Acknowledgement Number:336745901290923 **Date of filing : 29-Sep-2023**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

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

Assessment Year 2023-24

PAN	ABCFM6774G		
Name	MODI REALTY (MIRYALAGUDA) LLP		
Address	5-4-187/3-4, SOHAM MANSION, M.G.ROAD, RANIGUNJ , SECUNDERABAD , 36-Telangana, 91-INDIA, 500003		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	336745901290923

Taxable Income and Tax Details	Current Year business loss, if any	1	98,45,702
	Total Income	2	0
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	2,01,680
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 2,01,680
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

This return has been digitally signed by SOHAM SATISH MODI in the capacity of Principal Officer having PAN ABMPM6725H from IP address 49.205.122.22 on 29-Sep-2023 10:35:57 DSC Sl.No & Issuer 3097367 & 539657110460CN=Capricorn Sub CA for Individual DSC 2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated

Barcode/QR Code

ABCFM6774G05336745901290923d7052e324c732f8ffe0669397889fe88b445df4e

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	**: Modi Realty (Miryalaguda) Llp**	
PAN	**: ABCFM6774G**	
Office Address	: 5-4-187/3-4, Soham Mansion, M.g.road, Ranigunj, Secunderabad, Telangana-500003	
Status	: FIRM (LIMITED LIABILITY)	Assessment Year : 2023 - 2024
Ward No	: WARD 11(1),HYDERABAD	Financial Year : 2022 - 2023
D.O.I.	: 23/02/2016	
Mobile No.	: 8885583001	
Email Address	: info@modiproperties.com	
Name Of Bank	: Yes Bank Ltd	
Ifsc Code	: Yesb0000097	
Address	: Secundrabad	
Account No.	: 009763700001888 [Account Valid And Open]	
Return	: Original (Filing Date : 29/09/2023 & No. : 336745901290923)	
Import Date	: Ais : 27-09-2023 02.27 Pm 26as : 23-09-2023 12.41 Pm	Tis : 27-09-2023 02.27 Pm

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			0
Modi Realty (Miryalaguda) Llp			
Profit Before Tax As Per Profit And Loss Account		-9866147	
Add :			
Depreciation Disallowed	15668		
Disallowed U/s 36	7589		
Disallowed U/s 37	19230	42487	
		-9823660	
Less :			
Interest On Income Tax Refund	341		
Interest From Customers	148305		
Commission	1433551		
Allowed Depreciation	22042	-1604239	
		-11427899	

Out Of Loss Of Rs. 11427899, Unabsorbed Depreciation Is Rs. 22042 & Business Loss Is Rs. 11405857

Income From Other Sources			1582197
Commission		1433551	
Interest On Income Tax Refund		341	
Interest From Customers		148305	
Total		1582197	
Inter-head Adjustment Of Losses U/s 71			
Business Loss Set Off From Income From Other Sources			-1582197
Current Year Losses Carried Forward			
Business Loss Of Rs. 9823660			
Unabsorbed Depreciation Of Rs. 22042			
Gross Total Income			Nil
Total Income			Nil

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. Nil		Nil	
Less Tax Deducted At Source			
Section 194h: Commission Or Brokerage	71678		
Section 194c: Contractors And Sub-contractors	2		
Section 194-ia: Tds On Sale Of Immovable Property	130000	201680	
		-201680	

Refundable (201680)

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account	Status
Hdfc Bank Hyderabad - Secunderabad	HDFC0000042	50200023040541	Current	ACCOUNT CLOSED (BANK ACCOUNT CLOSED/IN-ACTIVE.)

FIXED ASSETS

Block	Rate	WDV as on 01/04/2022	Addition		Deduction	Total	Depreciation for the Year	WDV as on 31/03/2023
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
MACHINERY AND PLANT	15.00%	33,372.00	0.00	0.00	0.00	33,372.00	5,006.00	28,366.00
MACHINERY AND PLANT	40.00%	42,589.00	0.00	0.00	0.00	42,589.00	17,036.00	25,553.00
Total		**75,961.00**	**0.00**	**0.00**	**0.00**	**75,961.00**	**22,042.00**	**53,919.00**

