

INDEPENDENT AUDITOR'S REPORT

**TO
THE MEMBERS OF
M/s. MODI HOUSING PRIVATE LIMITED**

REPORT ON THE FINANCIAL STATEMENTS

OPINION

We have audited the accompanying Standalone financial statements of **MODI HOUSING PRIVATE LIMITED ("the Company")** which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss and the cash flow statement for the year then ended and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred to as "the Standalone Financial Statements")

In Our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and profit for the year ended on that date.

BASIS OF OPINION

We have conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to the audit of the standalone financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

As per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

KGM & CO

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

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OTHER INFORMATION

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, but does not include the financial statements and auditor's report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITY OF MANAGEMENT FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes 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 frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is also responsible for overseeing the company's financial reporting process.



AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

Our objective is to obtain reasonable assurance about whether the standalone 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 standalone financial statements.

As part of an audit in accordance with SAs we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure "A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, We report to the extent applicable that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of the audit.
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c) The Standalone Balance Sheet, the Standalone Statement of Profit and Loss and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) The provisions of section 143(3)(i) for reporting on the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls are not applicable.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations as at 31st March 2023 on its financial position in its standalone financial statements.
 - ii. The Company did not have long-term contracts including derivative contracts for which there were any material foreseeable losses.



- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
- iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- (c) Based on such audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- v. The company has not declared or paid any dividend during the year.
- vi. As proviso to rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only with effect from 1st April 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 is not applicable

For M/s KGM & Co
Chartered Accountants
FRN: 015353S



CA Pranay Mehta
(Partner)
M No: 233650
Place: Hyderabad
Date: 30-09-2023
UDIN: 23233650BGXMD09244



ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in Paragraph 1 under "Report on Other Legal and Regulatory Requirements" of our report of even date)

- i. In respect of Company's Property, Plant & Equipment and Intangible Assets.
 - a) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant & Equipment.
 - b) The Property, Plant & Equipment have been physically verified by the management at reasonable intervals and no material discrepancies were noticed.
 - c) The title deeds of immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) shown in the standalone financial statements are held in the name of the company.
 - d) The company has not revalued its Property, Plant & Equipment or Intangible assets or both during the year.
 - e) No proceedings have been initiated against the company for holding benami property under The Benami Transactions (Prohibition) Act, 1988 and rules made thereunder and the details have been appropriately disclosed in the standalone financial statements.
- ii. In respect of Company's Inventory.
 - a) Physical verification of inventory has been conducted at reasonable intervals by the management. In our opinion, the coverage and procedure by the management is appropriate. The aggregate of discrepancies of 10% or more in each class of inventory noticed have been properly dealt with in the books of account.
 - b) The Company has not been sanctioned working capital limits exceeding Rs.5 crores from banks or financial institutions on the basis of security of current assets during the year.
- iii. According to the Information given to us the Company has made Investments in and granted loans or advances in the nature of loans, secured or unsecured to companies, firms, LLPs or other parties.
 - a) The loans or advances in the nature of loans granted to subsidiaries/joint venture/associates/other parties:

Name of the Company	Relation	Aggregate Amount (Net)	Amount Outstanding as at 31-03-2023
Modi & Modi Realty Hyderabad Pvt Ltd	Associate	Rs. 81,02,173/-	Rs. 1,08,50,403 /-

- b) The terms and conditions are not prejudicial to the interests of the company
- c) In respect of loans & advances made there is no repayment schedule for principal & Interest.
- d) No loans & advances have fallen due during the year as they are repayable on demand and no repayment schedule is stipulated.



- e) Details of loans & advances in the nature of loans repayable on demand are as follows:

Aggregate Amount	% of Total Loans	Amount of loans & advances to relatives
Rs. 1,08,50,403/-	100%	Rs. 1,08,50,403/-

- iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from public in terms of Section 73 to 76 or any other relevant provisions of Companies Act, 2013 during the year, hence reporting under clause 3(v) of the Order are not applicable to the Company.
- vi. The Central Government has not prescribed maintenance of cost records by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under Section 148(1) of the Companies Act, 2013. Hence, reporting under clause 3(vi) of the Order are not applicable to the company.
- vii. According to the information and explanations given to us, in respect of statutory dues:
- a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Cess, and other material statutory dues applicable to it with the appropriate authorities
- b) There are no undisputed amount payable in respect of Income tax, Provident Fund, Employees' State Insurance, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Cess, and other material statutory dues in arrears as at March 31st 2023 for a period of more than 6 months from the date they become payable.
- c) There were no dues of Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Cess which have not been deposited as at March 31, 2023 on account of any dispute except for the following.

