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MODI HOUSING PRIVATE LIMITED
(CIN-U45200TG2002PTC040192)

TWENTIETH ANNUAL REPORT
2021-2022

BOARD OF DIRECTORS

Mr. Soham Satish Modi	Director
Mrs. Tejal Soham Modi	Director
Mr. Gaurang Jayantilal Mody	Director

REGISTERED OFFICE

5-4-187/3&4, 3rd Floor, Soham Mansion, M.G Road, Secunderabad, Hyderabad, Telangana-500003, India.

AUDITORS

Ajay Mehta
Chartered Accountant
5-4-187/3&4, Soham Mansion M.G Road
Secunderabad, Telangana - 500003

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that an Annual General Meeting (AGM) of the members of Modi Housing Private Limited (hereinafter referred to as the 'Company') will be held on 30th September 2022 at 05:45 p.m. IST to transact the following Business:

ORDINARY BUSINESS:

ITEM NO. 1 ADOPTION OF STANDALONE FINANCIAL STATEMENTS AND THE REPORTS OF THE BOARD OF DIRECTORS AND AUDITORS THEREON:

To receive, consider and adopt the Balance Sheet as at March 31, 2022 and the Statement of Profit and Loss of the Company for the year ended on that date along with the Reports of the Directors' and Auditors' thereon.

"**RESOLVED THAT** the standalone audited Balance Sheet of the Company as at March 31, 2022 and the Statement of Profit and Loss Account for the year ended 31 March 2022 and the Reports of Directors and Auditors attached thereto, be and are hereby received and adopted.

RESOLVED FURTHER THAT Mr. Soham Satish Modi, Mrs. Tejal Soham Modi and/or Mr. Gaurang Jayantilal Mody, directors of the Company, be and are hereby authorized to sign all such forms, returns and documents and to do all such acts, deeds and things as may be necessary to give effect to the above resolution."

ITEM NO. 2 ADOPTION OF CONSOLIDATED FINANCIAL STATEMENTS AND THE REPORT AUDITORS THEREON:

"**RESOLVED THAT** the consolidated audited Balance Sheet of the Company as at 31st March 2022, the Statement of Profit and Loss Account and Cash Flow Statement for the year ended 31st March 2022 and the Reports of Auditors attached thereto, be and are hereby received and adopted.

RESOLVED FURTHER THAT Mr. Soham Satish Modi, Mrs. Tejal Soham Modi and/or Mr. Gaurang Jayantilal Mody, directors of the Company, be and are hereby authorized to sign all such forms, returns and documents and to do all such acts, deeds and things as may be necessary to give effect to the above resolution."

By order of the Board of Directors
For **Modi Housing Private Limited**

Soham Satish Modi
(Director)
DIN: 00522546

Place: Secunderabad
Date: 30th September 2022

NOTES:

1. The Notice of AGM is being sent to all the members, whose name appear on the Register of Members on 15th September 2022.
2. A Member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be a member of the company.
3. The instrument appointing the proxy should be deposited at the Registered Office of the company not less than 48 hours before the commencement of the meeting. Corporate members are requested to send a duly certified copy of Board resolution authorizing their representative(s) to attend the AGM.
4. A copy of each of the documents referred to in the accompanying Explanatory Statement is open for inspection at the Registered Office of the Company during office hours on all working days, except Saturday/ Sunday and other holidays, between 11.00 a.m. and 2.00 p.m. upto the date on which AGM will be held.

By order of the Board of Directors
For **Modi Housing Private Limited.**

Soham Satish Modi	**Tejal Soham Modi**
(Director)	**(Director)**
DIN: 00522546	**DIN: 06983437**

Place: Secunderabad
Date: 30th September 2022

DIRECTORS' REPORT

To,
The Members of **Modi Housing Private Limited**

Your Director's are pleased to present the 20th Annual Report of the Company together with audited statement of accounts for the period April 1, 2021 to March 31, 2022.