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2017-18	Unabsorbed Depreciation	8366	-	8366
2018-19	Ordinary Business	947871	-	947871
2018-19	Unabsorbed Depreciation	28390	-	28390
2019-20	Ordinary Business	1128536	-	1128536
2019-20	Unabsorbed Depreciation	42690	-	42690
2020-21	Ordinary Business	2645826	-	2645826
2020-21	Unabsorbed Depreciation	28011	-	28011
2022-23	Ordinary Business	8546769	-	8546769
2022-23	Unabsorbed Depreciation	13039	-	13039
2023-24	Ordinary Business	-	-	9823660
2023-24	Unabsorbed Depreciation	-	-	22042

DISALLOWED U/S 36

Sr. No.	Particulars	Amount
1	Emloyee Contribution of ESI	1365.00
2	Emloyee Contribution of PF	6224.00
	Total	**7589.00**

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	GST late fee and Interest	5000.00
2	interest / Late fee on TDS	14230.00
	Total	**19230.00**

Details of Taxpayer Information Summary

S. N.	Information Category (1)	Income Head (2)	Section (3)	Processed Value (4)	Derived Value (5)	As per Computation/ ITR (6)	Difference (7)=(5)-(6)	As per 26AS (8)	Difference (9)=(8)-(6)
1	Sale of land or building	Capital Gain	194IA	6500000.00	6500000.00	0.00	6500000.00	13000000.00	13000000.00
2	Receipts from transfer of			13000000.00	13000000.00				

	immovable property								
3	**Business receipts**	Business		1433553.00	1433553.00	17294499.00	-15860946.00	0.00	-17294499.00
4	**GST turnover**	Profit & Loss A/c		17209531.00	17209531.00	17294499.00	-84968.00	0.00	-17294499.00
5	**GST purchases**	Profit & Loss A/c		8402189.00	8402189.00	14925302.00	-6523113.00		

SOHAM SATISH MODI
(Principal Officer)

Acknowledgement Number:336745901290923 **Date of filing : 29-Sep-2023**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

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

Assessment Year 2023-24

PAN	ABCFM6774G		
Name	MODI REALTY (MIRYALAGUDA) LLP		
Address	5-4-187/3-4, SOHAM MANSION, M.G.ROAD, RANIGUNJ , SECUNDERABAD , 36-Telangana, 91-INDIA, 500003		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	336745901290923

Taxable Income and Tax Details	Current Year business loss, if any	1	98,45,702
	Total Income	2	0
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	2,01,680
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 2,01,680
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

This return has been digitally signed by SOHAM SATISH MODI in the capacity of Principal Officer having PAN ABMPM6725H from IP address 49.205.122.22 on 29-Sep-2023 10:35:57 DSC Sl.No & Issuer 3097367 & 539657110460CN=Capricorn Sub CA for Individual DSC 2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated

Barcode/QR Code

ABCFM6774G05336745901290923d7052e324c732f8ffe0669397889fe88b445df4e

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

KGM & CO
Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

To the Partners of Modi Realty Miryalaguda LLP [LLP IN: AAF-7728]

Opinion

We have audited the financial statements of Modi Realty Miryalaguda LLP, which comprise the balance sheet at March 31st 2023, and the profit and loss account for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the entity as at March 31, 2023, and of its financial performance for the year then ended in accordance with the Accounting Standards issuedby the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in India, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidencewe have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

For KGM & Co
Chartered Accountants
Firm's Registration No.015353S

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants

Pranay Mehta
Partner
Membership.233650
UDIN: 23233650BGXMAS3487

Place: Hyderabad
Date: 27-09-2023

KGM & CO

5-4-187/3 & 4,
First Floor, Soham Mansion,
MG Road, Ranigunj,
Secunderabad - 500 003

