of micro and small enterprises	-	-
Total	1,59,48,083	3,65,54,526

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

Particulars	Outstanding for following periods from due date of payment				Total
	0-1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-
Others	59,17,714	-	-	-	59,17,714
(iii) Disputed dues MSME	-	-	-	-	-
(iii) Disputed dues Others	-	-	-	-	-

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

Particulars	Outstanding for following periods from due date of payment				Total
	0-1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-
Others	1,96,82,041	-	-	-	1,96,82,041
(iii) Disputed dues MSME	-	-	-	-	-
(iii) Disputed dues Others	-	-	-	-	-

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



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MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

7	SHORT TERM PROVISION	As at 31st March, 2022	As at 31st March, 2021
	Provision	63,23,585	71,17,332
	Total	63,23,585	71,17,332

8	Other Current Liabilities	As at 31st March, 2022	As at 31st March, 2021
	Statutory Dues	23,99,350	55,82,793
	Others		
	Audit Fees Payable	1,70,648	66,249
	Salary Payable	8,83,609	5,12,731
	Other Liabilities	5,92,83,081	12,57,78,331
	Customer Accounts	1,91,16,151	1,17,65,187
	Total	8,18,52,840	14,37,05,290

11	Deferred Tax Asset	As at 31st March, 2022	As at 31st March, 2021
	Deferred Tax Opening	10,74,545	9,11,971
	Depreciation	67,712	1,62,574
	Others	-1,61,399	
	Total	9,80,858	10,74,545

12	Other Non-Current Assets	As at 31st March, 2022	As at 31st March, 2021
	Security Deposits	1,31,72,252	2,84,72,252
	Total	1,31,72,252	2,84,72,252



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

(in Rs)

Name of the Assets	Gross Block			Accumulated Depreciation				Net Block		
	As at 01-04-2021	Additions	Disposals	As at 31-03-2022	As at 01-04-2021	For the year	Deductions\A djustments	Upto 31-03-2022	As at 31-03-2022	As at 31-03-2021
Tangible Assets										
Air Cooler	2,17,070	-	-	2,17,070	1,93,164	5,540	-	1,98,704	18,366	23,906
Camera	31,470	-	-	31,470	29,897	-	-	29,897	1,573	1,573
Cell Phones	44,930	-	-	44,930	44,652	-	-	44,652	278	278
Computers	12,56,416	1,35,926	-	13,92,342	12,08,942	81,070	-	12,90,012	1,02,330	47,474
Furniture & Fixtures	3,22,182	-	-	3,22,182	3,06,073	-	-	3,06,073	16,109	16,109
Generator	51,874	-	-	51,874	49,280	-	-	49,280	2,594	2,594
Two Wheelers	3,13,756	-	-	3,13,756	2,58,229	12,506	-	2,70,735	43,021	55,527
Machinery	70,477	-	-	70,477	68,121	-	-	68,121	2,356	2,356
Office Equipment	6,05,093	-	-	6,05,093	5,76,798	-	-	5,76,798	28,295	28,295
UPS	6,020	-	-	6,020	5,691	28	-	5,719	301	329
Printers	9,999	-	-	9,999	8,696	803	-	9,499	500	1,303
Cars	1,92,05,669	29,60,899	12,97,000	2,08,69,568	1,34,48,644	21,78,063	9,04,408	1,47,22,299	61,47,269	57,57,025
Soham Mansion	49,00,000	-	-	49,00,000	4,65,666	2,15,965	-	6,81,631	42,18,369	44,34,334
Total-A	2,70,34,956	30,96,825	12,97,000	2,88,34,781	1,66,63,853	24,93,975	9,04,408	1,82,53,420	1,05,81,361	1,03,71,103
In-Tangible Assets										
Software	27,13,869	-	-	27,13,869	11,43,063	7,07,993	-	18,51,056	8,62,813	15,70,806
Total-B	27,13,869	-	-	27,13,869	11,43,063	7,07,993	-	18,51,056	8,62,813	15,70,806
Total(A+B)	2,97,48,825	30,96,825	12,97,000	3,15,48,650	1,78,06,916	32,01,967	9,04,408	2,01,04,476	1,14,44,174	1,19,41,909



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MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

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

ii)-Property, Plant and Equipment (F.Y 2020-2021)										(in Rs)
Name of the Assets	Gross Block			Accumulated Depreciation				Net Block		
	As at 01-04-2020	Additions	Disposals	As at 31-03-2021	As at 01-04-2020	For the year	Deductions\A djustments	Upto 31-03-2021	As at 31-03-2021	As at 31-03-2020
Tangible Assets										
Air Cooler	2,17,070	-	-	2,17,070	1,89,140	4,024	-	1,93,164	23,906	27,930
Camera	31,470	-	-	31,470	29,790	107	-	29,897	1,573	1,680
Cell Phones	44,930	-	-	44,930	44,605	47	-	44,652	278	325
Computers	12,56,416	-	-	12,56,416	11,71,138	37,804	-	12,08,942	47,474	85,278
Furniture & Fixtures	3,22,182	-	-	3,22,182	3,06,073	-	-	3,06,073	16,109	16,109
Generator	51,874	-	-	51,874	49,280	-	-	49,280	2,594	2,594
Two Wheelers	3,13,756	-	-	3,13,756	2,41,356	16,874	-	2,58,229	55,527	72,400
Machinery	70,477	-	-	70,477	68,121	-	-	68,121	2,356	2,356
Office Equipment	6,05,093	-	-	6,05,093	5,76,740	58	-	5,76,798	28,295	28,353
UPS	6,020	-	-	6,020	5,126	565	-	5,691	329	894
Printers	9,999	-	-	9,999	6,462	2,234	-	8,696	1,303	3,537
Cars	1,92,05,669	-	-	1,92,05,669	1,08,39,602	26,09,042	-	1,34,48,644	57,57,025	83,66,067
Soham Mansion	49,00,000	-	-	49,00,000	2,38,644	2,27,022	-	4,65,666	44,34,334	46,61,356
Total-A	2,70,34,956	-	-	2,70,34,956	1,37,66,078	28,97,776	-	1,66,63,854	1,03,71,102	1,32,68,878
In-Tangible Assets										
Software	8,50,000	18,63,869		27,13,869	74,523	10,68,540	-	11,43,063	15,70,806	7,75,477
Total-B	8,50,000	18,63,869	-	27,13,869	74,523	10,68,540	-	11,43,063	15,70,806	7,75,477
Total(A+B)	2,78,84,956	18,63,869	-	2,97,48,825	1,38,40,601	39,66,316	-	1,78,06,917	1,19,41,908	1,40,44,355






MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

Note No.10 Non-current Investments

(in Rs)

A.	Particulars	As at 31st March, 2022	As at 31st March, 2021
	Other Investments (Refer B below)		
	(a) Investment in Equity instruments	1,70,94,330	1,57,92,000
	(b) Investment in Compulsorily Convertible Preference Share	51,37,500	25,75,000
	(c) Investments in partnership firms	21,28,51,482	21,23,39,949
	Total	23,50,83,312	23,07,06,949

Particulars	As at 31st March, 2022	As at 31st March, 2021
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	2,22,31,830	1,83,67,000

Details of unquoted investments (stated at cost)

SL No	Name of Body Corporate	Subsidiary/ Associate/JV/ Controlled/ Entity	No. of Shares/Units		Extent of Holdings (%)		Amount(Rs)	
			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 Housing Pvt.Ltd.	Subsidiary	10,400	10,400	50.98%	50.98%	1,57,04,000	1,57,04,000
	GVSH Manufacturing Facilities Pvt. Ltd.	Subsidiary	5,000	5,000	50.00%	50.00%	50,000	50,000
	GV Research Centres Pvt. Ltd.	Associate	2,000	2,000	20.00%	20.00%	20,000	20,000
	Crescentialabs Pvt. Ltd.	Associate	10,000	-	20.00%	-	8,30,000	-
	GVRX Facilities Management Services Pvt. Ltd.	Associate	24	-	48.00%	-	240	-
	Dr. NRK Biotech Pvt. Ltd.	Associate	46,875	-	18.75%	-	4,68,750	-
	GV Discovery Centrs Pvt. Ltd.	Associate	2,134	1,800	16.20%	16.20%	21,340	18,000
(b)	Investment in Unquoted Compulsorily Convertible Preference share Instrument-Fully Paid(Stated at Cost)							
	Dr. NRK Biotech Pvt. Ltd.		1,56,250	-	18.75%	-	15,62,500	-
	GV Research Centres Pvt. Ltd.		1,00,000	-	1.00%	-	10,00,000	-
	GV Discovery Centrs Pvt. Ltd.		2,57,500	2,57,500	7.90%	7.90%	25,75,000	25,75,000
	Total						2,22,31,830	1,83,67,000

Chartered
Accountant
M.No.035449

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MODI PROPERTIES PRIVATE LIMITED**CIN: U65993TG1994PTC017795****Notes on Financials for the Year ended 31st March,2022****B. Details of Other Investments****1 Investments in Partnership firms**

Name of the Firm	Amount (Rs)	
	As at 31st March,2022	As at 31st March,2021
Aedis Developers LLP	48,93,911	23,39,859
Alpine Estates	24,53,332	24,64,338
B&C Estates	2,52,95,571	2,53,50,058
EastSide Residency Annojiguda LLP	-75,12,283	4,05,27,424
Kadakhia & Modi Housing	12,03,722	36,54,973
Matrix Real Estates Consultants LLP	9,13,688	2,51,100
Mehta and Modi Realty Kowkur LLP	2,15,90,698	2,55,52,893
Mehta and Modi Realty Thimmapur LLP	1,18,29,047	93,41,302
Modi Estates/ Modi Realty Mallapur LLP	3,96,56,642	-14,38,313
Modi Constructions & Realtors LLP	2,27,192	85,79,373
Modi Realty Pocharam LLP	-	-50,586
Paramount Builders	60,48,113	1,51,67,380
Silver Oak Realty	45,63,937	1,69,34,475
Silver Oak Villas LLP	3,96,04,238	5,35,32,564
Summit Builders	4,67,429	4,11,948
Summit Sales LLP	5,79,66,346	97,21,162
Modi Consultancy Services	1,03,307	-
Modi Realty Creatopolis LLP	21,890	-
Modi Realty LG Malakpet LLP	35,24,704	-
Total	21,28,51,482	21,23,39,949