1. Financial Results

The financial performance of the Company for the period April 1, 2021 to March 31, 2022 is as under:

(Amount in Rs)

Particulars	**Standalone Figures**		**Consolidated Figures**	
	Financial Year		**Financial Year**	
	2021-22	**2020-21**	**2021-22**	**2020-21**
Income from sales	6,79,84,550	15,24,21,085	9,24,29,117	26,73,79,475
Other Income	55,73,653	2,32,84,699	59,16,276	25,63,317
Total Revenue	**7,35,58,203**	**17,57,05,784**	**9,83,45,394**	**26,99,42,791**
Total Expenditure	**5,07,30,635**	**9,74,74,825**	**7,15,10,366**	**18,28,87,418**
Profit before taxes	**2,28,27,568**	**7,82,30,959**	**2,68,35,027**	**8,70,55,373**
Share of Profit/(Loss) from Associates/Joint Ventures	-	-	(7,74,233)	1,52,88,369
Taxation (Net)	65,85,392	1,98,03,926	1,07,45,610	2,97,88,682
Deferred tax	20,901	-	20,901	-
Net Profit/ (Loss) for the year	**1,62,21,274**	**5,84,27,033**	**1,52,94,284**	**7,25,55,060**

2. Review of Operations

The Company has reported a total Profit of Rs. 1,62,21,274 (Rupees One Crore Sixty Two Lakhs Twenty One Thousand Two Hundred and Seventy Four) for the current year and directors are continuously looking for avenues to increase profits.

3. Dividend

In order to conserve resources, your directors do not propose any dividend for the year.

4. Future outlook

The strategies and plans worked out will position your Company to emerge as a major player with diverse portfolio and products and effectively serve its mission.

5. **Holding/ Subsidiary company**

M/s. Modi Properties Private Limited is a Holding Company of your company, holding 50.98% shares of the Company.

6. **Particulars of Loans given, Investments made and Guarantees given**

The company has not given any loans, guarantees or Securities during the period under review.

The company has invested in Modi & Modi Realty Hyderabad Private Limited which is an associate company and it holds 49.22% of the paid-up share capital as on March 31, 2022. A statement containing salient features of the financial statements of the companies in Form AOC-1 is provided in ***Annexure 2*** and forms part of report.

7. **Particulars of contracts and arrangements**

All contracts or arrangements or transactions entered by the Company during the period April 1, 2021 to March 31, 2022 with related parties were in the ordinary course of business and were on arms' length basis. The Company has not entered in any specified transaction in the ordinary course of business with the related parties during the financial year.

The particulars of contract, arrangement, and transaction with the related parties during the period April 1, 2021 to March 31, 2022 is set out in Form AOC-2 in ***Annexure 3*** and forms part of this Report.

8. **Directors**

Mr. Soham Satish Modi, Mrs. Tejal Soham Modi and Gaurang Jayantilal Mody constitute board of directors of the company.

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S. No	Name of Director	No of board meetings attended during FY 2022	Whether attended last AGM held on 30 November 2021	No. of directorships in other public companies	No. of committee positions in other public companies	Directorship in other entities
1	Soham Satish Modi	5	Yes	Nil	Nil	1. Modi Properties Private Limited 2. GVSH Manufacturing Facilities Private Limited 3. Summit Housing Private Limited 4. JMK GEC Realtors Private Limited 5. SDNMKJ Realty Private Limited 6. GV Research Centers Private Limited 7. GV Discovery Centers Private Limited 8. Modi & Modi Realty Hyderabad Private Limited 9. Dr. N.R.K. Bio-Tech Private Limited 10. Crescentia Labs Private Limited 11. GVRX Facilities Management Private Limited 12. AMTZ Medpolis Square

						Private Limited 13. AMTZ Medpolis Square 405 Private Limited
2	Tejal Soham Modi	5	Yes	Nil	Nil	1. Modi Properties Private Limited 2. GVSH Manufacturing Facilities Private Limited 3. AMTZ Medpolis Square 4554 Private Limited 4. AMTZ Medpolis Square 3663 Private Limited 5. AMTZ Medpolis Square 801 Private Limited 6. AMTZ Medpolis Square 7227 Private Limited
3	Gaurang Jayantilal Mody	5	Yes	Nil	Nil	1.Modi Properties Private Limited 2.GVSH Manufacturing Facilities Private Limited 3. Modi & Modi Realty Hyderabad Private Limited 4. AMTZ Medpolis Square 405 Private Limited 5. AMTZ Medpolis Square 2772 Private Limited 6. AMTZ Medpolis Square 1881 Private Limited

						7. AMTZ Medpolis Square 3663 Private Limited 8. AMTZ Medpolis Square 801 Private Limited

9. Board Meetings

During the period under review, the board met 5 times in a year i.e., on 01 April 2021, 23 June 2021, 24 September 2021, 29 November 2021, 12 March 2022. The necessary quorum was present for all the meetings. The maximum interval between any two meetings did not exceed 120 days.