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Name of the Statute	Nature of Dues	Amount (Rs)	Period to which the amount relates	Forum where dispute is pending	Amount paid under Protest
Income Tax Act, 1961	Dispute in relation to lower tax rate u/s 115BAA of Income Tax Act, 1961.	71,79,680	AY 2021-22	Commissioner of Income-tax (Appeals)	-

- viii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year
- ix. In our opinion and according to the information and explanations given to us
- The Company has not defaulted in the repayment of any loans or borrowings or in the payment of interest to any lenders.
 - The company has not been declared as a willful defaulter by any bank or financial institution or other lender.
 - The term loans have been utilized for the purposes for which they were obtained.
 - The funds raised on a short-term basis have not been utilized for long term purposes.
 - The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
 - The Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- x. In our opinion and according to the information and explanations given to us
- The Company has not raised moneys by way of initial public offer or further public offer including debt instruments or term loans.
 - The company has not made any preferential allotment or private placement of shares/debentures during the year and hence reporting under clause 3 (x) of the Order is not applicable.

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- xi.
- a. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year.
 - b. During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ secretarial auditor or by us in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
 - c. As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.
- xiii. In our opinion and according to the information and explanations given to us, all the transactions with related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards
- xiv. In our opinion and according to the information and explanations given to us
- a) The company has an in-house internal audit system commensurate with the size and nature of its business
 - b) There are no formal reports of the Internal Auditors for the period under audit.
- xv. In pursuant to provisions of section 192 of the Act, the company has not entered into any non-cash transactions with directors of persons connected with him.
- xvi.
- a. In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
 - b. In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.
- xvii. The company has not incurred cash losses during the Financial Year and in immediately preceding financial year.
- xviii. There has not been any resignation of the statutory auditors during the year.



- xix. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. There are no unspent amounts towards Corporate Social Responsibility (CSR) as at March 31,2023.

For M/s KGM & Co
Chartered Accountants
FRN: 015353S



CA Pranay Mehta
(Partner)
M No: 233650
Place: Hyderabad
Date: 30-09-2023
UDIN: 23233650BGXMD09244

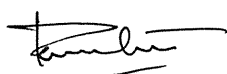
MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192
Balance Sheet as at 31st March, 2023

(Amount in Lakhs)

Particulars		Note No.	As at 31st March, 2023		As at 31st March, 2022	
I. EQUITY AND LIABILITIES						
1 Shareholders' funds						
(a) Share capital		2	2.04		2.04	
(b) Reserves and Surplus		3	2,547.56		2,413.76	
				2,549.60		2,415.80
2 Non-current Liabilities						
(a) Long Term Borrowings		4	34.03		12.09	
				34.03		12.09
3 Current Liabilities						
(a) Short-Term Borrowings		5	52.04		87.36	
(b) Trade Payables						
(A) total outstanding dues of micro enterprises and small enterprises; and			-		-	
(B) total outstanding dues of creditors other than micro enterprises and small enterprises		6	27.91		32.93	
(c) Short-Term Provisions		7	79.30		65.85	
(d) Other Current Liabilities		8	1,742.65		1,378.49	
				1,901.90		1,564.63
TOTAL				4,485.53		3,992.52
II. ASSETS						
1 Non-current assets						
(a) Property Plant and Equipment and Intangible Assets						
(i) Property, Plant and Equipment		9	55.24		26.71	
(b) Non-Current Investments		10	2,849.29		1,367.68	
(c) Deferred tax Asset (net)		11	1.04		0.56	
(d) Other Non- Current Assets		12	10.64		10.88	
				2,916.21		1,405.82
2 Current assets						
(a) Inventory		13	1,166.10		1,210.70	
(b) Trade Receivables		14	100.47		395.20	
(c) Cash and Cash Equivalents		15	150.04		549.34	
(d) Short-term Loans and Advances		16	118.39		403.92	
(e) Other Current Assets		17	34.32		27.54	
				1,569.32		2,586.70
TOTAL				4,485.53		3,992.52
Significant Accounting Policies		1				
Notes to Financial Statements		2-38				

As per our report of even date

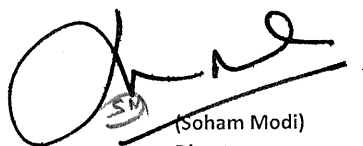
For KGM & Co
Chartered Accountants
Firm's Registration No: 015353S



CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 30-09-2023
UDIN: 23233650BGXMD09244



For and on behalf of the Board
Modi Housing Private Limited



(Soham Modi)
Director
DIN:00522546



(Tejal Modi)
Director
DIN:06983437

MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192
Statement of Profit and Loss for the year ended 31st March, 2023