Details investment in Partnership Firms

- (i) The company is partner in a partnership firm **M/s B & C Estates**. The share of Profit/(Loss) for the year is **Rs.(2,17,947.04)**. 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
Green Sopace (5%)	5.00%	(27,22,808)	5.00%	(27,11,911)
Chanda Srinivasarao (11%)	11.00%	(9,88,555)	11.00%	(9,64,581)
KV Subba Reddy (14%)	14.00%	(4,64,675)	14.00%	(4,34,163)
Bhavesh Mehta (12.5%)	12.50%	(11,71,743)	12.50%	(11,44,500)
Mehul V Mehta (6.25%)	6.25%	(11,55,872)	6.25%	(11,42,250)
Purvi M Mehta (6.25%)	6.25%	(11,55,872)	6.25%	(11,42,250)
K Nageswar Rao (5%)	5.00%	(19,64,697)	5.00%	(19,53,800)
K Nirmala (5%)	5.00%	(19,64,698)	5.00%	(19,53,800)
K Ashok (5%)	5.00%	(19,64,697)	5.00%	(19,53,800)
K Anuradha (5%)	5.00%	(19,64,697)	5.00%	(19,53,800)
MPPL (25%)	25.00%	2,52,95,571	25.00%	2,53,50,058



MODI PROPERTIES PRIVATE LIMITED**CIN: U65993TG1994PTC017795****Notes on Financials for the Year ended 31st March,2022**

- (ii) The company is partner in a partnership firm **M/s Kadakia & Modi Housing**. The share of Profit/(Loss) for the year is **2,75,508.06**. 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 Properties Pvt Ltd	51.00%	12,03,722	51.00%	36,54,973
Sharad J Kadakia	49.00%	26,16,706	49.00%	(1,41,485)

- (iii) The company is partner in a partnership firm **M/s Silver Oak Realty**. The share of Profit/(Loss) for the year is **57,237.21**. 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 Properties Pvt Ltd	95.00%	45,63,937	95.00%	1,69,34,474
Ajeeta Mody	0.00%	-	0.00%	-
Soham Modi	5.00%	3,62,315	5.00%	(3,04,579)

- (iv) The company is partner in a partnership firm **M/s Paramount Builders**. The share of Profit/(Loss) for the year is **7,56,983.80**. 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 Properties Pvt Ltd	50.00%	60,48,115	50.00%	1,51,67,380
Snehalata Gangwal	12.50%	(13,20,346)	12.50%	(14,14,969)
Samit Gangwal	12.50%	(23,00,234)	12.50%	(23,94,857)
Naren Bakshi	25.00%	56,02,016	25.00%	54,12,770

- (v) The company is partner in a partnership firm **M/s Summit Builders**. The share of Profit/(Loss) for the year is **1,10,960.60**. 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 Properties Pvt Ltd	50.00%	4,67,428	50.00%	4,11,948
Soham Modi	50.00%	(2,90,228)	50.00%	34,940

- (vi) The company is partner in a partnership firm **M/s Alpine Estates**. The share of Profit/(Loss) for the year is **(44,026.00)**. 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 Properties Pvt Ltd	25.00%	24,53,332	25.00%	24,64,338
Anand Mehta	8.00%	(15,26,975)	8.00%	(15,23,453)
Y.Vijay Kumar	25.00%	8,87,223	25.00%	8,98,229
Mrs.K.Sridevi	25.00%	(16,05,193)	25.00%	(15,94,186)
Hari Mehta	8.00%	(555)	8.00%	2,967
Suresh Mehta	9.00%	10,790	9.00%	14,752

- (vii) The company is partner in a LLP **M/s Mehta & Modi Realty Thimmapur LLP**. The share of Profit/(Loss) for the year is **(4,88,573.34)**. 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 Properties Pvt. Ltd.	40.00%	1,18,29,046	30.00%	93,41,302
Anand Mehta	0.00%	-	0.00%	-
Bhavesh Mehta	12.50%	1,87,28,561	25.00%	1,79,97,664
Mehul Mehta	25.00%	1,86,75,521	25.00%	1,79,97,664
Balram Reddy	10.00%	(57,151)	20.00%	(1,868)
Arjun Mehta	12.50%	(53,040)	0.00%	-



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MODI PROPERTIES PRIVATE LIMITED**CIN: U65993TG1994PTC017795****Notes on Financials for the Year ended 31st March,2022**

- (viii) The company is partner in a LLP M/s **Summit Sales LLP**. The share of Profit/(Loss) for the year is **27,53,000.91**. 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 Properties Pvt Ltd	47.00%	5,79,66,346	47.00%	98,62,162
Modi Housing Pvt. Ltd.	48.00%	64,98,697	48.00%	64,93,144
Tejal Modi	5.00%	26,72,504	5.00%	32,42,469

- (ix) The company is partner in a LLP M/s. **Silver Oak Villas LLP**. The share of Profit/(Loss) for the year is **27,46,935.30**. 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%	2,36,04,499	10.00%	98,61,400
Modi Properties Pvt. Ltd.	10.00%	3,96,04,238	10.00%	5,35,29,656
Soham Modi	80.00%	(3,08,13,861)	80.00%	(2,27,92,954)

- (x) The company is partner in a LLP M/s. **Modi Realty Pocharam LLP**. The share of Profit/(Loss) for the year is **61,73,856.27**. 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 Properties Pvt. Ltd.	0.00%	Retired w.e.f 14-01-2021	30.00%	Retired w.e.f 14-01-2021
Anand Kumar	0.00%		20.00%	
Karunakar Reddy	0.00%		20.00%	
Ashish Modi	0.00%		30.00%	
Modi & Modi Realty Hyderabad Pvt. Ltd.	60.00%	70,50,304	0	
B Anand Kumar	20.00%	85,53,546	0	
Karunakar Reddy	20.00%	40,44,762	0	

- (xi) The company is partner in a LLP M/s. **Modi Constructions & Realtors LLP**. The share of Profit/(Loss) for the year is **68,508.92/-**. 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 Properties Pvt. Ltd.	50.00%	2,27,192.00	40.00%	85,79,373
Ashish Modi	0.00%		0.00%	-
Balram Reddy	50.00%	3,33,500.37	0.00%	-
Modi Housing Pvt. Ltd.	0.00%	-	40.00%	(3,623)
Gaurang Mody	0.00%	-	20.00%	(1,811)

- (xii) The company is partner in a LLP M/s. **Modi Realty Mallapur LLP**. The share of Profit/(Loss) for the year is **4,86,26,622.37**. 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 Properties Pvt. Ltd.	50.00%	3,96,56,642	50.00%	(14,38,313)
Anand Mehta	50.00%	1,48,35,579	50.00%	23,18,075

- (xiii) The company is partner in a LLP M/s. **East Side Residency Annogiguda LLP**. The share of Profit/(Loss) for the year is **2,01,33,724.83**. 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 Properties Pvt. Ltd.	75.00%	(75,12,283)	75.00%	4,05,27,424
Soham Modi	25.00%	1,37,75,181	25.00%	1,69,66,750



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MODI PROPERTIES PRIVATE LIMITED**CIN: U65993TG1994PTC017795****Notes on Financials for the Year ended 31st March,2022**

- (xiv) The company is partner in a Partnership firm **M/s. Aides Developers**. The share of Profit/(Loss) for the year is **(2,42,906.62)**. 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 Properties Pvt. Ltd.	50.00%	48,93,911	50.00%	23,39,859
Dhanraj Krishna	50.00%	7,21,272	50.00%	15,42,725

- (xv) The company is partner in a LLP **M/s. Modi Realty Kowkur LLP**. The share of Profit/(Loss) for the year is **1,21,02,851.68**. 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 Properties Pvt. Ltd.	50.00%	2,15,90,698	50.00%	2,55,52,893
Anand Mehta	50.00%	70,27,351	50.00%	9,75,925

- (xvi) The company is partner in a LLP **M/s. Matrix Real Estates Consultants LLP**. The share of Profit/(Loss) for the year is **4,59,343.95**. 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
Matrix Recon Pvt. Ltd.	50.00%	16,97,843	50.00%	8,34,255
Modi Properties Pvt. Ltd.	50.00%	9,13,688	50.00%	2,51,100

- (xvii) The company is partner in a partnership firm **M/s Modi Consultancy Services**. The share of Profit/(Loss) for year **(5,67,783)**. 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	26.00%	35,90,160	0.00%	-
Tejal Modi	26.00%	(62,285)	0.00%	-
Modi Properties Pvt. Ltd.	24.00%	1,03,307	0.00%	-
Modi Housing Pvt. Ltd.	24.00%	6,32,506	0.00%	-

- (xviii) The company is partner in a partnership firm **M/s Modi Realty Creatopolis LLP**. The share of Profit/(Loss) for year **(6,369)**. 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 Properties Pvt. Ltd.	76.00%	72,890	0.00%	-
Modi Housing Pvt. Ltd.	24.00%	21,890	0.00%	-

- (xix) The company is partner in a partnership firm **M/s Modi Realty LG Malakpet LLP**. The share of Profit/(Loss) for year **(31,091.79)**. 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 Properties Pvt. Ltd.	50.00%	35,24,704	0.00%	-
Bhavesh Mehta	12.50%	27,01,114	0.00%	-
Mehul Mehta	25.00%	26,97,227	0.00%	-
Arjun Mehta	12.50%	(3,886)	0.00%	-



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MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

13	Inventory	As at 31st March, 2022	As at 31st March, 2021
	Kompally work in progress	-	1,22,131
	Work in Progress - Mayflower	10,37,90,278	9,80,54,167
	Total	10,37,90,278	9,81,76,297

14	Trade Receivables	As at 31st March, 2022	As at 31st March, 2021
	Trade Receivables	3,98,76,143	12,50,97,997
	Less: Provision for Doubtful Debts	3,98,76,143	12,50,97,997
	Total	3,98,76,143	12,50,97,997

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	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	2,98,93,005	99,83,138	-	-	3,98,76,143
(ii) Undisputed Trade Receivables – considered doubtful	-	-	-	-	-
(iii) Disputed Trade Receivables considered good	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-



MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

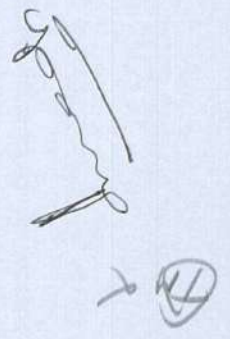
Notes on Financial Statements for the Year ended 31st March, 2022