10. Material changes and commitment if any affecting the financial position of the company occurred between the end of the financial year to which these financial statements relate and the date of the report

No such material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statement relates on the date of this report.

11. Directors' Responsibility Statement

Pursuant to the requirement under Section 134(5) of the Companies Act, 2013, your Directors confirm as under:

(i) That in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures.

(ii) That the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;

(iii) That the Directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.

(iv) That the Directors had prepared the annual accounts on a 'going concern' basis.

(v) They have laid down internal financial controls to be followed by the Company and such internal financial controls are adequate and operating effectively.

(vi) That the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems are adequate and operating effectively.

Based on the framework of internal financial controls and compliance systems established and maintained by the Company, the Board is of the opinion that the Company's internal financial controls were adequate and effective during the FY 2021-22.

12. Internal Control Systems

The Board has adopted policies and procedures for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, safeguarding of its assets, prevention and detection of fraud, error reporting mechanisms, accuracy and completeness of the accounting records and timely preparation of reliable financial disclosures.

13. Change in the nature of business

There is no change in the nature of business of the Company from the end of the last financial year.

14. Fraud Reporting

In terms of provision of section 134(3)(ca), during the year under review, there was no case of offence of fraud detected by Auditors under sub-section (12) of section 143 other than those which are reportable to Central Government.

15. Internal Financial Control

The Board has adopted policies and procedures for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, safeguarding of its assets, prevention and detention of fraud, error reporting mechanisms, accuracy and completeness of accounting records, and timely preparation of reliable financial disclosures. We accept the responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and have disclosed to the Auditors deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or propose to take to address these deficiencies.

16. **Statutory Auditor & Audit Report**

Pursuant to the provisions of Section 139 of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, Mr. Ajay Mehta, Chartered Accountants (Membership No.: 035449), the Statutory Auditor of the Company have been appointed for a term of five years at the 16th Annual General Meeting held on 29th September, 2018.

The Report given by the Auditors on the Financial Statements of the Company forms part hereof.

The auditor's report for period April 1, 2021 to March 31, 2022 does not contain any qualification, reservation or adverse remark. Therefore, there is no need for any clarification or any comment on Auditor's report. The Auditor's report is enclosed with the financial statements in this annual report.

17. **Conservation of energy, Technology absorption, Foreign exchange earnings and outgo**

Information on Conservation of Energy, Technology Absorption, Foreign Exchange Earnings and Outgo required to be given pursuant to Section 134(3)(m) of the Companies Act, 2013 is given below:

- Conservation of energy - NA
- Technology absorption - NA
- Research and Development - Nil
- Foreign exchange earnings and outgo- Nil

18. **Risk Management**

The Board of Directors of the Company has designed Risk Management Systems and Guidelines to avoid events, situations or circumstances which may lead to negative consequences on the Company's businesses, and define a structured approach to manage uncertainty and to make use of these in their decision-making pertaining to all business divisions and corporate functions. Key business risks and their mitigation are considered in the annual/strategic business plans and in periodic management reviews.

19. **Revision of Financial Statements**

There was no revision of the financial statements for the year under review.

20. **Declaration by an Independent Director(s) and re-appointment, if any**

The act and rules pertaining to appointment and declarations to be received from Independent Directors do not apply to the Company.

21. **Remuneration Policy**

As the company is not a listed or a public Company, the provisions of Nomination and Appointment of Remuneration committee are not applicable.

22. **Changes in Share Capital**

During the year there is no change in authorized orpaidup capital of the Company.