(Amount in Lakhs)

Particulars	Note No.	Year ended 31st March,2023		Year ended 31st March,2022	
I. Revenue from Operations	18	886.14		679.85	
II. Other income	19	51.66		55.74	
III. Total Income (I+II)			937.81		735.58
IV. EXPENSES :					
Land Purchase/Development Expenses	20	417.84		649.85	
Changes in Inventory	21	44.60		(379.99)	
Finance Costs	22	3.64		6.86	
Employee Benefit Expenses	23	52.43		70.57	
Depreciation	9	9.15		3.67	
Other Expenses	24	189.47		156.35	
V Total expenses			717.13		507.31
VI. Profit/(Loss) before tax (V-III)			220.67		228.28
VII. Tax expense:					
Current tax		79.30		65.85	
Deferred tax		(0.48)		0.21	
Earlier Year Taxes		8.06		-	
			86.88		66.06
VII. Net Profit for the period(VI-VII)			133.79		162.21
VIII. Earnings per equity share:					
(1) Basic			655.85		795.16
Significant Accounting Policies Notes to Financial Statements	1 2-38				

As per our report of even date

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

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 30-09-2023
UDIN: 23233650BGXMD09244



For and on behalf of the Board
Modi Housing Private Limited

(Signature)

(Soham Modi)
Director
DIN:00522546

(Signature)

(Tejal Modi)
Director
DIN:06983437

MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192
Cash Flow statement for the year ended 31st March 2023

(Amount in Lakhs)

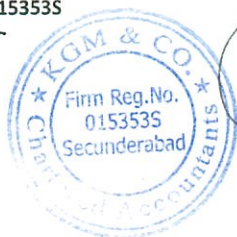
Particulars	As at 31st March, 2023	As at 31st March, 2022
Net Profit before taxation	220.67	228.28
Adjustments for:	-	-
Depreciation and Amortization	9.15	3.67
Interest expense	3.64	6.86
Share of Firm tax	14.07	41.60
Share of (Profit)/Loss from Partnership firms	94.89	18.49
Interest income	24.45	-
Operating profit before working capital changes	366.88	298.91
Adjustments for changes in working capital		
(Increase)/Decrease in Trade receivables	294.73	138.85
Increase/(Decrease) in Trade Payables	(5.02)	(10.72)
(Increase)/Decrease in Loans & Advances	285.52	(321.13)
(Increase)/Decrease in inventories	44.60	(379.99)
Increase/(Decrease) in Short term borrowings	(35.32)	(19.00)
(Increase)/Decrease in other current Assets	(6.78)	(15.03)
Increase/(Decrease) in Current Liabilities	364.16	816.39
Increase/(Decrease) in Short term provisions	13.44	(132.19)
Cash generated from operations	1,322.23	376.09
Less:		
Direct Taxes Paid (Net of refunds)	(87.36)	(65.85)
Net cash from operating activities	1,234.87	310.23
Cash flow from investing activities		
(Purchase)/Sale of fixed assets	(37.69)	(30.00)
Loans and advances	-	-
Share of Firm tax	(14.07)	(41.60)
Share of Profit/(Loss) from Partnership firms	(94.89)	18.49
Interest Income received	(24.45)	(23.25)
Investment in partnership firms	(1,481.61)	(146.40)
Other Non- Current Assets	0.24	49.75
Net cash from / (used in) investing activities	(1,652.48)	(173.02)
Cash flow from financing activities		
Interest (Net)	(3.64)	(6.86)
Long Term Borrowings	21.94	12.09
Net cash from / (used in) financing activities	18.31	5.23
Net increase / (decrease) in cash and cash equivalents	(399.30)	128.71
Cash and cash equivalents at the beginning of the year	549.34	420.62
Cash and cash equivalents at the end of the year	150.04	549.34

Components of cash and cash equivalents

Cash on Hand	4.64	2.63
With banks on current accounts	-	1.75
With banks on Fixed Deposits	144.98	540.98
With banks on other accounts	0.41	3.97
Total cash and cash equivalents	150.04	549.34

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

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 30-09-2023
UDIN: 23233650BGXMD09244



For and on behalf of the Board
Modi Housing Private Limited

(Soham Modi)
Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192
Notes on Financial Statements for the Year ended 31st March, 2023

(Amount in Lakhs)		
2 SHARE CAPITAL	As at 31st March, 2023	As at 31st March, 2022
Authorised Share Capital		
50,000 Equity Shares of Rs.10/- each	5.00	5.00
Issued, Subscribed & Paid up Share Capital		
20,400 Equity Shares of Rs.10/- each fully paid	2.04	2.04
Total	2.04	2.04