M/s. MODI REALTY MIRYALAGUDA LLP
LLP IN: AAF-7728

Statement of Assets & Liabilities as at 31st March 2023

	Particulars	Note No	As at 31st March 2023		As at 31st March 2022	
I	**CONTRIBUTION AND LIABILITIES**					
1	**Partners' funds**					
	(a) Fixed Capital Contribution	2	1,00,000		1,00,000	
	(b) Current contribution	3	4,25,90,911	4,26,90,911	4,03,14,709	4,04,14,709
2	**Current liabilities**					
	(a) Loans					
	(i) Secured Loans		-		-	
	(i) Un Secured Loans	5	2,02,82,168		2,29,29,518	
			2,02,82,168		2,29,29,518	
	(b) Trade Payables	6	99,10,747		2,55,23,512	
	(c) Other Curent Liabilities	7	1,52,901	3,03,45,816	69,196	4,85,22,226
	TOTAL			**7,30,36,727**		**8,89,36,935**
II	**ASSETS**					
1	**Non-current assets**					
	(a) Fixed assets					
	(i) Tangible Assets	8		60,291		44,095
	(ii) Intangible Assets					
2	**Current assets**					
	(a) Inventories		3,71,95,125		4,68,91,011	
	(b) Deposits, Loans and Advances	9	2,77,99,353		2,88,26,365	
	(c) Trade Receivables	10	58,51,986		1,26,66,866	
	(d) Cash and Bank Balances	11	19,28,293		5,08,598	
	(e) Other Current Assets	12	2,01,678	7,29,76,435	-	8,88,92,839
	TOTAL			**7,30,36,727**		**8,89,36,934**
	Significant Accounting Policies/Notes	1				

As per our report of even date

For KGM & Co
Chartered Accountants
Firm's Registration No.015353S

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 27-09-2023
UDIN: 23233650BGXMAS3487

For and on behalf of the Partners
MODI REALTY MIRYALGUDA LLP

Soham Modi
(Partners)
DIN: 00522546

Tejal Modi
(Partners)
DIN: 06983437

M/s. MODI REALTY MIRYALAGUDA LLP

LLP IN: AAF-7728

Statement of Profit and Loss for the year ended 31st March 2023

	Particulars	Note No	Year ended 31st March 2023		Year ended 31st March 2022	
I	**Revenue from operations**					
	Revenue from sale of Units	13	1,72,94,499		3,48,01,274	
	Other Income	14	15,85,197		9,73,809	
III	**Total Revenue (I+II)**			1,88,79,696		3,57,75,083
IV	**Expenses:**					
	Construction Cost Recognised	15	1,49,25,302		4,58,59,040	
	Changes in inventories	16	96,95,886		(70,96,590)	
	Employee benefit Expenses	17	19,68,988		15,75,664	
	Depreciation		15,668		13,039	
	Other Expenses	18	21,39,999		40,27,021	
	Total expenses			2,87,45,843		4,43,78,174
V	**Profit/(Loss) before Taxes (III-IV)**			(98,66,147)		(86,03,091)
VI	**Less: Provision Current Tax**			-		-
VII	**Profit/(Loss) before Taxes (V-VI)**			**(98,66,147)**		**(86,03,091)**
VIII	**Appropriation**					
	Profit transferred to Partner's Account :					
	Ashish Modi		(98,661)		(86,031)	
	Modi & Modi Realty Hyderabad Pvt. Ltd.		(97,67,485)	**(98,66,147)**	(85,17,061)	**(86,03,091)**
	Significant Accounting Policies/Notes	1				

As per our report of even date

For KGM & Co
Chartered Accountants
Firm's Registration No.015353S

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 27-09-2023
UDIN: 23233650BGXMAS3487

For and on behalf of the Partners
MODI REALTY MIRYALGUDA LLP

Soham Modi
(Partners)
DIN: 00522546

Tejal Modi
(Partners)
DIN: 06983437

M/s. MODI REALTY MIRYALAGUDA LLP
LLP IN: AAF-7728

Notes forming part of Financial Statements for the year ended 31st March 2023

2 Fixed Capital Contribution

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Modi Housing Pvt Ltd	1,000	1,000
Modi &Modi Realty Hyderabad Pvt Ltd	99,000	99,000
Total	**1,00,000**	**1,00,000**

3 Current Contribution

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Modi Housing Pvt Ltd	(1,51,099)	(52,675)
Modi &Modi Realty Hyderabad Pvt Ltd	4,27,42,011	4,03,67,384
Total	**4,25,90,911**	**4,03,14,709**