23. **Corporate Social Responsibility**

The Company has constituted a Corporate Social Responsibility Committee in accordance with Section 135(1) of the Companies Act, 2013. Refer ***Annexure 1*** for Annual report of CSR activities.

24. **Vigil Mechanism**

The Company is not required to establish Vigil Mechanism as required under Section 177 (9) of the Companies Act, 2013.

25. **Deposits**

The Company has not accepted any deposits from public during the year and as such, no amount on account of principal or interest on deposits from public was outstanding as on the date of balance sheet.

26. **Particulars of Employees**

None of the employee has received remuneration exceeding the limit as stated in rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

27. **Disclosure under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:**

During the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

28. **Extract of Annual Return**

Extract of the Annual Return for the financial year ended March 31, 2021, pursuant to the provisions of Section 134(3)(a) of the Companies Act, 2013 is set out in ***Annexure 4*** and forms part of this Report.

29. Disclosure of Orders passed by Regulators or Courts or Tribunal

No orders have been passed by any Regulator or Court or Tribunal which can have impact on the going concern status and the Company's operations in future.

30. Acknowledgments

Your Directors wish to place on record their appreciation for the co-operation and continued support extended to the Company by the Financial Institutions, Banks & by all the concerned Government Departments. Your Directors also like to express their gratitude to the Employees and Shareholders of the Company for their continued support.

By order of the Board of Directors
For **Modi Housing Private Limited**

Soham Satish Modi	**Tejal Soham Modi**
Director	**Director**
DIN: 00522546	**DIN: 06983437**

Place: Secunderabad
Date: 30th September 2022

Annexure 1

Annual Report on CSR activities

1. **A brief outline of the Company's CSR policy**

   The objective is to undertake socially impactful CSR activities/ programs promoting welfare and sustainable development of the community around the area of business operations and other parts of the Country. The vision is to follow global progression in the concept of Corporate Social Responsibility and its implementations by way of being beneficial to our society.

   The CSR Policy laid down by the company ensures that the:

   - CSR agenda is integrated with the business
   - Focused efforts are made in the identified community development areas to achieve the expected outcomes
   - Support in nation-building through CSR activities

   Modi Housing Properties Private Limited shall endeavour to focus in the areas of:

   - Promoting health care including preventive health care, healthcare for the physically disabled through affordable reconstructive surgery, physical rehabilitation for people with birth defect, tumours, burn scars etc, fatal and life-threatening diseases like leukaemia, etc.
   - Vocational and skills training
   - Empowering the excluded and neglected segments of the workforce i.e., unskilled migrant workers, persons with disabilities and women
   - Engaging employees actively through Corporate Social Responsibility

2. **The Composition of the CSR Committee.**

   The Constitution of CSR Committee is not mandatory as the amount required to be spent by the Company on CSR does not exceed fifty lakh rupees and the functions of the CSR Committee, shall be discharged by the Board of Directors of the company.

3. **Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company.**

   NIL

4. **Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report).**

   Not Applicable - as the Company does not have an average CSR obligation of 10 Crores or more in the three immediately preceding financial years.

5. **Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any**

Sl. No.	Financial Year	Amount available for set-off from preceding financial years (in Rs)	Amount required to be set-off for the financial year, if any (in Rs)
Not Applicable as no amount is required to be set off			

6. **Average net profit of the company as per section 135(5) -** Rs. 417.10 lakhs

(a) Two percent of average net profit of the company as per section 135(5):	Rs. 8.34 lakhs
(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years	NIL
(c) Amount required to be set off for the financial year, if any	NIL
(d) Total CSR obligation for the financial year (7a+7b-7c)	Rs. 8.34 lakhs

8. **(a) CSR amount spent or unspent for the financial year:**

Total Amount Spent for the Financial Year. (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of transfer.	Name of the Fund	Amount.	Date of transfer.
Rs. 8.35 lakhs	NIL	NA	NA	NIL	NA