2.1 The reconciliation of the number of shares outstanding is set out below :

Particulars	As at 31st March, 2023	As at 31st March, 2022
Shares outstanding at the beginning of the year	20,400	20,400
Shares Issued during the year	-	-
Shares bought back during the year	-	-
Shares outstanding at the end of the year	20,400	20,400

2.2 The details of Shareholders holding more than 5% shares :

SR NO	Name of Shareholder	As at 31st March, 2023		As at 31st March, 2022	
		No. of Shares held	% of Holding	No. of Shares held	% of Holding
1	Modi Properties Pvt. Ltd.	10,400	50.98%	10,400	50.98%
2	Soham Modi	9,800	48.04%	9,800	48.04%
	Total	20,200	99.02%	20,200	99.02%

2.3 Shareholding of promoters:

SR NO	Name of Promoter	As at 31st March, 2023		As at 31st March, 2022	
		No. of Shares held	% of Holding	No. of Shares held	% of Holding
1	Modi Properties Pvt. Ltd.	10,400	50.98%	10,400	50.98%
2	Soham Modi	9,800	48.04%	9,800	48.04%
3	Tejal Modi	200	0.98%	200	0.98%
	Total	20,400	100.00%	20,400	100.00%

2.3 Rights, preferences and restrictions attached to equity shares

The company has one class of equity shares having a par value of Rs 10 each. Each Shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing Annual General Meeting except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the company in proportion to their shareholding.

(Amount in Lakhs)		
3 RESERVES AND SURPLUS	As at 31st March, 2023	As at 31st March, 2022
a) Surplus as per statement of profit and loss		
As per last balance sheet	2,257.76	2,095.55
(+) Net Profit/(Net Loss) For the current year	133.79	162.21
	2,391.56	2,257.76
b) Securities Premium	156.00	156.00
Total	2,547.56	2,413.76



MODI HOUSING PVT. LTD.
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Notes on Financial Statements for the Year ended 31st March, 2023

(Amount in Lakhs)

4	Long Term Borrowings	As at 31st March, 2023		As at 31st March, 2022	
		Non-Current	Current	Non-Current	Current
	<u>Secured-Term Loans</u>				
	(A) Banks				
	- Bank of Baroda	3.52	1.02	4.55	0.95
	(B) Others				
	- Kotak Mahindra Prime Limited	5.63	1.90	7.54	1.77
	- Kotak Mahindra Prime Limited	24.88	5.12	-	-
	Total	34.03	8.04	12.09	2.72

Note 4.1 Terms of Repayment of Loan For F.Y 2022-23

Particulars	Security	Period of Maturity w.r.t Balance Sheet Date	Number of Instalments Due	Amount Due
Kotak Mahindra Prime Limited	Motor Vehicle - Car	43 Months	43	7.54
Kotak Mahindra Prime Limited	Motor Vehicle - Car	60 Months	60	30.00
Bank of Baroda	Motor Vehicle - Car	48 Months	48	4.54

Note 4.2 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
Kotak Mahindra Prime Limited	Motor Vehicle - Car	55 Months	55	9.31
Bank of Baroda	Motor Vehicle - Car	60 Months	60	5.50

(Amount in Lakhs)

5	Short Term Borrowings	As at 31st March, 2023	As at 31st March, 2022
	<u>Secured</u>		
	Current Maturities of Long Term Borrowings		
	(a) Banks		
	- Bank of Baroda	1.02	0.95
	(b) Others		
	- Kotak Mahindra Prime Limited	1.90	1.77
	- Kotak Mahindra Prime Limited	5.12	-
	(Refer note 4)		
	<u>Unsecured</u>		
	Loans repayable on demand		
	- From Directors	44.00	53.38
	- From Others	-	31.26
	Total	52.04	87.36



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MODI HOUSING PVT. LTD.

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Notes on Financial Statements for the Year ended 31st March, 2023

(Amount in Lakhs)

6 Trade Payables	As at 31st March, 2023	As at 31st March, 2022
Total outstanding dues of creditors other than micro and small enterprises		
For Goods	18.53	10.29
For Services	9.38	22.64
Total outstanding dues of micro and small enterprises	-	-
Total	27.91	32.93

Trade Payables for Goods ageing schedule For F.Y (2022-2023)

Particulars	Outstanding for following periods from due date of payment				Total
	0-1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-
(ii) Others	27.53	0.34	0.05	-	27.91
(iii) Disputed dues MSME	-	-	-	-	-
(iv) 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	
(i) MSME	-	-	-	-	-
(ii) Others	32.80	0.08	0.05	-	32.93
(iii) Disputed dues MSME	-	-	-	-	-
(iv) Disputed dues Others	-	-	-	-	-