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
(i) Undisputed Trade receivables – considered good	10,38,29,089	2,12,68,908			
(ii) Undisputed Trade Receivables – considered doubtful	-	-	-	-	-
(iii) Disputed Trade Receivables considered good	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-
Total					12,50,97,997

15	Cash and Cash Equivalents	As at 31st March, 2022	As at 31st March, 2021
a. Balances with banks			
in current account		73,29,134	88,11,902
in Fixed Deposit		47,38,364	1,01,04,779
b. Cash on hand		1,76,466	2,37,684
Total		1,22,43,964	1,91,54,365

16	Short-term loans and advances	As at 31st March, 2022	As at 31st March, 2021
(Unsecured)			
Others			
Advances to Related Parties		12,82,19,881	7,34,95,894
Loans and advances to other parties.		94,30,788	1,22,28,831
Balance with Revenue authorities		19,63,256	22,59,274
Total		13,96,13,924	8,79,83,999

17	Other current assets	As at 31st March, 2022	As at 31st March, 2021
Other Receivables		-	-
Total		-	-



MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

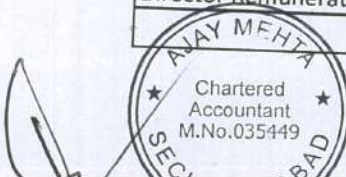
18	Revenue from Operations	(in Rs)	
		As at 31st March, 2022	As at 31st March, 2021
	Admin Expenses & Maintenance reimbursement	86,13,087	97,35,566
	Management Supervision/Service charges	8,93,424	-
	Revenue Recognized- Mayflower	28,20,28,099	26,99,77,917
	Revenue from Sale of Flats	1,89,21,000	-
	Total	31,04,55,611	27,97,13,483

19	Other Income	(in Rs)	
		As at 31st March, 2022	As at 31st March, 2021
	Interest from Customers	5,27,119	-
	FDR Interest	3,54,375	3,29,169
	Interest on IT Refund	35,821	1,19,477
	Interest Received on Unsecured Loans.	6,45,258	20,016
	Miscellaneous Receipts	39,118	-
	Rounded Off	20	-
	Profit on sale of Motor Car	4,91,933	-
	Share of Profit from Firms/LLP	5,16,31,905	2,11,81,282
	Forfeit Income	-	5,22,619
	Sundry Balance Written Off	31,772	4,729
	Prior Period Items	9,868	6,223
	Total	5,37,67,190	2,21,83,516

		(in Rs)	
20	Cost of materials consumed	As at 31st March, 2021	As at 31st March, 2020
	Cost Recognized - Mayflower	23,09,36,821	21,67,85,836
	Purchase of Flats	1,65,07,500	
	Total	24,74,44,321	21,67,85,836

Changes In Inventories Of Finished Products	As at 31st March, 2021	As at 31st March, 2020
Inventories at the beginning of the year	-	-
Inventories at the end of the year	43,60,000	-
Decrease / (Increase) in inventories	(43,60,000)	-

		(in Rs)	
21	Employee Benefits Expense	As at 31st March, 2022	As at 31st March, 2021
	Salaries , Allowances and Bonus	1,07,32,904	81,46,825
	Contribution to Provident Fund and other Funds	6,25,859	5,48,971
	Staff Welfare expenses	34,279	16,371
	Director Remuneration	40,80,000	36,00,000
	<u>Total</u>	<u>1,54,73,042</u>	<u>1,23,12,167</u>



MODI PROPERTIES PRIVATE LIMITED

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

		(in Rs)	
22	Finance costs	As at 31st March, 2022	As at 31st March, 2021
	a) Interest expense		
	On Secured Loans	-	-
	On Unsecured Loans	17,47,260	33,86,487
		44,58,801	33,86,058
	Total	62,06,061	67,72,545

		(in Rs)	
23	Share of Loss From Partnership Firms	As at 31st March, 2022	As at 31st March, 2021
	Share of Loss from Firms/LLP	97,68,310	73,15,035
	Total	97,68,310	73,15,035

		(in Rs)	
24	Other expenses	As at 31st March, 2022	As at 31st March, 2021
	Admin & Marketing Expenses	3,80,685	-
	Automobile & Hire Charges	5,69,500	4,96,927
	Bad Debts	6,03,423	77,671
	Bank Charges	18,987	38,565
	Conveyance	2,055	26,528
	Commission-URD	40,48,017	27,29,910
	Consultancy Charges	6,47,411	1,62,513
	Donations	11,00,000	29,21,000
	Green Tower Expenses	-	7,92,018
	Housing Keeping Service	2,91,314	24,000
	Late fee & Interest on Statutory dues	17,78,041	95,885
	Legal Expenses	67,209	1,89,439
	Misc Expenses	1,58,395	1,34,226
	News Paper & Periodicals	-	7,660
	Postage & Courier	152	467
	Power and Fuel	995	1,18,383
	Petrol & Diesel Expenses	11,05,962	86,148
	Printing & Stationery	1,59,690	1,64,838
	Processing Fee	1,770	-
	Promotion Expenses	24,53,782	16,67,695
	Professional Services	42,57,789	47,87,568
	Misc. Purchases	-	3,82,328
	Open Card Subscription charges	4,500	-
	Rates & Taxes	30,484	-
	Repair & Maintenance	17,07,397	4,54,738



MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

Other expenses	As at 31st March, 2022	As at 31st March, 2021
Rent	9,20,904	10,15,419
ROC Filing Fees	24,200	6,200
Rounded Off	83	8
Security Charges	3,80,769	-
Share of Expenses from of firm/LLP's	28,71,248	82,29,025
Telephone Expenses	1,37,214	69,371
Credai subscription	35,900	-
Professional Tax	-	5,650
Registration services	3,90,465	-
Insurance	93,198	-
Total	2,42,41,538	2,46,84,180

Audit fees	As at 31st March, 2022	As at 31st March, 2021
Payments to Auditor		
Statutory Audit Fee	2,05,418	1,17,001
- Tax Audit Fee 30%	61,625	35,100
- Statutory Audit Fee 70%	1,43,793	81,901
Other Services	10,000	-
Total	2,15,418	1,17,001

TOTAL OTHER EXPENSES	2,44,56,956	2,48,01,181
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MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

Note. No.25

(in Rs.)

25.Other Disclosures

The Company has undertaken the development of Real estate project named as "MayFlower Platinum" situated at Hyderabad. The Project is being developed under a registered Joint Development Agreement(JDA) with the Land owners. The Company is the developer of the project, Under the JDA,The Company as a developer has to develop the project at its cost and risk. The constructed area so built is agreed to be shared with the Land owners.

The Revenue of the project undertaken by the company is recognised following Percentage Completion Method(PCM).The Company has reached the stage of completion of 89.84% (Previous year 59%) upto 31-03-2021. Accordingly, the revenue and cost recognised for the year is as under.

Particulars	31-03-2022	31-03-2021
Revenue recognised	Rs.28,01,28,099	Rs.26,99,77,917
Cost recognised	Rs.23,09,36,821	Rs.21,67,85,836
Stage of completion	89.84%	59.00%



MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

ote, No.25

(in Rs.)

5.1 RELATED PARTY DISCLOSURES

A Key Management Personnel (KMP)

Soham Modi - Director

Tejal Modi - Director

B Subsidiary Company/Jointly Controlled Entities/Associates

Modi Housing Pvt. Ltd.

Paramount Avenues LLP

Kadakia & Modi Housing

Silver Oak Realty

B & C Estates

Paramount Builders

Paramount Estates

Summit Builders

Alpine Estates

Mehta & Modi Realty Suryapet LLP

Summit Sales LLP

Silver Oak Villas LLP

Modi Realty Mallapur LLP

Modi Realty Pocharam LLP

Aides Developers

East Side Residency Annojiguda LLP

Mehta & Modi Realty Kowkur LLP

Modi Constructions & Realtors LLP

Matrix Real Estate Consultants LLP

GVSH Manufacturing facilities Pvt. Ltd.

GV Research Centers Private Limited

GV Discovery Centers Private Limited

Crescentia Labs Pvt. Ltd.

DR NRK Bio Tech Pvt. Ltd.

Mody Realty Creatopolis LLP

Mody Realty LG Malakpet LLP



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Modi Consultancy Services

C Subsidiary of a holding company to which such enterprise also a subsidiary company/jointly Controlled Entities/Associates

Green Wood Estates

Green Wood Builders

Modi Farm House Hyderabad LLP

Villas Orchids LLP

Serene Clubs & Resorts LLP

Serene Constructions LLP

Modi Realty Miryalguda LLP

Modi Realty Siddipet LLP

Modi Realty Vikarabad LLP

Modi & Modi Realty Hyderabad Private Ltd

D Enterprises in which KMP and/or their relatives are interested

MC Modi Educational Trust

Modi Consultancy Services

Modi Builders Infrastructure Pvt. Ltd.