(b) Details of CSR amount spent against ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)	(11)	
Sl. No.	Name of the Project.	Item from the list of activities in Schedule VII to the Act.	Local area (Yes/No).	Location of the project.		Project duration.	Amount allocated for the project (in Rs.).	Amount spent in the current financial Year (in Rs.).	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in Rs.).	Mode of Implementation - Direct (Yes/No).	Mode of Implementation - Through Implementing Agency	
				State.	District.						Name	CSR Registration number.
Not Applicable												

(c) Details of CSR amount spent against other than ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act.	Local area (Yes/No).	Location of the project.		Amount spent for the project (in Rs.).	Mode of implementation - Direct (Yes/No).	Mode of implementation - Through implementing agency.	
				State.	District.			Name.	CSR registration number.
1	N Swain Memorial Trust – Promoting	Health	Yes	Telangana	Hyderabad	8.35 lakhs	Yes	N Swain Memorial Trust	CSR00006138

	health care for physical rehabilitation for people with birth defects tumours, burn scars etc.								
	Total					8.35 lakhs			

(d) Amount spent in Administrative Overheads – Not Applicable

(e) Amount spent on Impact Assessment, if applicable – Not Applicable

(f) Total amount spent for the Financial Year (8b+8c+8d+8e) – Rs. 8.35 lakhs

(g) Excess amount for set off, if any

Sl. No.	Particular	Amount (in Rs.)
(i)	Two percent of average net profit of the company as per section 135(5)	8.34 lakhs
(ii)	Total amount spent for the Financial Year	8.35 lakhs
(iii)	Excess amount spent for the financial year [(ii)-(i)]	0.01 lakhs
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	NIL
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	NIL

9. **(a) Details of Unspent CSR amount for the preceding three financial years:**

Sl. No.	Preceding Financial Year.	Amount transferred to Unspent CSR Account under section 135 (6) (in Rs.)	Amount spent in the reporting Financial Year (in Rs.).	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any.			Amount remaining to be spent in succeeding financial years. (in Rs.)
				Name of the Fund	Amount (in Rs).	Date of transfer.	
Not Applicable							

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s):

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sl. No.	**Project ID.**	**Name of the Project.**	**Financial Year in which the project was commenced.**	**Project duration.**	**Total amount allocated for the project (in Rs.).**	**Amount spent on the project in the reporting Financial Year (in Rs).**	**Cumulative amount spent at the end of reporting Financial Year. (in Rs.)**	**Status of the project - Completed /Ongoing.**
Not Applicable								

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year

(asset-wise details) : Not Applicable

(a) Date of creation or acquisition of the capital asset(s).	-
(b) Amount of CSR spent for creation or acquisition of capital asset.	-
(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.	-
(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset).	-

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5) - Not Applicable

By order of the Board of Directors
For Modi Housing Private Limited

Soham Satish Modi
DIN : 00522546
Chairman CSR Committee

Place: Secunderabad
Date: 30 September 2022

Annexure 2

Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the financial statement of subsidiaries/associate companies/ joint ventures

There are no subsidiary companies.

Part "B": Associates and Joint Ventures

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

Particulars	Associate 1
Name of Associate	Modi & Modi Realty Hyderabad Private Limited
Latest audited Balance Sheet Date	31 March 2022
Shares of Associate/Joint Ventures held by the company on the year end	
No.	5,82,500
Amount of Investment in Associates/Joint Venture	6,79,40,900
Extend of Holding %	49.22%
Description of how there is significant influence	By virtue of its shareholding
Reason why the associate/joint venture is not consolidated	-
Net worth attributable to Shareholding as per latest audited Balance Sheet	7,04,63,977
Profit / (Loss) for the year	
Considered in Consolidation	(16,38,838)
Not Considered in Consolidation	-

Notes: The following information shall be furnished at the end of the statement:

1. Names of associates/ joint ventures which are yet to commence operations: NA
2. Names of associates/ joint ventures which have been liquidated or sold during the year: NA

By order of the Board of Directors
For **Modi Housing Private Limited**

Soham Satish Modi	**Tejal Soham Modi**
Director	**Director**
DIN: 00522546	**DIN: 06983437**

Place: Secunderabad
Date: 30th September 2022

Annexure 3

FORM NO. AOC 2

Particulars of contracts /arrangements entered with Related Parties

(Pursuant to clause (h) of sub-section (3) of section 134 of the Companies Act, 2013 read with rule 8(2) of the Companies (Accounts) Rules, 2014 – in Form AOC-2)

Particulars of contracts/ arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto:

1. **Details of contracts or arrangements or transactions not at arm's length basis**

   The Company has not entered into any contract/ arrangement with its related parties which is/are not at arm's length during financial year 2021-22.