(Amount in Lakhs)

7 Short Term Provisions	As at 31st March, 2023	As at 31st March, 2022
Provision for tax	79.30	65.85
Total	79.30	65.85

(Amount in Lakhs)

8 Other Current Liabilities	As at 31st March, 2023	As at 31st March, 2022
(a) Statutory Dues		
TDS Payable	6.68	6.56
Professional Tax payable	-	0.01
GST payable	-	0.30
(b) Capital a/c Balance in Partnership Firms/LLP& Other		
Green Wood Estates	17.78	15.91
Modi Realty Miryalaguda LLP	1.50	0.52
Modi Realty Vikarabad LLP	7.60	7.41
Serene Clubs & Resorts LLP	-	3.00
Villa Orchids LLP	16.69	-
Modi Farm House Hyderabad LLP	176.67	188.30
Summit Sales LLP Investments	260.04	136.52



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MODI HOUSING PVT. LTD.
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Notes on Financial Statements for the Year ended 31st March, 2023

(c) Others		
Audit Fees Payable	1.35	0.72
Other Payables	66.67	68.03
Advances from Customers	416.99	951.21
Revenue pending for Recognition	770.67	-
Total	1,742.65	1,377.49

(Amount in Lakhs)

11	Deferred Tax Asset	As at 31st March, 2023	As at 31st March, 2022
	Deferred Tax (Liability)/Asset (Charge)/Credit for the year	0.56	0.76
	a. Difference in depreciation	0.48	(0.18)
	- Others	-	(0.02)
	Total	1.04	0.56

(Amount in Lakhs)

12	Other Non- Current Assets	As at 31st March, 2023	As at 31st March, 2022
	Security Deposits	10.15	10.15
	Hoarding Deposits	0.49	0.73
	Total	10.64	10.88

(Amount in Lakhs)

13	Inventory	As at 31st March, 2023	As at 31st March, 2022
	Finished Goods	764.39	831.36
	Work in Progress - SOV Phase III	401.71	379.34
	Total	1,166.10	1,210.70



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MODI HOUSING PVT. LTD.
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Notes on Financial Statements for the Year ended 31st March, 2023

(Amount in Lakhs)

14 Trade Receivables	As at 31st March, 2023	As at 31st March, 2022
Trade Receivables	100.47	395.20
Less: Provision for Doubtful Debts	-	-
Total	100.47	395.20

Unsecured Trade Receivables ageing schedule For F.Y (2022-2023)						
Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	16.87	73.10	10.50	-	-	100.47
(ii) Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
(i) Undisputed Trade receivables – considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-

Unsecured Trade Receivables ageing schedule For F.Y (2021-2022)						
Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	357.88	37.07	0.25	-	-	394.95
(ii) Undisputed Trade Receivables – considered doubtful	-	-	-	-	-	-
(i) Undisputed Trade receivables – considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables considered doubtful	-	-	-	-	-	-



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MODI HOUSING PVT. LTD.
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Notes on Financial Statements for the Year ended 31st March, 2023

(Amount in Lakhs)

15	Cash and Cash Equivalents	As at 31st March, 2023	As at 31st March, 2022
	a. Balances with banks	0.41	5.72
	b. Cash on hand	4.64	2.63
	c. Fixed Deposits	-	-
	- YES Bank Fixed Deposit	142.50	535.50
	- Accured Interest	2.48	5.48
	Total	150.04	549.34

(Amount in Lakhs)

16	Short-term loans and advances	As at 31st March, 2023	As at 31st March, 2022
	a) Loans & Advances		
	Related Parties	108.50	378.60
	Others	9.89	25.32
	Total	118.39	403.92

(Amount in Lakhs)

17	Other Current Assets	As at 31st March, 2023	As at 31st March, 2022
	GST Input	0.02	-
	Advance to Suppliers	27.01	10.05
	Prepaid Expense	-	10.00
	TDS Receivable	-	-
	Current Year - F.Y (2022-23)	3.17	3.37
	Previous Years	4.13	4.13
	Total	34.32	27.54



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MODI HOUSING PVT. LTD.
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Notes on Financial Statements for the Year ended 31st March, 2023

(Amount in Lakhs)

18	Revenue from Operations	As at 31st March, 2023	As at 31st March, 2022
	Revenue recognised - Sale of Villa/Flat	279.00	136.89
	Revenue recognised - Sov	607.14	538.46
	Hoarding Rent	-	4.50
	Total	886.14	679.85

(Amount in Lakhs)