Modi Realty Genome Valley LLP



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E Movement in Capital Accounts in Partnership Firms/LLP Summary

	<u>31 March 2022</u>	<u>31 March 2021</u>
Amounts invested during the year	13,89,10,756	19,84,66,576
Share of Income tax Refund	-	22,79,926
Amounts withdrawn during the year	-17,72,69,061	-21,76,17,829
Share of Bad Debts	-	-9,67,253
Share of Income tax	-28,71,248	-95,13,942
Share of Profit / Loss	4,16,80,500	1,38,66,248
Capital Account Balance	21,28,51,483	21,23,39,951

Individual Entities

1 B & C Estates

Amounts invested during the year	-	-
Share of Income tax Refund	-	10,47,116
Share of Bad Debts	-	(9,67,253)
Amounts withdrawn during the year	-	(6,00,000)
Share of Income tax	-	-
Share of Profit / Loss	(54,487)	(2,43,007)
Capital Account Balance	2,52,95,571	2,53,50,058

2 Kadakia & Modi Housing

Amounts invested during the year	2,00,000	-
Share of Income tax Refund	-	23,00,100
Amounts withdrawn during the year	(75,000)	(6,93,323)
Share of Income tax	(27,16,760)	(14,92,377)
Share of Profit / Loss	1,40,509	67,02,047
Capital Account Balance	12,03,722	36,54,973

3 Silver Oak Realty (previous known as Mehta & Modi Homes)

Amounts invested during the year	6,55,000	-
Share of Income tax Refund	-	62,65,000
Amounts withdrawn during the year	(1,30,15,000)	-
Share of Income tax	(64,913)	(63,29,897)
Share of Profit / Loss	54,375	3,86,302
Capital Account Balance	45,63,937	1,69,34,475



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4 Paramount Builders

Amounts invested during the year	-	-
Share of Income tax Refund	30,24,588	2,53,88,323
Amounts withdrawn during the year	-	-
Share of Income tax	(1,25,22,347)	(2,94,70,413)
Share of Profit / Loss	3,78,492	20,57,288
Capital Account Balance	60,48,113	1,51,67,380

5 Summit Builders

Amounts invested during the year	-	-
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	55,480	(22,230)
Capital Account Balance	4,67,428	4,11,948

6 Alpine Estates

Amounts invested during the year	-	8,00,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	(11,007)	(1,492)
Capital Account Balance	24,53,333	24,64,339

7 Mehta & Madi Realty Suryapet LLP

Amounts invested during the year	26,86,749	5,18,07,979
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-	(4,24,46,750)
Share of Income tax	-	-
Share of Profit / Loss	(1,99,004)	(13,219)
Capital Account Balance	1,18,29,047	93,41,302



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8 Summit Sales LLP

Amounts invested during the year	5,91,95,301	3,26,91,650
Share of Income tax Refund	-	2,96,645
Amounts withdrawn during the year	(58,80,000)	(5,25,02,350)
Share of Income tax	-	(13,16,617)
Share of Profit / Loss	(50,70,117)	1,10,30,655
Capital Account Balance	5,79,66,346	97,21,162

9 Modi Realty Mallapur LLP

Amounts invested during the year	2,55,00,000	75,85,859
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(87,18,356)	(1,16,88,654)
Share of Income tax	-	-
Share of Profit / Loss	2,43,13,311	(29,19,343)
Capital Account Balance	3,96,56,642	(14,38,313)

10 Modi Realty Pocharam LLP

Amounts invested during the year	37,81,192	
Share of Income tax Refund		
Amounts withdrawn during the year	(1,17,71,214)	
Share of Income tax	-	(50,586)
Share of Profit / Loss		(50,586)
Capital Account Balance		

11 Paramount Avenues LLP

Amounts invested during the year	-	
Share of Income tax Refund	-	
Amounts withdrawn during the year	(1,81,129)	
Share of Income tax	-	
Share of Profit / Loss	(1,477)	
Capital Account Balance	-	



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12 Silver Oak Villas LLP

Amounts invested during the year	3,25,05,538	4,47,17,023
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(4,69,06,883)	(6,00,39,624)
Share of Income tax	(22,491)	(3,58,095)
Share of Profit / Loss	4,95,510	2,33,133
Capital Account Balance	3,96,04,238	5,35,32,564

13 Aedis Developers

Amounts invested during the year	37,00,000	27,13,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(10,24,495)	(48,47,902)
Share of Income tax	-	-
Share of Profit / Loss	(1,21,453)	5,57,319
Capital Account Balance	48,93,911	23,39,859

14 East Side Residency Annojiguda

Amounts invested during the year	4,75,000	59,85,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(6,36,15,000)	(2,96,470)
Share of Income tax	-	-
Share of Profit / Loss	1,51,00,294	(12,72,990)
Capital Account Balance	(75,12,282)	4,05,27,424

15 Mehta & Modi Realty Kowkur LLP

Amounts invested during the year	65,39,349	48,50,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(1,65,52,970)	(29,40,000)
Share of Income tax	-	-
Share of Profit / Loss	60,51,426	(27,21,360)
Capital Account Balance	2,15,90,698	2,55,52,893

16 Modi Constructions & Realtors LLP

Amounts invested during the year	1,00,000	86,31,450
Share of Income tax Refund	-	-



Amounts withdrawn during the year
Share of Income tax
Share of Profit / Loss
Capital Account Balance

(88,93,014)
-
4,30,834
2,27,193

(90,000)
-
(68,509)
85,79,373

17 Matrix Real Estate Consultants LLP

Amounts invested during the year
Share of Income tax Refund
Amounts withdrawn during the year
Share of Income tax
Share of Profit / Loss
Capital Account Balance

5,00,000
-
-
(67,085)
2,29,672
9,13,687

9,50,000
-
(50,000)
(16,956)
2,13,717
2,51,100

18 Moddy Realty Creatopolis LLP

Amounts invested during the year
Share of Income tax Refund
Amounts withdrawn during the year
Share of Income tax
Share of Profit / Loss
Capital Account Balance

77,730
-
-
-
(55,840)
21,890

-
-
-
-
-
-

19 Moddy Realty LG Malakpet LLP

Amounts invested during the year
Share of Income tax Refund
Amounts withdrawn during the year
Share of Income tax
Share of Profit / Loss
Capital Account Balance

35,90,700
-
(65,997)
-
-
35,24,704

-
-
-
-
-
-

20 Moddy Consultancy Services

Amounts invested during the year
Share of Income tax Refund
Amounts withdrawn during the year
Share of Income tax
Share of Profit / Loss
Capital Account Balance

1,60,801
-
-
-
(57,494)
1,03,307

-
-
-
-
-
-



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CIN: U65993TG1994PTC017795

ote No. 25 Other Disclosures

Details of transactions with related parties

Details of Transactions	Subsidiary Company/Jointly controlled Entities / Associates		Key Management Personnel		Other Related Parties		Total	
	31-03-2022	31-03-2021	31-03-2022	31-03-2021	31-03-2022	31-03-2021	31-03-2022	31-03-2021
Transactions during the year:								
ent								
AC Modi Educational Trust	-	-	-	-	9,20,904	9,03,420	9,20,904	9,03,420
Salary								
oham Modi	-	-	36,00,000	36,00,000	-	-	36,00,000	36,00,000
aurang Modi			4,80,000	-			4,80,000	-
Interest Paid								
oham Modi			2,06,780	3,33,135	-	-	2,06,780	3,33,135
jeal Modi			36,211	34,347	-	-	36,211	34,347
Modi Builders Infrastructure Pvt.Ltd					42,15,810	30,18,576	42,15,810	30,18,576
Purchase of Goods								
erene Constructions LLP								
ummit Sales LLP	2,69,95,764	34,732						
		2,03,60,148					2,69,95,764	2,03,60,148
Advances for Purchase of Inventory								
lista Homes								
ilver Oak Villas LLP								
edis Developers LLP	7,48,974	1,03,95,000						
adadia & Modi Housing	24,495	1,00,75,000					7,48,974	1,00,75,000
Modi & Modi Realty Hyd Pvt. Ltd.		23,50,000					24,495	23,50,000
Modi Housing Pvt.Ltd.		43,60,000						43,60,000
Admin Charges paid		3,30,00,000						3,30,00,000
ummit Sales LLP		-						-
	55,75,87,5	51,14,342					55,75,87,586	51,14,342
Interest Received								
EVSH Manufacturing Pvt Ltd		20,016						20,016



Interest Received

Details of Transactions	Subsidiary Company/Jointly controlled Entities / Associates		Key Management Personnel		Other Related Parties		Total	
	31-03-2022	31-03-2021	31-03-2022	31-03-2021	31-03-2022	31-03-2021	31-03-2022	31-03-2021
Admin Charges Received								
Mehta & Modi Realty Kowkur LLP	8,97,260	8,28,240					8,97,260	8,28,240
Modi Realty Mallapur LLP	16,06,320	16,06,320					16,06,320	16,06,320
Modi Realty Genome Valley LLP	4,22,400	4,22,400					4,22,400	4,22,400
Elver Oak Villas	11,16,288	12,89,760					11,16,288	12,89,760
Medis Developers LLP	1,44,000	1,44,000					1,44,000	1,44,000
i V Research Centers Pvt Ltd	10,98,456	10,98,456					10,98,456	10,98,456
Modi Farm House Hyd LLP	-	50,001					-	50,001
Modi Realty Miryalaguda LLP	5,43,228	7,93,228					5,43,228	7,93,228
Ililgirl Estates	-	6,44,613					-	6,44,613
Villa Orchids LLP	-	2,40,000					-	2,40,000
Vista Homes	-	2,43,996					-	2,43,996
Madakia & Modi Housing	-	82,080					-	82,080
Elver Oak Villas LLP	-	1,71,648					-	1,71,648
Modi Realty Pocharam LLP	10,22,850	-						
i V Discovery Centers Pvt Ltd	3,33,330	4,57,690					3,33,330	4,57,690
Trans accepted during the year								
Sham Modi	-	-	1,80,80,650	46,32,340	-	-	1,80,80,650	46,32,340
Tejal Modi	-	-	-	8,630	-	-	-	8,630
i V Research Centre Pvt. Ltd.	-	-	-	-	-	-	-	-
Modi Builders Infrastructure Pvt. Ltd.	-	-	-	-	2,85,00,000	-	-	2,85,00,000
Trans repaid during the year								
Sham Modi	-	-	1,90,05,000	2,21,22,782	-	-	1,90,05,000	2,21,22,782
Tejal Modi	-	-	-	20,630	-	-	-	20,630
i V Research Centre Pvt. Ltd.	-	15,00,000	-	-	-	-	-	15,00,000
Modi Consultancy Services	-	50,000	-	-	-	-	-	50,000

Balance Outstanding

Available by the Company

Sham Modi

Tejal Modi

i V Research Centre Pvt. Ltd.

MC Modi Educational Trust

Modi Builders Infrastructure Pvt. Ltd.