2. **Details of material contracts or arrangement or transactions at arm's length basis**

S. No	Name of Related Party (Nature of Relationship)	Nature of contracts/arrangements/ transactions	Duration of contract	Terms of contract value	Amount in Rs.
1.	Soham Satish Modi (Director)	Remuneration paid	Not Specified		24,00,000
2.	Soham Modi HUF	Registration Services availed	Not Specified		3,00,000
3.	Summit Sales LLP (Associate)	Reimbursement of Expenses	Not Specified		26,55,157
4.	Summit Sales LLP (Associate)	Purchase of goods	Not Specified		9,15,273
5.	Modi Realty Miryalaguda LLP (Associate)	Purchase of flats	Not Specified		18,49,500
6.	Silver Oak Villas LLP (Associate)	Purchase of flats	Not Specified		9,00,000
7.	Vista Homes (Fellow subsidiary)	Purchase of flats	Not Specified		17,93,718
8.	Modi Realty Kowkur LLP (Fellow subsidiary)	Purchase of flats	Not Specified		2,95,27,144

9.	Modi Realty Mallapur LLP (Fellow subsidiary)	Purchase of flats	Not Specified	1,31,75,400
10.	Modi Properties Private Limited (Holding Company)	Admin Services	Not Specified	11,16,288

By order of the Board of Directors
For **Modi Housing Private Limited**

Soham Satish Modi
Director
DIN: 00522546

Tejal Soham Modi
Director
DIN: 06983437

Place: Secunderabad
Date: 30th September 2022

Annexure 4

FORM NO. MGT 9

EXTRACT OF ANNUAL RETURN

As on financial year ended on 31 March 2021

(Pursuant to section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules,2014)

A. REGISTRATION & OTHER DETAILS:

(i)	CIN	U45200TG2002PTC040202
(ii)	Registration date	31 December 2002
(iii)	Name of the company	Modi Housing Private Limited
(iv)	Category/sub-category of the company	Company limited by Shares/ Indian Non-government company
(v)	Address of the Registered office & contact details	5-4-187/3&4, Soham Mansion, 3rd floor, M.G. Road, Secunderabad, Telangana – 500003
(vi)	Whether listed company	No
(vii)	Name, address and contact details of the Registrar and transfer agent, if any.	CIL Securities Limited. 214, Raghava Ratna Towers, Chirag Ali Line, Abids, Hyderabad – 500001. Contact number - +91-40-23203155

B. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

(All the business activities contributing 10% or more of the total turnover of the company shall be stated)

S No.	Name & Description of main products/services	NIC Code of the Product/service	% to total turnover of the company
(i)	Real estate activities with own or leased property	68100	100%

C. SHAREHOLDING PATTERN

(Equity Share capital Break up as % to total Equity)

(i) Category-wise Share Holding

Category of shareholders	No. of shares held at the beginning of the period i.e., 1April 2021				No. of shares held at the end of the year i.e., 31 March 2022				% change during the year
	Demat	Physical	Total	% of Total shares	Demat	Physical	Total	% of Total shares	
A. Promoters									
1. Indian									
(i) Individual/HUF	10,000	-	10,000	49.02%	10,000	-	10,000	49.02%	-
(ii) Central Govt. or State Govt.	-	-	-	-	-	-	-	-	-
(iii)Bodies Corporate	10,400	-	10,400	50.98%	10,400	-	10,400	50.98%	-
(iv)Bank/FI	-	-	-	-	-	-	-	-	-
(v) Any other	-	-	-	-	-	-	-	-	-
Subtotal: (A)(1)	**20,400**	**-**	**20,400**	**100%**	**20,400**	**-**	**20,400**	**100%**	**-**
2. Foreign									
a) NRI- Individuals	-	-	-	-	-	-	-	-	-
b) Other Individuals	-	-	-	-	-	-	-	-	
c) Bodies Corp.	-	-	-	-	-	-	-	-	-
d) Banks/FI	-	-	-	-	-	-	-	-	-
e) Any other	-	-	-	-	-	-	-	-	-
Subtotal: (A)(2)	-	-	-	-	-	-	-	-	-
Total Shareholding of Promoter (A)= (A)(1)+(A)(2)	**20,400**	**-**	**20,400**	**100%**	**20,400**	**-**	**20,400**	**100%**	**-**
B. Public Shareholding									
1. Institutions									
a) Mutual Funds	-	-	-	-	-	-	-	-	-
b) Banks/FI	-	-	-	-	-	-	-	-	-
c) Central Govt.	-	-	-	-	-	-	-	-	-