19	Other Income	As at 31st March, 2023	As at 31st March, 2022
	Interest Income	24.45	27.56
	Other non-operating income	0.26	1.24
	Share of Profits from Partnership Firms/LLPs	26.95	26.93
	Total	51.66	55.74

(Amount in Lakhs)

20	Land/Flat Purchase/Development Expenses	As at 31st March, 2023	As at 31st March, 2022
	Land/Flat Purchase	75.77	447.92
	Development Expenses	342.07	201.92
	Total	417.84	649.85

(Amount in Lakhs)

21	Changes in Inventory	As at 31st March, 2023	As at 31st March, 2022
	Opening Stock	1,210.70	830.71
	Closing Stock	1,166.10	1,210.70
	Total	44.60	(379.99)

(Amount in Lakhs)

22	Finance Cost	As at 31st March, 2023	As at 31st March, 2022
	Interest expense	3.56	6.83
	Other borrowing costs	0.08	0.03
	Total	3.64	6.86



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MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192

Notes on Financial Statements for the Year ended 31st March, 2023

(Amount in Lakhs)

23	Employee Benefits Expense	As at 31st March, 2023	As at 31st March, 2022
	Director Remuneration	24.00	28.80
	Salaries and wages	27.82	41.71
	Contribution to provident and other funds	0.06	0.05
	Staff welfare expenses	0.55	0.01
	Total	52.43	70.57

(Amount in Lakhs)

24	Other Expenses	As at 31st March, 2023	As at 31st March, 2022
	Admin & Marketing Services Charges	38.15	7.62
	Audit Fees	1.50	0.61
	Business Promotion Expenses	12.75	13.91
	Commission/Brokerage	-	30.46
	Consultancy charges	2.77	1.04
	CSR Expenses	10.00	8.35
	Rent Expenses	-	4.19
	Late fee & Interest on Statutory dues	0.21	1.75
	Legal Expenses	-	1.17
	Power and Fuel	0.41	0.21
	Professional Charges	10.67	26.43
	Registration Services	0.28	3.31
	Repair & Maintenance	0.17	0.36
	Community Expenses	0.50	-
	Postage & Courier	0.02	-
	Fees & Charges	0.92	-
	ROC Filing Fees	-	0.08
	Car Insurance	1.72	-
	Round Off	-	0.00
	Travelling Expenses	0.18	-
	Miscellaneous Expenses	-	0.40
	Share of Income Tax of LLP's	14.07	41.60
	Share of Loss from Partnership firms and LLP's	95.15	8.44
	Other Finishing works for Flats	-	6.42
	Total	189.47	156.35

Audit fees	As at 31st March, 2023	As at 31st March, 2022
Payments to Auditor		
Statutory Audit Fee	1.50	0.61
Other Services	-	-
Total	1.50	0.61



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Modi Housing Pvt. Ltd.

CIN: U45200TG2002PTC040192

Notes on Financial Statements for the Year ended 31st March, 2023

9 (i)-Property, Plant and Equipment (F.Y 2022-2023)

Particulars	Gross Block		Accumulated Depreciation			Net Block	
	As on 01-04-2022	Addition	As on 31-03-2023	As at 31-3-2022	For the Year	As at 31-3-2023	As at 31-3-2022
Building	8.28	-	8.28	7.52	0.24	0.52	0.76
Plant and Equipment	-	0.25	0.25	-	-	0.25	-
Vehicles	29.36	37.44	66.81	3.42	8.92	54.47	25.95
Total	37.64	37.69	75.33	10.94	9.15	55.24	26.71

9 (ii)-Property, Plant and Equipment (F.Y 2021-2022)

Particulars	Gross Block		Accumulated Depreciation			Net Block	
	As on 01-04-2021	Addition	As on 31-03-2022	As at 31-3-2021	For the Year	As at 31-3-2022	As at 31-3-2021
Building	7.64	0.64	8.28	7.26	0.26	0.76	0.38
Vehicles	-	29.36	29.36	-	3.42	25.95	0.34
Total	7.64	30.00	37.64	7.26	3.67	26.71	0.72



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MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192

Notes on Financials for the Year ended 31st March, 2023

Note No.10 Non-current Investments

(Amount in Lakhs)

A.	Particulars	As at 31st March, 2023	As at 31st March, 2022
1	Investment in Equity instruments (see note below)	679.41	679.41
2	Investments in partnership firms / LLP's	2,169.88	688.27
Total		2,849.29	1,367.68

Particulars	As at 31st March, 2023	As at 31st March, 2022
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	679.41	679.41

Details of unquoted investments (stated at cost)