26,89,587

6,36,107

-91,06,903

-

-

34,27,835

6,03,517

-

-

-

-

-

1,19,811

2,95,58,178

-

-

-

10,407

3,62,63,949

-

26,89,587

6,36,107

-91,06,903

-

-

34,27,835

6,03,517

-10,00,000

10,407

3,62,63,949



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(TM)

Details of Transactions	Subsidiary Company/Jointly controlled Entities / Associates		Key Management Personnel		Other Related Parties		Total
	31-03-2022	31-03-2021	31-03-2022	31-03-2021	31-03-2022	31-03-2021	
Serene Constructions LLP	-	41,163	-	-	-	-	41,163
Summit Sales LLP-Common Expenses	1,46,691	4,653	-	-	-	-	1,46,691
Summit Sales LLP-Logistics	4,97,440	3,00,987	-	-	-	-	4,97,440
Summit Sales LLP-SUP	14,12,639	42,30,252	-	-	-	-	14,12,639
/ista Homes-Flats Purchase	67,410	-25,000	-	-	-	-	67,410
/ista Homes-sp	-	6,737	-	-	-	-	-
ilver Oak Villas LLP Purchase	-	9,25,000	-	-	-	-	-
ilver Oak Villas LLP Admin charges	-1,39,361	-1,41,687	-	-	-	-	-
edis Developers LLP-Admin Charges	95,325	-13,260	-	-	-	-	95,325
Modi & Modi Realty Hyd Pvt. Ltd.-Villas Purchase	-	-2,47,500	-	-	-	-	-
iVSH Manufacturing Pvt Ltd	-23,68,515	-55,18,515	-	-	-	-	-23,68,515
Mehta & Modi Realty Kowkur LLP	-1,49,084	-76,267	-	-	-	-	-1,49,084
Modi Realty Mallapur LLP	-1,44,570	-1,47,916	-	-	-	-	-1,44,570
Modi Realty Mallapur LLP-sp	-	-3,80,828	-	-	-	-	-
Modi Realty Genome Valley LLP	-38,016	-1,16,688	-	-	-	-	-38,016
V Research Centers Pvt Ltd-Admin Charges	-98,861	-1,01,150	-	-	-	-	-98,861
Modi Realty Miryalaguda LLP	-2,85,714	-2,57,850	-	-	-	-	-2,85,714
Modi Realty Pocharam LLP	-1,10,467	-	-	-	-	-	-1,10,467
V Discovery Centers Pvt Ltd-Admin Charges	-2,31,435	-1,95,435	-	-	-	-	-2,31,435
Modi Consultancy Services	-1,03,307	-1,60,801	-	-	-	-	-1,03,307
	-1,05,56,728	-28,74,105	33,25,694	40,31,352	2,96,77,989	3,62,74,356	2,25,86,317
							3,75,73,290

per my Report of even date



ay Mehta)
artered Accountants
NO.035449
ce : Secunderabad
te : 30-09-2022
IN :

For and on behalf of the Board

(Soham Modi)
Managing Director
DIN: 00522546

(Tejal Modi)
Director
DIN: 06983437

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financials for the Year ended 31st March, 2022

26 **Title deeds of immovable properties not held in name of the Company**

Title deeds of Immovable properties are held in the name company

27 **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 or

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	12,82,19,881	40.20%

(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	-	-

28 **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.

30 **Intangible assets under development**

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

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

There are no charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period.



32 **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.

33 **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.

34 **Capital commitments & Contingencies**

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

35 **Wilful defaulters**

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

36 **Corporate Social Responsibilites**

The company is not covered under section 135 of the Companies Act 2013 to comply with provisions.

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

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



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

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	2.03	1.34	51%	Due to Decrease in current liabilities.
Equity Ratio	Total debt (2)	Shareholder's equity	0.09	0.12	-26%	Due to repayment of Debt and increase in profits.
Service Coverage ratio	Earnings available for debt service (3)	Debt service (4)	0.40	0.29	38%	Due to increase in profits and Due to repayment of Debt.
Return on Equity Ratio	Net profits after taxes (5)	Shareholder's equity	0.13	0.06	109%	Due to increase in profits
Inventory turnover ratio	Cost of goods sold	Average inventory	2.45	2.43	1%	
Receivables turnover ratio	Net sales (6)	Average accounts receivable	3.76	4.47	-16%	
Payables turnover ratio	Net purchases (7)	Average trade payable	9.43	5.71	65%	Due Repayment of trade payables
Capital turnover ratio	Net sales (6)	Average working capital (8)	1.99	2.84	-30%	Due decrease in current liabilities
Profit ratio	Net profits after taxes (5)	Net sales (6)	0.18	0.08	118%	Due to increase in profits
Return on capital employed	Earning before interest & tax (EBIT) (9)	Capital employed (10)	0.08	0.11	-27%	Due decrease in current liabilities
Return on investment (in%)	Income generated from invested funds	Average invested funds in treasury investments	NA	NA	NA	

Operating current assets = Total current assets - Current investments - other bank balances.

Capital debt / debt service = Non current borrowing + Current borrowing

Earnings available for debt service = PBT + Finance cost + Depreciation - Other income - Exception income

Debt service = Principal + Interest

Profits after taxes includes exceptional income.

Sales = Revenue from operations

Purchases = Consumption RM, stores & spares (RSS) - Opening RSS + Closing RSS

Working capital = Operating current Assets - Current liabilities

= PBT + Finance cost - Other income - Exception income

Capital employed = Total assets - Non current investment - Current investment - FDs - Current liabilities

My report of even date



(M. N. MEHTA)
Chartered Accountant
No. 035449
Secunderabad
09-2022

(Soham Modi)
Managing Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

For and on behalf of the Board of Directors of

22035469A7PSXN4700

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

1	Unsecured Loans	As at 31st March 2022	As at 31st March 2021
	Soham Modi		
	Tejal Modi	26,89,587	34,27,835
	Modi Builders & Infrastructure Pvt. Ltd	6,36,107	6,03,517
	Total	2,95,58,178	3,62,63,949
		3,28,83,872	4,02,95,301

2	Other Liabilities	As at 31st March 2022	As at 31st March 2021
	Happy Cards Deposits		
	VAT Deposits	1,00,000	3,79,551
	Instalments pending revenue recognition	2,50,000	4,50,000
	IT Representation Fees Payable	5,82,59,124	12,43,31,125
	Supomer Advances	-	29,768
	Modi Realty Pocharam LLP	-	92,351
	Paramount Estates	50,586	-
	Total	6,23,370	4,95,535
		5,92,83,081	12,57,78,331

3	Statutory Dues	As at 31st March 2022	As at 31st March 2021
	TDS Payable		
	ESI Payable	17,63,477	18,18,244
	PF Payable	6,845	10,534
	Professional Tax Payable	89,898	67,838
	GST Payable	5,900	3,100
	Total	5,33,230	36,83,077
		23,99,350	55,82,793

4	Trade Payables	As at 31st March 2022	As at 31st March 2021
	Prakash Marketing		
	Concrete Mixers Pvt Ltd	-	9,301
	Anisha Associates	-	66,652
	ARN UPVC Windows and Doors	51,743	-
	Cemex Infra	11,54,153	-
	Chouhan Steel Furniture	1,75,750	-
	Ganesh Tiles & Sanitary	1,28,502	-
	Global Safety Solutions	10,93,335	-
	GP Buildcon Materials	45,902	-
	Graflaks India PVT LTD	19,765	-
	GV Research Centers Pvt Ltd	24,380	-
	JVM Enterprises	5,900	-
	Kothari Fire Safety Equipment	56,109	-
	Krishna Steel Railing & Glass Railing	4,956	-
		1,42,780	-


 Chartered Accountant
 M.No.035449
 SECUNDERABAD


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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

Trade Payables	As at 31st March 2022	As at 31st March 2021
Liberty21 Ventures Private Limited	67,167	-
M M Aqua Systems	8,260	-
Mahaveer Glass & Plywood	24,382	-
Praful Sanitary	41,503	-
Purnima Mosaic Tiles	76,015	-
Rainbow UPVC Doors and Windows	3,15,154	-
RDC Concrete India Private Limited	4,73,600	-
Reflections Electricals (P) Ltd.	64,990	-
S.A.Sports	1,45,200	-
SFS Hardware	6,874	-
Shah Traders	4,215	-
Social DNA	23,206	-
Sri Sai Rohit Marketing Company	3,49,502	-
Summit Sales LLP	13,97,800	-
Veerabhadra Enterprises	885	-
Dilpreet Hardware	-	2,938
Dilpreet Tubes Pvt Ltd	-	4,39,677
Elegant Enterprises	-	85,936
Elite Enterprises	-	52,210
Ganesh Tiles & Sanitary	-	10,40,612
Ganesh Tube Traders	-	3,54,172
Gautham Traders	-	3,305
Green Media Pvt. Ltd.	-	14,606
G.E Traders	-	6,03,653
Global Safety Solutions	-	4,876
Icon Water Solutions	-	2,950
Jyothi Bamboo and Ballies Merchant	-	11,130
Mahaveer Glass & Plywood	-	30,444
Praful Sanitary	-	66,581
Premier Engineering Corporation	-	5,34,306
Prism Johnson Ltd	-	23,56,200
ReEngery Infra Pvt Ltd	-	9,726
Reflections Electricals (P) Ltd.	-	1,797
Sai Vishal Enterprises	-	37,900
Shah Traders	-	32,677
Shri Ganesh Pumps & Machinery Centre	-	62,717
Shubham Enterprises	-	75,623
Sree Sunil Enterprises	-	17,614
Arihant Steels	-	72,688
Sri Balaji Enterprises	-	4,97,685
Sri Rama Flyash Bricks	-	15,225
Serene Constructions LLP	-	41,163
Sri Sai Rohit Marketing Company	-	22,002
Sri Sai Vishal Enterprises	-	30,350
Summit Sales LLP	14,839	42,30,252
Vasant Enterprises	-	76,62,192
Vinayaka Mining Solutions Pvt Ltd	-	11,91,600
Vivid World	271	1,281
Refill Zone	472	-
Santosh Jarpaulin	104	-
Total	59,17,714	1,96,82,041



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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

6 Other Creditors	As at 31st March 2022	As at 31st March 2021
D Shiva Shankar	2,540	-
M Malla Reddy	410	-
Deepa & Dhruva	1,28,328	1,28,328
Villa Orchids LLP	1,00,000	1,00,000
Silver Oak Villas LLP	-	9,25,000
Soham Mansion Owners Association	19,800	19,800
Silver Oak Realty	8,21,030	8,21,030
Summit Builders	1,08,000	92,251
Miscellaneous	55,918	55,917
Total	12,36,026	21,42,326