d) State Govt(s).	-	-	-	-	-	-	-	-	-
e) Venture Capital Funds	-	-	-	-	-	-	-	-	-
f) Insurance companies	-	-	-	-	-	-	-	-	-
g) FIIS	-	-	-	-	-	-	-	-	-
h) Foreign venture capital funds	-	-	-	-	-	-	-	-	-
i) Others (specify)	-	-	-	-	-	-	-	-	-
Subtotal: (B)(1)	-	-	-	-	-	-	-	-	-
2. Non Institutions									
a) Bodies corporate	-	-	-	-	-	-	-	-	-
i) Indian	-	-	-	-	-	-	-	-	-
ii) Overseas	-	-	-	-	-	-	-	-	-
b) Individuals	-	-	-	-	-	-	-	-	-
i) Individual shareholders holding nominal share capital upto Rs.1 lakh	-	-	-	-	-	-	-	-	-
ii) Individuals shareholders holding nominal share capital in excess of Rs. 1 lakh	-	-	-	-	-	-	-	-	-
c) Others (specify)	-	-	-	-	-	-	-	-	-
Subtotal: (B)(2)	-	-	-	-	-	-	-	-	-
Total Public Shareholding (B)= (B)(1)+(B)(2)	-	-	-	-	-	-	-	-	-
C. Shares held by Custodian for GDRs& ADRs	-	-	-	-	-	-	-	-	-
Grand Total (A+B+C)	**20,400**	-	**20,400**	**100%**	**20,400**	-	**20,400**	**100%**	-

(ii) **Shareholding of Promoters**

.No	Name of Shareholder	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year		
		No. of shares	% of total shares of the company	% of shares pledged encumbered to total shares	No. of shares	% of total shares of the company	% of shares pledged encumbered to total shares	No. of shares	% of total shares of the company	% of shares pledged encumbered to total shares
1.	Soham Satish Modi	9,800	48.04%	0%	9,800	48.04%	0%	-	-	-
2.	Modi Properties Private Limited	10,400	50.98%	0%	10,400	50.98%	0%	-	-	-
3.	Tejal Soham Modi	200	0.98%	0%	200	0.98%	0%	-	-	-

(iii) Change in Promoter's Shareholding (please specify, if there is no change)
(There is no change in the Promoter's Shareholding during the Year)

----------------NIL----------------

(iv) Shareholding Pattern of top ten Shareholders:
(Other than Directors, Promoters and holders of GDRs and ADRs):`

----------------NIL----------------

(v) Shareholding of Directors and Key Managerial Personnel:

S. no	Shareholding of each Directors and Key Managerial Personnel	Shareholding at the beginning of the year		Transactions during the year		Cumulative shareholding at the end of the year	
		No.of shares	% of total shares of the company	Date of transaction	No of shares	No. of shares	% of total shares of the company
At the beginning of the year							
1.	Soham Satish Modi	9,800	48.04%	-	-	9,800	48.04%
2.	Tejal Soham Modi	200	0.98%	-	-	200	0.98%
At the end of the year							
1.	Soham Satish Modi	9800	48.04%	-	-	9,800	48.04%
2.	Tejal Soham Modi	200	0.98%	-	-	200	0.98%

D. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

		Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year					
(i)	Principal Amount	-	1,02,47,067	-	1,02,47,067
(ii)	Interest due but not paid	-	-	-	-
(iii)	Interest accrued but not due	-	-	-	-
(iv)	Interest and TDS amount (net)	-	3,88,587	-	3,88,587
Total (i+ii+iii)		**-**	**1,06,35,654**	**-**	**1,06,35,654**

Change in Indebtedness during the financial year					
- Additions		14,80,581	95,34,871	-	1,10,15,452
- Reduction		-	(1,22,93,710)	-	(1,22,93,710)
Net Change		**14,80,581**	**(27,58,839)**	**-**	**12,78,258**
Indebtedness at the end of the financial year					
(i)	Principal Amount	14,80,581	78,76,814	-	93,57,395
(ii)	Interest due but not paid	-	-	-	-
(iii)	Interest accrued but not due	-	-	-	-
(iv)	Interest and TDS amount (net)	-	5,87,120	-	5,87,120
Total (i+ii+iii)		**14,80,581**	**84,63,934**	**-**	**99,44,516**

E. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

a) Remuneration to Managing Director, Whole Time Director and/or Manager:

-----------------------------------NIL---

b) Remuneration To Other Directors:

S No.	Particulars of Remuneration	Name of Directors		Total Amount
		Soham Satish Modi	Gaurang Jayantilal Mody	
1	Sitting fee for attending Board / Committee meetings	-	-	-
2	Remuneration	24,00,000	4,80,000	28,80,000
	Total	**24,00,000**	**4,80,000**	**28,80,000**

c) Remuneration To Key Managerial Personnel Other Than Managing Director/ Manager/Whole Time Director:

-----------------------------------NIL---

d) **Penalties/Punishment/Compounding of Offences:**

-------------------------------------NIL---

By order of the Board of Directors
For **Modi Housing Private Limited**

Soham Satish Modi	**Tejal Soham Modi**
Director	**Director**
DIN: 00522546	**DIN: 06983437**

Place: Secunderabad
Date: 30 September 2022

SHORTER NOTICE CONSENT

[Pursuant to provisions of Section 101(1) of the Companies Act, 2013]

To,
The Board of Directors
Modi Housing Private Limited
5-4-187/3&4, 3rd Floor, Soham Mansion,
M.G Road, Secunderabad, Hyderabad,
Telangana-500003, India.

Subject: Consent to hold 20th Annual General Meeting at shorter Notice

I, Soham Satish Modi, son of Satish Modi, resident of Plot no.280 Road no.25, Jubilee Hills Hyderabad - 500033, holding 9,800 Equity shares of Rs.10 each in the company, hereby give consent pursuant to provisions of Section 101(1) of the Companies act, 2013 to hold the 20th Annual General Meeting of the company scheduled to be held on 30 September 2022 at 5:45 pm at 5-4-187/3&4, 3rd Floor, Soham Mansion, M.G Road, Secunderabad, Hyderabad, Telangana-500003, India at shorter notice.

Signature

Name: Soham Satish Modi
Date: 30 September 2022

MODI PROPERTIES

CIN: U65993TG1994PTC017795

SHORTER NOTICE CONSENT

[Pursuant to provisions of Section 101(1) of the Companies Act, 2013]

To,
The Board of Directors
Modi Housing Private Limited
5-4-187/3&4, 3rd Floor, Soham Mansion,
M.G Road, Secunderabad, Hyderabad,
Telangana-500003, India.

Subject: Consent to hold 20th Annual General Meeting at shorter Notice

I, Soham Satish Modi, S/o Satish Modi, resident of Plot no.280 Road no.25, Jubilee Hills Hyderabad – 500033, authorized representative of Modi Properties Private Limited, which is holding 10,400 Equity shares of Rs.10 each in the company, hereby give consent, hereby give consent, on its behalf, pursuant to provisions of Section 101(1) of the Companies act, 2013 to hold the 20th Annual General Meeting of the company scheduled to be held on 30th September 2022 at 05:45 pm at 5-4-187/3&4, 3rd Floor, Soham Mansion, M.G Road, Secunderabad, Hyderabad, Telangana-500003, India at shorter notice.

For **Modi Properties Private Limited**

Soham Satish Modi
DIN: 00522546
Date: 30th September 2022