SL No	Name of Body Corporate	Subsidiary/ Associate/JV/ Controlled/	No. of Shares/Units		Extent of Holdings (%)		(Amount in Lakhs)	
			As at 31st March,2023	As at 31st March,2022	As at 31st March,2023	As at 31st March,2022	As at 31st March,2023	As at 31st March,2022
(a)	Investment in Unquoted Equity Instruments-Fully Paid(Stated at Cost)							
	Modi & Modi Realty Hyderabad Pvt.Ltd.	Associate	5,82,500	5,82,500	49.22%	49.22%	679.41	679.41
	Total		5,82,500	5,82,500			679.41	679.41

Details of investments in Partnership Firms

(Amount in Lakhs)

SL No	Name of the Firm	As at 31st March, 2023	As at 31st March, 2022
1	Serene Clubs and Resorts LLP	8.35	-
2	Serene Constructions LLP	234.10	297.16
3	Modi Realty Siddipet LLP	50.62	50.71
4	Silver Oak Villas LLP	1,723.08	255.84
5	Vista View LLP	79.03	72.79
6	Modi Consultancy Services	64.18	6.33
7	Villa Orchids LLP	-	5.18
8	Greenwood Builders	0.27	-
9	Modi GV Ventures LLP	10.25	0.27
		2,169.88	688.27

Details investment in Partnership Firms

- (1) The company is partner in a partnership firm Summit Sales LLP. The share of Profit/(Loss) for the year is Rs. 11,88,069 The details of partners of the firm are as under :

Name of the Partner	As at 31st March, 2023		As at 31st March, 2022	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	47.00%	547.37	47.00%	579.34
Modi Housing Pvt. Ltd.	48.00%	(260.04)	48.00%	(197.08)
Tejal Modi	5.00%	(2.58)	5.00%	27.00
	100.00%	284.75		409.25

- (2) The company is partner in a partnership firm Serene Clubs & Resorts LLP. The share of Profit/(Loss) for the year is Rs.(1,45,587) The details of partners of the firm are as under :

Name of the Partner	As at 31st March, 2023		As at 31st March, 2022	
	% of share	Capital Balance	% of share	Capital Balance
Balram Reddy	10.00%	(0.72)	10.00%	(0.55)
Modi Housing Pvt. Ltd.	90.00%	8.35	90.00%	(3.00)
		7.63		(3.55)

- (3) The company is partner in a partnership firm Serene Constructions LLP. The share of Profit/(Loss) for the year is Rs.93,707/-. The details of partners of the firm are as under :

Name of the Partner	As at 31st March, 2023		As at 31st March, 2022	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	90.00%	233.70	90.00%	297.16
Balram Reddy	10.00%	1.18	10.00%	1.12
		234.88		298.28



MODI HOUSING PVT. LTD.
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Notes on Financials for the Year ended 31st March,2023

- (4) The company is partner in a partnership firm Modi Realty Miryalaguda LLP. The share of Profit/(Loss) for the year is Rs.(98,661)The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2023		As at 31st March,2022	
	% of share	Capital Balance	% of share	Capital Balance
Modi & Modi Realty Hyderabad Pvt Ltd	99.00%	428.41	99.00%	404.66
Modi Housing Pvt. Ltd.	1.00%	(1.50)	1.00%	(0.52)
		426.91		404.15

- (5) The company is partner in a partnership firm Modi Realty Siddipet LLP. The share of Profit/(Loss) for the year is Rs.(19,387). The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2023		As at 31st March,2022	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	99%	50.62	30%	50.71
Gaurang Mody	1%	(0.01)		(0.01)
		50.60		50.70

- (6) The company is partner in a partnership firm Silver Oak Villas LLP. The share of Profit/(Loss) for the year is Rs.6,13,431/-The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2023		As at 31st March,2022	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	10.00%	723.45	10.00%	255.84
Modi Properties Pvt. Ltd.	10.00%	(452.24)	10.00%	396.04
Soham Modi	80.00%	(310.88)	80.00%	(280.84)
		(39.67)		371.04

- (7) The company is partner in a partnership firm Vista View LLP. The share of Profit/(Loss) for the year is Rs.3,97,050. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2023		As at 31st March,2022	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt.Ltd.	50.00%	78.53	50.00%	72.79
M Sachin	50.00%	0.45	50.00%	7.78
		78.98		80.56

- (8) The company is partner in a partnership firm Modi Realty Vikarabad LLP. The share of Profit/(Loss) for the year is Rs.(18,085).The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2023		As at 31st March,2022	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	5.00%	(7.65)	5.00%	(7.41)
Balram Reddy	35.00%	(4.94)	35.00%	6.56
Modi & Modi Realty Hyderabad Pvt Ltd	60.00%	(77.15)	60.00%	79.92
		(89.73)		79.06