5 Unsecured Loans

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Karan Mehta	4,56,935	11,96,628
Uma Rani	14,35,953	14,35,953
A. Purushotham Running Capital	17,55,054	17,55,054
Durga Das Malve	25,67,500	25,67,500
Gaurang Mody HUF	30,84,875	29,97,875
Paramount Builders Loan A/c	9,90,412	-
Vasudha Ani Reddy	99,91,439	99,91,439
Soham Modi retiring partner	-	65,458
Soham Modi Loan	-	26,65,289
Modi R Miryalaguda L MD Zakir Hossain Exp	-	1,11,336
AVR Gulmohar Welfare Association	-	1,42,986
Total	**2,02,82,168**	**2,29,29,518**

6 Trade payables

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
e	-	-
Total Oustanding dues of creditors other than micro and small enterprises	99,10,747	2,55,23,512
Total	**99,10,747**	**2,55,23,512**

a) Trade Payables ageing schedule

As at March 31, 2023

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					
ii. Others	5,55,867	93,54,880	-	-	99,10,747
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	**5,55,867**	**93,54,880**	-	-	**99,10,747**

As at March 31, 2022

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					
ii. Others	-	2,55,23,512	-	-	2,55,23,512
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	-	**2,55,23,512**	-	-	**2,55,23,512**

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants

DSM

DTM

Notes forming part of Financial Statements for the year ended 31st March 2023

7 Other Curent Liabilities

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
TDS Payable	1,23,708	68,096
Electricity Bills Payable	15,012	-
PT Payable	900	1,100
ESI Payable	1,381	-
PF Payable	11,900	-
Total	**1,52,901**	**69,196**

9 Deposits, Loans and Advances

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Loans & Advances	1,23,01,164	1,32,89,984
Advances Contractors	1,54,98,189	1,55,36,381
Total	**2,77,99,353**	**2,88,26,365**

10 Trade Receivables

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Receivable – Secured and Considered Good	-	-
Receivable – Unsecured and Considered Good	58,51,986	1,26,66,866
– Significant increase in credit risk	-	-
– Credit impaired	-	-
Less: Allowances for Bad and Doubtful Debts	-	-
Total	**58,51,986**	**1,26,66,866**

11 Cash and Bank balances

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Cash in hand	1,32,466	3,88,437
Bank Accounts :		
In Current A/c		
Yes Bank 009763700001888	17,95,827	1,20,161
Total	**19,28,293**	**5,08,598**

12 Other Current Assets

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
TDS Receivable	2,01,678	-
Total	**2,01,678**	-

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants

ASM

ATM

M/s. MODI REALTY MIRYALAGUDA LLP
LLP IN: AAF-7728

Notes to the Statement of Profit and loss Account for the year ended 31st March 2023

13 Revenue from sale of Units

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Revenue Recognized	1,72,94,499	2,84,23,294
Additional Flooring charges	-	27,25,000
Constructions services to land Lords	-	13,62,500
Sales Consultancy	-	90,480
Water & Electricity charges	-	6,00,000
construction services Others	-	16,00,000
Total	**1,72,94,499**	**3,48,01,274**

14 Other Income

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Bad Debits / Credits Written Off	3,000	45,843
Interest on Income Tax Refund	341	-
INCOME-Interest From Customers	1,48,305	6,77,966
Commission & Brokerage	14,33,551	-
Forefited Account	-	2,50,000
Total	**15,85,197**	**9,73,809**

15 Construction Cost Recognised

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Opening WIP	4,68,91,011	3,97,94,421
Add: Purchases During the Year	1,49,25,302	4,58,59,040
Less : Closing WIP	(3,71,95,125)	(4,68,91,011)
Total	**2,46,21,188**	**3,87,62,450**

16 Changes in Inventory

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Opening WIP	4,68,91,011	3,97,94,421
Less : Closing WIP	3,71,95,125	4,68,91,011
Total	**96,95,886**	**(70,96,590)**

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants

ASM

TM

M/s. MODI REALTY MIRYALAGUDA LLP
LLP IN: AAF-7728

Notes to the Statement of Profit and loss Account for the year ended 31st March 2023

17 Employee Benefit Expenses

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
Salaries, wages, bonus and other allowances	16,96,233	14,75,351
Staff Welfare Expenses	31,848	-
ESI/PF/PT	1,09,102	89,492
Gratuity	1,43,225	10,821
Recovery	(11,420)	-
Total	**19,68,988**	**15,75,664**