7 Other Payables	As at 31st March 2022	As at 31st March 2021
A Ramulu	-	7,382
G Snehalatha	-	13,455
Abdul Aziz	-	43,396
Abdul Qadeer	-	66,366
Ashok	-	1,75,672
Bandari Naresh	-	31,86,103
B Basappa	-	2,25,737
C704-Suman Chandra Ravella & Parimala Ravella	-	26,250
Gnaneshwar Chary	-	17,339
B Hanumanth	-	3,60,028
B Pochaiah	-	17,195
Janardhan Prasad	-	2,12,994
K Krishna	-	1,282
K Rani	-	91,469
K Satish Kumar	-	4,021
Maa Sai Seatings	-	26,550
Mohd Azar	-	76,819
Mohammed Nadeem	-	1,51,878
MOHD ISHAQ	-	8,55,038
N Krishna	-	2,97,895
N Dharma Rao	-	77,739
N Ramakrishna Reddy	-	1,94,532
Polam Laxmi	-	2,84,584
Sandeep Kumar Nishad	-	22,334
Shamala Bhagyalaxmi	-	3,08,809



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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

Other Payables	As at 31st March 2022	As at 31st March 2021
Shamala Naveen	-	1,95,829
Shoba	-	412
G Tirupathi	-	6,677
Yousuf Ali	-	1,02,599
Kailash Panday Construction Acct	-	12,16,517
Dharma Rao Construction Acct	-	23,78,925
N Krishna Construction Acct	-	1,31,484
Rekha Panday Construction Acct	-	12,72,432
Y Pushpalatha	-	3,723
Chidhagni Consulting Pvt Ltd	7,89,364	11,89,364
Expert Security Guards	40,731	-
Abdul Aziz	80,292	-
Abdul Qadeer	24,552	-
Anand Water Proofing Works	36,696	-
Ashamol Basha	3,68,517	-
B Basappa	9,43,755	-
B Hanumanth	3,02,508	-
Bohini Naveen Kumar	5,60,116	-
Dharani Facility Services	92,485	-
G Snehalatha	1,27,384	-
G Tirupathi	33,505	-
G Tirupathi Singh	17,158	-
Gnaneshwar Chary	7,784	-
Janardhan Prasad	1,42,693	-
K Krishna	23,395	-
K Rani	62,834	-
K Satish Kumar	3,981	-
Kailash Panday on Acct	5,03,407	-
Mangilal	1,31,658	-
Mohammed Nadeem	1,55,475	-
Mohd Azar	5,249	-
N Dharma Rao	20,245	-
N Dharma Rao Construction Acct	4,85,213	-
N Krishna	3,76,528	-
N Ramakrishna Reddy	1,10,456	-
Nandana Fire Protection	26,775	-
Peddapally Raju	13,355	-
Priyanka Devi	4,18,191	-
Radhakrishna	10,067	-
Ravichand Machgaiya	80,084	-



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MODI PROPERTIES PRIVATE LIMITED
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GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

Other Payables	As at 31st March 2022	As at 31st March 2021
Rekha Panday Construction Acct	12,96,771	-
Sandeep Kumar Nishad	7,334	-
Shoba	2,918	-
Vidya Shankar	9,985	-
Shrya Services	33,749	-
D Vinaya Raja	-	25,935
G.P Umakanth	-	29,789
Jagdish	-	6,959
Jaya Prakash	-	11,454
MC Modi Educational Trust	1,19,811	10,407
Payuppayment	44,694	44,694
Vinay Chary Commission	-	15,448
Mayflower Platinum Welfare Association	1,57,450	-
Mehta & Modi Realty Kowkur LLP	9,984	-
R S Bajaj & Associates	10,800	-
S Rama Devi	60,230	-
SmatBot	9,664	-
Sree Sai Sharanya Enterprises	28,429	-
Summit Builders	2,73,469	-
Summit Sales LLP Common Expenses	1,25,018	-
Summit Sales LLP Logistics	4,97,440	-
V Naveena Yadav -Commission	27,787	-
K B Consultants	51,564	-
SP-Ashok Kumar Commission	-	20,452
SP-Bhavesh Meht O/s Payable	-	20,289
SP-Chagal Raj Kumar -Commission	-	9,625
SP-Mehul Mehta O/s Payable	-	29,433
SP-Nikhil C Popat	-	25,000
SP-S Rama Devi	-	4,81,250
SP-Summit Builders	-	21,018
SP-Summit Sales LLP Common Expenses	21,673	75,701
SP-Summit Sales LLP Logistics	-	3,28,998
SP-Syed Mustaq Ali -Commission	-	1,63,299
SP-T L Services	-	23,522
SP-Vista Home	-	6,737
SP-V Naveena Yadav -Commission	-	1,37,320
Open Cards	11,121	-
Total	87,94,343	1,47,30,159

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AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

8	Security Deposits and Others	As at 31st March 2022	As at 31st March 2021
	Bhaves Mehta	-	21,00,000
	Deepak Uttamlal Mehta	24,35,000	24,35,000
	HARDIK MEHTA	8,05,000	8,05,000
	Harsha D Mehta	24,15,000	24,15,000
	Ruchi Hardik Mehta	8,05,000	8,05,000
	Sudhir Mehta	35,00,000	35,00,000
	Tejal Tejas Mehta	8,05,000	8,05,000
	TEJAS DEEPAK MEHTA	8,05,000	8,05,000
	A P Transco	17,500	17,500
	BPCL Deposit	1,00,000	1,00,000
	Cell Phone Deposit	9,000	9,000
	Coffee Machine -Rent Deposit	15,000	15,000
	Internet Deposit	1,000	1,000
	MCMET -1016 Sft Security Deposit	96,000	96,000
	MCMET - Rent Deposit	82,200	82,200
	Mehul Mehta	-	29,00,000
	Statutory Payments-Summit Builders-Deposite	30,000	50,000
	Summit Sales LLP- Deposit	10,00,000	15,00,000
	Telephone Deposit	31,552	31,552
	DEP- BPCL-ECMS(Fleet Business)	40,000	-
	DEP-Modi Soham HUF	1,00,000	-
	DEP-Summit Builders	30,000	-
	SSLLP Logistics -Deposit	50,000	-
	Bhaves V Mehta&Mehul Mehta	-	1,00,00,000
	Total	1,31,72,252	2,84,72,252

9	Customer Advances	As at 31st March 2022	As at 31st March 2021
	A1001-Sajja Mohan Srinivas Ravindra/Tirumalamb	1,148	-
	A1003-Shed Mazhar Ali	926	-
	A1007-Abhinav Chowdary/Vijay Kumar/Ram	1,18,000	-
	A1008-Bitla Bharath Bhushan Reddy/nandyala S	36,000	-
	A105-Rahila Bhanu Liaquat	18,834	-
	A402-Samia Ali Khan	2,10,000	-
	A403-Ramdas Duggirala	2,04,572	-
	A407-Pulakanti Rama Devi/Mohan Rao	1,59,950	-
	A408-Puram Srinitha	43,020	-
	A502-Razia Ahmed	55,890	-
	A503-Sabbani Supriya	9,445	-
	A505-M Surekha	2,09,999	-
	A507-Milind Madhav Challawar	4,691	-
	A602-Madgula Ashwini	2,23,226	-
	A604-S A Zaheer Ahmed	73,718	-
	A704-Tummi Usha Rani	2,01,559	-
	A805-Ms Rashmi	1,40,999	-
	A806-Gaurav Chawla	2,63,982	-
	A901-Kshirsagar Sadanand/bhaves Mehta	1,11,646	-
	A905-Debabrata Saha/sandhya Saha	1,99,998	-
	A906-Thota Raja Balasubramanyam	92,571	-
	A908-K Raghavendra Prasad	2,44,000	-
	B1002 Thota Anila Kiran	3,34,000	-
	B1005-T Radhika	17,60,980	-



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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

Customer Advances	As at 31st March 2022	As at 31st March 2021
B405-Sircilla Shiva Raj	1,17,999	-
B501-Madhava Rao Nishal	4,66,000	-
B503-Shaik Chand Basha	2,01,740	-
B701-Gulshan Kumar	2,10,000	-
B904-Kanaparti Jayanthi	2,80,792	-
C1005-Raya Sampath Reddy	2,03,563	-
C302-Kailash Panday	7,50,550	-
C304-Aishwarya Acharya/NCLN Charyulu	2,04,573	-
C305-N.T.Sunil Babu	92,000	-
C306-Thopu Jagadish	27,912	-
C504-Veeraganta Subramanyam/Subhadra Devi	86,056	-
C601- Kadalī Lakshmi Surekha/ K Sreenivasa Rao	1,34,999	-
C603-Arun Agarwal	1,35,000	-
C702-Rajeshwari Desai/Santosh Desai	1,35,572	-
C703-Jonnal Renuka	1,29,548	-
C705-Mr Abhijit Chaudhari	1,26,000	-
C706-L E V Rajiv Kumar/C Keerthana	2,10,000	-
C906-M Padmavathi & M Venkata Mohan Ra	1,43,750	-
Nilgiri Estates	24,072	-
Suspense	1	-
Suman Chander Ravella & Parimala Ravella	26,250	-
Yenna Hema Malathi	-	12,81,250
Vista Vivek	-	8,85,000
T Sai Prasanna Kumar Rao	-	2,25,000
Thota Surya Kiran	-	1,55,800
Villa 30 SOV KOTHAPALLI Anuradha	25,000	-
Villa No.42 AGH Swarupa	61,06,000	-
Modi Realty Geome Valley LLP Flats purchases account	1,13,500	-
Modi Realty Mallapur LLP flats purchases account	6,06,242	-
Villa No.30 Rajkumar Arra	19,35,000	-
Vista Homes Flats Purchases account	67,410	-
Thilek Kumar Muniyappan	17,93,924	32,90,437
Kolli Baby Rani	-	49,81,675
Phanindranath R	-	2,36,250
Gadepaka Bhaskar Vinay	-	2,57,275
Manoj Kumar Srivastava/Sadhana Srivastava	43,544	2,26,250
Peruri Raja Ram Naresh	-	2,26,250
Total	1,91,16,151	1,17,65,187



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MODI PROPERTIES PRIVATE LIMITED
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GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