18 Other Expenses

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
GST Late Fee	5,000	23,800
Interest on Unsecured Loans	-	8,65,281
Int on TDS	14,230	19,484
Business Promotion Expenses	6,89,967	6,48,878
Professional Services	12,81,250	19,91,352
Audit Fees	43,586	-
Bank Charges	826	-
Legal Services	1,290	36,270
News Paper & Periodicals	1,540	2,320
Repairs & Maintenance-Automobiles	52,918	2,90,624
Rounded Off	20	-
Computer Peripherals	13,574	-
Exp Card AMC Charges	1,239	-
Misc. Expenses	20,759	360
Postage & Courier	500	160
ROC Filing Fee	-	95,200
Rent	13,300	-
Logistics Expenses	-	51,292
Telephone / Internet Expenses	-	2,000
Total	**21,39,999**	**40,27,021**

KGM & CO. ★ Firm Reg.No. 015353S Secunderabad ★ Chartered Accountants

& SM   & TM

M/s. MODI REALTY MIRYALAGUDA LLP
LLP IN: AAF-7728

Modi Housing Pvt Ltd

Particulars	Amount	Particulars	Amount
		By Balance b/d	1,000
		By Capital Contribution	-
By Balance c/f	1,000		
	1,000		**1,000**

Modi &Modi Realty Hyderabad Pvt Ltd

Particulars	Amount	Particulars	Amount
		By Balance b/d	99,000
		By Capital Contribution	-
To balance c/f	99,000		
	99,000		**99,000**

Modi Housing Pvt Ltd-Current

Particulars	Amount	Particulars	Amount
To Drawings	-	By Balance b/d	(52,675)
		By Amount paid to vendors	237
By Balance c/f	(1,51,099)	By Net Profit	(98,661)
	(1,51,099)		**(1,51,099)**

Modi &Modi Realty Hyderabad Pvt Ltd-Current

Particulars	Amount	Particulars	Amount
To Drawings	59,75,000	By Balance b/d	4,03,67,384
		By Amount paid to vendors	1,81,17,112
To balance c/f	4,27,42,011	By Net Profit	(97,67,485)
	4,87,17,011		4,87,17,011

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants

ASM TM

ASSESSMENT YEAR 2023-24 BALANCES AS ON: 31-03-2023

NAME OF THE ENTITY: M/s. MODI REALTY GENOME VALLEY LLP

FIXED ASSETS 8

Sl.No.	Name of the Asset	W.D.F. 01.04.2022	Additions Before 30.09.22	Additions After 30.09.22	Deductions	Total	Rate of Depreciation	Amount of Depreciation	W.D.V. C/f. 31.03.2023
1	Activa	26,736				26,736	15%	4,010	22,725
2	Computers	3,959		31,864		35,823	40%	7,957	27,867
3	Laptop	5,582		-		5,582	40%	2,233	3,349
4	Printers	1,183				1,183	40%	473	710
	Air Cooler	6,635				6,635	15%	995	5,640
	Current Year	44,095	-	31,864	-	75,959		15,668	60,291
	Previous Year	57,134	-	-	-	57,134		13,039	44,095

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants

Schedules forming part of Financial Statements for the year ended 31st March 2023

Current Liabilities
Trade Payables

Particulars	FY 2022-23	FY 2021-22
Construction Material Vendors	10,70,428	47,54,527
Contractors on Accounts	70,13,816	68,29,557
Expenses Cards Credit Balances	4,346	-
Service Providers	3,68,288	4,48,876
Staff	93,214	84,931
Customer Advances	13,60,656	1,34,05,621
Total	**99,10,747**	**2,55,23,512**

Current Assets
Trade Receivables

Particulars	FY 2022-23	FY 2021-22
Customers Accounts	19,13,431	34,310
Instalments Receivable	20,50,555	1,07,44,556
Modi & Modi Realty Hydeabad Pvt Ltd	18,88,000	18,88,000
Total	**58,51,986**	**1,26,66,866**

Loans & Advances

Particulars	FY 2022-23	FY 2021-22
Advance Suppliers	3,94,065	1,54,213
Contractor Advances	14,181	5,000
Expenses Card Advances	73,718	40,710
On Accounts Contractors	-	1,07,329
On Accounts Work Orders	-	14,000
Others	1,15,12,101	1,28,23,135
SP Advances	2,82,100	-
Staff	25,000	1,45,597
Total	**1,23,01,164**	**1,32,89,984**

Deposits

Particulars	FY 2022-23	FY 2021-22
Soham Modi HUF Deposit	50,000	50,000
SSLLP Logistics -Deposit	50,000	50,000
Ajay Reddy Ani Reddy	64,50,000	64,50,000
Vasudha Reddy Ani Reddy	64,50,000	64,50,000
Summit Sales LLP Car Hire Charges Deposit A/c	14,98,189	12,897
BPCL Deposit	-	10,000
Rent deposit	-	1,800
BSNL Phone-Deposit	-	1,995
J.Nageswara Rao - Hoarding Security Deposit	-	11,500
Summit Sales LLP Supplies Deposit	10,00,000	24,98,189
Total	**1,54,98,189**	**1,55,36,381**

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants

(a) for SM

for TM

MODI REALTY MIRYALGUDA LLP
ASSESSMENT YEAR :: 2023-2024
Notes to Accounts

1) **Significant Accounting Policies**

a) **Accounting Conventions**
The accounts have been prepared using historical cost conventions and on the basis of going concern with revenues recognized and expenses incurred on accrual basis unless otherwise stated.

b) **Use of Accounting Estimates**:
The preparation of the financial statements in conformity with the generally accepted accounting principles requires that the management makes estimates and assumptions that effect the reported amounts of assets & liabilities as at the date of the financial statements. The reported amount of revenues & expenses during the reported period, actual results could differ from the estimates.

c) **Inventories**
i) Land is stated at cost.
ii) Building construction work is stated at cost including estimated profits declared year to year till completion of the project.

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

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

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

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

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

e) **Fixed Assets**:
Fixed Assets are stated at historical cost net of tax / duty credit availed, if any. Cost comprises the cost of acquisition / construction and any cost attributable to bring the asset to its working condition for its intended use.

KGM & CO. Chartered Accountants Firm Reg.No. 015353S Secunderabad

αSM αTM

f) **Depreciation:**
Depreciation on Fixed assets is provided on W.D.V. method at the rates and in the manner specified under I.T. Act/Rules.

g) **Borrowing Costs:**
Borrowing Costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs which are not attributable to any fixed assets are charged to the Profit and Loss account.

h) Provisions:
Provisions are recognized when there is a present obligation as result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a realizable estimate of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet Date.

i) Contingent Liabilities:
Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the controls of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimated of the amount cannot be made.

j) Disclosure of revenue and cost under POCM method:
The percentage of work completed under the project upto 31-3-2022 is 98% Which is determined with reference to the proportion of project cost incurred for work performed upto Balance Sheet date bear to the estimated total cost of project. The details of revenue recognized and cost recognized accordingly is as under:

Particulars	**FY 2022-2023**	**FY 2021-2022**
Estimated Cost	Rs. 27,88,94,890/-	Rs. 26,89,69,589/-
Cost incurred during the year	Rs. 1,49,25,302/-	Rs. 4,58,59,039/-
Cumulative cost	Rs. 27,38,94,890/-	Rs. 25,89,69,589/-
POCM%	98.21%	96.28%
Revenue recognized during the year	Rs.1,72,94,499/-	Rs.2,84,23,294/-
Cumulative Revenue recognized	Rs.24,37,36,055/-	Rs.22,64,41,556/-
Cost recognized during the year	Rs. 2,46,21,188/-	Rs.3,87,62,450/-
Cumulative Cost recognized	Rs. 23,66,99,765/-	Rs.21,20,78,577/-
Opening WIP	Rs.4,68,91,011/-	Rs.3,97,94,421/-
Closing WIP	Rs.3,71,95,125/-	Rs.4,68,91,011/-
Unbilled Revenue	Rs.20,50,555/-	Rs.1,07,44,556/-

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants k). Expenses not supported by external evidences as taken as certified and authenticated by the management.

l). Balances standing to debit/credit to various accounts are subject to confirmation.

As per our report of even date

For KGM & Co
Chartered Accountants
Firm's Registration No.015353S

KGM & CO. Firm Reg.No. 015353S Secunderabad Chartered Accountants

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 27-09-2023
UDIN: 23233650BGXMAS3487

For MODI REALTY MIRYALAGUDA LLP,

T.M

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