10 Loans and Advances - Other parties	As at 31st March 2022	As at 31st March 2021
Expense Card / Open Cards	84,013	5,713
Staff Salary Account	-	21,97,362
Silver Oak Estates	5,08,981	5,08,981
Dattatreya Rao on A/c	-	5,000
Celestial Bio Lab	25,00,000	-
Mr. Vikram Baru	-	11,008
Religare Finvest Ltd	90,179	90,179
Summit Sales LLP-Logistics	-	28,011
Afsar Begum	-	1,123
Anisha Associates	-	2,466
Y Madhusudan Goud	10,00,000	10,00,000
Kolthur Sy No,554	-	1,614
Marigold Residency	-	8,240
R Arvind Kumar	-	15,010
Mody Auto India Pvt Ltd	-	25,000
Statutory Payments-PMRII	2,41,820	2,41,820
Sunrise Accounting Solutions	4,276	30,000
Vista Homes Flat Purchase Account	-	25,000
	As at 31st March 2022	As at 31st March 2021
S Manjula	-	3,145
K Narendra Reddy	-	10,000
S V Subba Reddy Slary	30,962	10,000
Chagal Raj Kumar	10,270	-
Kulkarni Consultancy	3,60,552	3,91,365
Salaries Accounts	8,74,282	23,733
Cemex Infra	-	5,65,291
G Kranthi Kumar	55,493	88,798
Hi Tech Power Enterprises	-	8,50,000
Sharda Industries	2,86,740	2,86,740
Shiv Shakti Steel Tubes	-	6,601
Aaccess Tough Doors Pvt Ltd	4,130	-
ACME Concrete Mixers Pvt Ltd	29,128	-
Cool Solutions	3,800	-
Decathlon Sports India Pvt Ltd	4,68,164	-
Elegant Enterprises	13,098	-
Elite Enterprises	48,120	-
Global Color Steels Pvt Ltd	419	-
Linus Consultants Pvt Ltd	5,52,350	-
Maha Lakshmi Traders	12,183	-
Mr MD Mahaboob	7,280	-
M Sudarshan	37,224	-
Shanmukha Lite Weight Brick Industries	7,200	-
Shweta Computers	3,700	-
Sri Balaji Enterprises	5,09,655	-
Vensai Global Pvt Ltd	35,046	-
Vinayaka Mining Solutions Pvt Ltd	8,250	-
V Space Designer	6,140	-



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MODI PROPERTIES PRIVATE LIMITED
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GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

	As at 31st March 2022	As at 31st March 2021
Thyssenkrupp Elevator (India) Private Limited	-	54,17,601
Vaishnavi Agencies	-	11,540
Ashamol Basha	-	25,000
Hari Om Singh	-	5,000
Mohammed Akbar	-	611
Others_Nandana Fire Protection	-	1,62,812
Others_S Narsimha	-	8
Others_Vidya Shankar	-	10,000
Others_V Ravindra Chary	-	68,923
Others_D Shiva Shankar	-	960
Others_Meenakshi	-	7,188
Afsar Begum	1,734	-
Anisha Associates	2,466	-
Baijyananth	169	-
B Pochaiah	130	-
Hari Om Singh	5,000	-
Kailash Panday Mobilization Advance	2,80,384	-
OAN-T L Services	1,55,995	-
MD Rizwan/Zubair	33,800	-
Mudia Sunil Reddy	200	-
N Dharma Rao Mobilization Advance	-	-
N Krishna Mobilization Advance	2,01,425	-
N Nagaraju	200	-
	As at 31st March 2022	As at 31st March 2021
Rekha Panday Mobilization Advance	-	-
Yousuf Ali	17,953	-
BPCL-ECMS(Fleet Business)	-1,13,500	6,500
G Rajesh	5,000	-
K Narendra Reddy	4,347	-
Others_Cool Solutions	-	9,440
AL Nagaraju	7,81,250	-
Pre paid expenses	98,507	-
Bhaves Mehta Expenditure Acct	16,191	-
SP-Summit Sales LLP Common Expenses	-	71,048
Mehul Mehta Expenditure Acct	1,46,082	-
Total	94,30,788	1,22,28,831

11 Loans and Advances - Related parties

	As at 31st March 2022	As at 31st March 2021
Villa No.30-Silver Oak Villas LLP	54,50,000	55,00,000
Villa No.82-Silver Oak Villas LLP	-	55,00,000
Villa No.19-Modi & Modi Realty Hyderabad Pvt Ltd	66,00,000	66,00,000
Villa No.42-Modi & Modi Realty Hyderabad Pvt Ltd	66,00,000	66,00,000
Villa No.49-Modi & Modi Realty Hyderabad Pvt Ltd	66,00,000	66,00,000
Villa No.51-Modi & Modi Realty Hyderabad Pvt Ltd	66,00,000	66,00,000
Villa No.25-Modi & Modi Realty Hyderabad Pvt Ltd	66,00,000	66,00,000
Commercial Complex at KNM	-	43,60,000
E-103 Vista Homes	-	33,25,000
E-105 Vista Homes	-	33,25,000
E-410 Vista Homes	38,12,410	37,45,000
B-206 GMR	82,60,021	-
B-207 GMR	82,60,021	-
Flat No.128 Nilgiri Estates	38,15,000	35,00,000



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	As at 31st March 2022	As at 31st March 2021
Flat No.202 MGA	23,73,500	23,50,000
Modi Realty Timmapur	-	76,749
Modi & Modi Realty Hyderabad Ltd	-	2,47,500
Modi Consulting Services	-	1,60,801
Others, Modi Realty Mallapur LLP	-	3,80,828
GV Discovery Centers Pvt Ltd	1,39,80,330	15,06,501
GVSH Manufacturing Facilities Pvt Ltd	23,68,515	55,18,515
GV Research Centers Pvt Ltd	91,06,903	10,00,000
Crescentia Labs Pvt. Ltd.	62,65,296	-
DR NRK Bio Tech Pvt. Ltd.	1,98,20,514	-
Vista View LLP	1,30,371	-
Modi Realty Genome Valley LLP	1,02,65,000	-
Modi Realty Genome Valley LLP Flat NO.105	2,62,400	-
Modi Realty Genome Valley LLP Flat NO.106	2,62,400	-
Modi Realty Genome Valley LLP Flat NO.107	2,62,400	-
Modi Realty Genome Valley LLP Flat NO.103	2,62,400	-
Modi Realty Genome Valley LLP Flat NO.104	2,62,400	-
Total	12,82,19,881	7,34,95,894

12 Sundry Debtors

	As at 31st March 2022	As at 31st March 2021
AAD Corporation Private Limited	-	31,968
Alvia Mehdi	-	5,426
Dr Narsimha Rao	-	17,420
Homeline Infra	-	71,479
JMKGEC Realtors Pvt Ltd	-	12,902
K Saraswathi	1,82,305	1,82,305
Mehta & Modi Homes	-	4,16,280
Modi Realty Miryalaguda LLP	-	2,57,850
Victor Gunday	-	3,500
Divya Reddy	31,152	31,152
Nayara Energy Limited (Essar Oil Limited)	9,492	25,960
Rajesh Kumar Jayantilal Kadakia	30,148	32,483
SDNMKJ Realty Pvt Ltd	12,610	12,585
Sharad Kumar Jayantilal Kadakia	30,149	32,484
Syed Mehdi	-	-5,363
Vista Homes Owners Association	-	14,572
A1001-Sajja Mohan Srinivas Ravindra/Tirumalamb	-	2,26,963
A1003-Shed Mazhar Ali	-	27,63,403
A1004-Neelam Pandey	3,23,775	80,950
A1007-Abhinav Chowdary/Vijay Kumar/Ram	-	9,19,808
A1008-Bitla Bharath Bhushan Reddy/Nandyala S	-	25,91,464
A105-Rahila Bhanu Liaquat	-	1,13,726
A107-Bellary Madhavi Latha	-	2,69,348
A601-Samir Christopher Hartnett	15,34,675	-
B703-Bharadwaja Mudigonda/Niharika Kasturi	4,41,659	-
B704-Kasturi Venkata Suresh	68,91,224	-
B & C Estates	5,846	-
C1001-Mr.R N Kishore & Mrs R.Manjula	15,65,000	-
C1004-B Venkata Narayana Rao & KLB Deepthi	13,47,003	-
C103-Gadepaka Bhaskar Vinay	16,16,610	-
C104-Alamgari Seshank Reddy & A Chandrakala	6,03,645	-
C406-S Srilatha & S Someshwar Reddy	2,47,500	-
C903-Maddela Mary Swarnalatha	14,77,610	-



MODI PROPERTIES PRIVATE LIMITED

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GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

Dr NRK Biotech Pvt Ltd	2,03,834	-
M C Modi Educational Trust	1,175	-
Mehta & Modi Reality Kowkur LLP	3,394	-
JDA-Land Owner-Bhavesh Mehta	7,08,866	-
JDA-Land Owner-Mehul Mehta	4,83,326	-
A108-A Mohan Ganesh/G Sita Madhavi	-	2,44,950
A301-T Sita Lakshmi	-	4,53,751
A304-Mr.Peruri Suryanarayana Rao	-	2,96,050
A305-Shaini P Srinivas	3,80,701	7,80,701
A306-Pradeep Kumar Nara	-	9,13,300
A401-Dr. G Narsimha Rao	-	4,25,501
A402-Samir Christopher Hartnett	-	35,09,675
A403-Ramdas Duggirala	-	2,81,175
A404-Modem Chandra Shekar	5,08,401	5,08,401
A407-Pulakanti Rama Devi/Mohan Rao	-	3,03,050
A408-Puram Srinitha	-	3,08,900
A502-Razia Ahmed	-	2,44,835
A503-Sabbani Supriya	-	9,07,187
Sundry Debtors	As at 31st March 2022	As at 31st March 2021
A505-M Surekha	-	13,14,751
A506-Ankita Patnaik/Rakesh Kumar Pattnaik	354	5,59,010
A507-Milind Madhav Challawar	-	7,20,905
A601-Samia Ali Khan	-	35,34,675
A602-Madgula Ashwini	-	8,50,518
A604-S A Zaheer Ahmed	-	1,78,821
A605-Mamilla Sunitha	-	10,42,119
A606-Jagana Lokesh/Lalitha Kumari P	-	10,74,271
A701-B Hyma	1,62,570	8,62,570
A703-Bahadur Singh Malik	-	10,06,912
A704-Tummi Usha Rani	-	12,22,251
A707-Madgula Ashwini	12,06,104	12,06,104
A708-Nukala Sarika	-	10,16,232
A802-P Vikas Harsha/ V Sheetal Mohan Das	-	7
A803-Kailash Kaur Malik	-	2,53,263
A805-Ms Rashmi	-	2,78,226
A806-Gaurav Chawla	-	19,27,550
A807-Madhusudhan Rachakonda	-	70,913
A901-Kshirsagar Sadanand/Bhavesh Sadanand	4,318	500
A902-Evani Annupurna Soumya	-	3,348
A904-P S Arun	176	2,84,450
A906-Thota Raja Balasubramanyam	354	2,98,766
A908-K Raghavendra Prasad	-	17,62,819
B105-Jagdish Balasubramaniam	-	12,23,251
B301-Sanjeeb Dey	-	3,34,200
B305-Sircilla Chandra Shekar	32,02,801	47,00,210
B405-Sircilla Shiva Raj	-	2,74,039
B501-Madhava Rao Nishal	-	17,60,000
B502-K V Lakshmi /K Nageshwara Rao	4,96,644	25,53,207
B503-Shaik Chand Basha	-	3,57,285
B601-Hameed Khan/Rukhaya Begum	13,35,626	13,35,626
B605-Vavilala Raghavendra Kumar	-	2,78,194
B701-Gulshan Kumar	-	28,83,750
B702-Vijaya Bharathi Pandyal	-	1
B801-Dr.Sunkara Rajeshwara Ra/Swarna Latha	-	18,60,812
B802-C Narahari Sujatha/Vijaya Bhaskar B	13,93,597	42,79,436



MODI PROPERTIES PRIVATE LIMITED

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GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

	As at 31st March 2022	As at 31st March 2021
B901-Indranel Mukharjee/Smita Deshpande	1,40,000	85,875
C605-B Prabhakar Bhandar Palli	5,04,130	21,51,450
C705-Mr Abhijit Chaudhari	-	2,47,125
B1005-T Radhika	-	24,64,024
B304-Muthyala Bala Ambika/Mbs Gopal Naidu	30,95,750	46,68,772
B403-Ranjani Jangiti & Pavan Kumar Jangiti	79,208	61,32,185
B404-Ponguru Ramesh	91	1
B704-Bharadwaja Mudigonda/Niharika Kasturi	-	1,49,064
B705-Gaddam Shailaja/L Ramesh Babu	4,30,751	14,15,001
C1002-Nazia Khalid Gollandaz/Khalid Nasrulla	97,956	97,956
C-105 Anil Kumar Vangipurapu	8,000	78,41,249
C301-Akkapeddi Nagalakshmi/Asv Murthy	12,00,541	13,57,053
C302-Kailash Panday	-	2,30,150
C304-Aishwarya Acharya/Ncln Charyulu	-	10,41,268
C401-Mrs.K Karuna Sree/Mr.P.R.Venkat T Rao	354	17,90,342
C403-Mr Tadavarthy Vasudev	1,18,000	44,78,057
C404-Choudary Om Prakash	5,91,400	16,80,050
C502-Bn Priyanka	-	21,17,376
C504-Veeraganta Subramanyam/Subhadra Devi	-	39,683
C601- Kadali Lakshmi Surekha/ K Sreenivasa Rao	-	34,41,833
C602-Sai Phani Devi/Arunkanth	6,43,750	23,00,887
C603-Arun Agarwal	-	91,434
C606-Akku Mahanty Manoj Kumar & A Balatripura	14,49,079	53,90,626
C702-Rajeshwari Desai/Santosh Desai	-	31
C703-Jonnal Renuka	-	8,34,564
C706-L E V Rajiv Kumar/C Keerthana	-	21,83,110
C802-Sreeramoju Usha	4,65,295	22,84,048
C804-Moka Subba Rao	1,24,024	6,56,896
Particulars	As at 31st March 2022	As at 31st March 2021
C901-Panjala Anjaneyulu Goud	21,46,106	45,29,844
C902-Mamta Shirbhayye/Chandan Shirbhayye	90,824	25,22,436
C905- G Sree Lakshmi/G Venkateshwar Reddy	3,55,150	16,06,262
Bhavesh Mehta L.O A/c	-	3,36,767
Mehul Mehta L.O A/c	-	15,45,042
Aedis Developers LLP	1,34,205	13,260
GV Discovery Centers Pvt Ltd	2,32,919	1,95,435
GV Research Centers Pvt Ltd	1,21,990	1,01,150
Home Line Infra	71,479	-
Summit Builders	32,786	-
JMKGEC Realtors Pvt. Ltd.	12,610	-
Mehta & Modi Realty Kowkur LLP	1,49,084	76,267
Silver Oak Villas	1,39,361	1,41,687
Modi Realty Genome Valley LLP	38,016	1,16,688
Modi Realty Mallapur LLP	5,62,656	1,47,916
Modi Realty Miryalguda LLP	2,85,714	-
Modi Realty Pocharam LLP	1,12,272	-
Total	3,98,76,143	12,50,97,997



MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

13	Cash at bank	As at 31st March 2022	As at 31st March 2021
	Accrued Interest	-	-
	AXIS Bank	-	73,920
	SBH A/c No :62448036298	-	963
	Yes Bank Ltd -009763700001633	34,95,015	7,04,611
	KMBL Current Account	3,00,695	7,84,922
	KMBL Escrow Account	1,49,970	9,53,400
	KMBL RERA Account	11,44,859	45,12,537
	Kotak Mahindra Bank A/c	50,000	50,000
	Yes Bank Current Account	21,63,595	17,06,548
	Yes Bank RERA Account	25,000	25,000
	Total	73,29,134	88,11,901

14	Receivables	As at 31st March 2022	As at 31st March 2021
	Advances to Suppliers	-	-
	Total	-	-

15	Balance with Revenue authorities	As at 31st March 2022	As at 31st March 2021
	TDS Receivable for Current Year	14,01,217	9,29,062
	TDS Receivable for Previous Years	5,62,039	9,46,488
	GST Receivable	-	3,83,724
	Total	19,63,256	22,59,274



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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2022

Rates & Taxes	As at 31st March 2021	As at 31st March 2020
Service tax	-	22,366
Property tax	27,394	27,397
Income Tax Earliers	-	1,10,403
Total	27,394	1,60,166
Repairs & Mainenance	As at 31st March 2021	As at 31st March 2020
Repairs & Maintenance - Computers	7,376	96,755
Repairs & Maintenance - Equipments	-	-
Consumables	21,800	8,582
Green Group Expenses	9,23,323	3,85,130
Electrical Material	3,484	50,249
Repairs & Maintenance - Vehicle	3,60,923	92,040
Repairs & Maintenance - Office	1,16,776	1,35,667
Repairs & Maintenance - Others	1,45,155	-
Paints	1,130	-
Sundry Purchases	26,218	-
Total	16,06,185	7,68,422
Employee Benefits Expense	As at 31st March, 2022	As at 31st March, 2021
Office Building Insurance	4,765	-
Vehicle Insurance	88,433	-
Total	93,198	-
Employee Benefits Expense	As at 31st March, 2022	As at 31st March, 2021
Salaries , Allowances and Bonus	88,89,757	73,55,255
Director Remuneration	40,80,000	36,00,000
Bonus	3,49,991	1,26,464
PF Expense	4,28,451	4,47,004
ESI Expense	75,085	96,029
Gratuity	1,22,323	5,938
Conveyance	39,571	1,980
Incentives	69,017	3,55,021
Staff Insurance	37,214	1,11,516
Mobile Allowance	2,10,576	1,96,589
Retainership Allowance	11,36,778	-
Food & Beverage	8,058	8,745
Staff Welfare	26,221	7,626
Total	1,54,73,042	1,23,12,167

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795

Asst. Year : 2021-22

Depreciation Statement As Per Income Tax Act

No.	Name of the Asset	Depreciated on %	W.D.V as on 01.04.2021	Additions before 09.2021	Additions after 09.2021	Deletions	Total	Depreciation before 30.09.21	Depreciation after 30.09.21	Depreciation & Adjustments	WDV as on 31.03.2022
1	Air Cooler	15%	19,528	-	-	-	19,528	2,929	-	2,929	16,599
2	Bi-Cycle	15%	159	-	-	-	159	24	-	24	135
3	Camera	15%	8,127	-	-	-	8,127	1,219	-	1,219	6,908
4	Cell Phones	15%	3,844	-	-	-	3,844	577	-	577	3,267
5	Construction Machinery	15%	2,008	-	-	-	2,008	301	-	301	1,707
6	Four Wheelers	15%	42,38,055	-	-	-	42,38,055	6,35,708	-	6,35,708	36,02,347
7	Generator	15%	2,166	-	-	-	2,166	325	-	325	1,841
8	Office Equipment	15%	98,766	-	-	-	98,766	14,815	-	14,815	83,952
9	Two Wheelers	15%	72,887	-	-	-	72,887	10,933	-	10,933	61,954
10	Furniture & Fixtures	10%	63,098	-	-	-	63,098	6,310	-	6,310	56,788
11	Computers	40%	40,077	1,35,926	-	-	1,76,003	70,401	-	70,401	1,05,602
12	Motor Car	15%	60,30,738	24,93,519	4,67,380	8,84,525	81,07,112	11,45,960	35,054	11,81,013	69,26,099
14	Software	40%	15,26,321	-	-	-	15,26,321	6,10,529	-	6,10,529	9,15,793
15	Soham Mansion	10%	39,69,000	-	-	-	39,69,000	3,96,900	-	3,96,900	35,72,100
			1,60,74,774	26,29,445	4,67,380	8,84,525	1,82,87,074	28,96,930	35,054	29,31,984	1,53,55,090

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Effective Rate of Tax		25.08%
1 Depreciation Effect:		
Depreciation as per Companies Act, 2013	32,01,967	Amount
Depreciation as per Income Tax Act	29,31,984	
Difference	(2,69,983)	
DTL/(DTA)		
Profit on Sale of Motor Vehicle-DTL/(DTA)	4,91,933	
DTL/(DTA) Opening rate Difference		
Current Year DTL/(DTA)		
2 WDV as on 01/04/2021		
Income Tax Act	1,60,74,774	
Companies Act	1,19,41,909	
Difference in Book Value	(41,32,865)	
Deferred Tax Liability as on 31/03/2021		
Total DTL/(DTA) as on 31/03/2022		
Cross Verification:		
WDV as on 31/03/2022		
Income Tax Act	1,53,55,090	
Companies Act	1,14,44,174	
Difference in Book Value	(39,10,916)	
Total DTL/(DTA) as on 31/03/2022		
Difference		