- (9) The company is partner in a partnership firm Modi Consultancy Services. The share of Profit/(Loss) for the year is Rs.(2,89,087). The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2023		As at 31st March,2022	
	% of share	Capital Balance	% of share	Capital Balance
Soham Modi (26%)	26.00%	(18.63)	50.00%	35.90
Tejal Modi (26%)	26.00%	(3.75)	0.00%	(0.62)
Modi Properties Pvt. Ltd. (24%)	24.00%	611.13	0.00%	1.03
Modi Housing Pvt. Ltd. (24%)	24.00%	64.18	0.00%	6.33
		652.93		42.64

- (10) The company is partner in a partnership firm Villa Orchids LLP. The share of Profit/(Loss) for the year is (41,234)/- The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2023		As at 31st March,2022	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	50.00%	(16.69)	50.00%	5.18
Anand Mehta	50.00%	(34.79)	50.00%	(72.51)
		(51.48)		(67.33)

- (11) The company is partner in a partnership firm Greenwood Builders. The share of Profit/(Loss) for the year is Rs.. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2023		As at 31st March,2022	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	50.00%	0.27	50.00%	0.27
Anand Mehta	5.00%	(0.02)	5.00%	(0.02)
Kusum Mehta	45.00%	(0.19)	45.00%	(0.19)
		0.07		0.07



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Notes on Financials for the Year ended 31st March, 2023

- (12) The company is partner in a partnership firm Modi Farm House (Hyderabad) LLP. The share of Profit/(Loss) for the year is Rs(9,47,000). The details of partners of the firm are as under :

Name of the Partner	As at 31st March, 2023		As at 31st March, 2022	
	% of share	Capital Balance	% of share	Capital Balance
Balram Reddy	10.00%	(1.95)	10.00%	(0.10)
Modi Housing Pvt Ltd	90.00%	(176.67)	90.00%	(189.10)
		(178.62)		(189.20)

- (13) The company is partner in a partnership firm Modi GV Ventures LLP. The share of Profit/(Loss) for the year is Rs. The details of partners of the firm are as under :

Name of the Partner	As at 31st March, 2023		As at 31st March, 2022	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt Ltd	51.00%	10.25	0.00%	-
Soham Modi	49.00%	0.25	0.00%	-
		10.50		-

- (14) The company is partner in a partnership firm Green Wood Estates. The share of Profit/(Loss) for the year is Rs.(1,87,433). The details of partners of the firm are as under :

Name of the Partner	As at 31st March, 2023		As at 31st March, 2022	
	% of share	Capital Balance	% of share	Capital Balance
K Sreedevi	30.00%	(109.36)	30.00%	(107.96)
Meet B Mehta	30.00%	113.02	30.00%	114.43
Modi Housing Pvt Ltd	40.00%	(17.78)	40.00%	(15.91)
		(14.13)		(9.44)



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Sub-Groupings to Financial Statements for the Year ended 31st March, 2023

Closing Stock		(Amount in Lakhs)	
Particulars		31st March, 2023	31st March, 2022
Opening Stock	Land at Phase IX & WIP	379.34	338.64
	CUST-Flat No-205 MGA	23.74	23.74
	INV-E-101 Vista Homes	-	42.70
	INV-E-112 Vista Homes	-	54.43
	INV-Villa-54 Modi Realty Miryalaguda LLP	49.05	46.85
	INV-Villa-72 Modi Realty Miryalaguda LLP	65.40	61.26
	INV-Villa-24 Modi Realty Miryalaguda LLP	65.40	60.00
	Villa No.31 at Silver Oak Villas LLP	59.50	55.00
	Villa No.32 at Silver Oak Villas LLP	59.50	55.00
	Villa No.73 Modi Realty Miryalaguda LLP	81.75	75.00
	Marigold Residency WIP	-	18.11
	Flat A-203 Mehta and Realty Kowkur LLP	65.88	-
	Flat A-208 Mehta and Realty Kowkur LLP	65.88	-
	Flat B-209 Mehta and Realty Kowkur LLP	74.82	-
	Flat B-210 Mehta and Realty Kowkur LLP	72.73	-
	Flat B-211 Mehta and Realty Kowkur LLP	74.98	-
	Flat B-212 Mehta and Realty Kowkur LLP	72.73	-
		1,210.70	830.71
Less	Reimbursement of Nala tax Phase IX	-	-
		1,210.70	830.71
Purchases/ Additions	Marigold Residency WIP	-	1.51
	Flat A-203 Mehta and Realty Kowkur LLP	-	65.88
	Flat A-208 Mehta and Realty Kowkur LLP	-	65.88
	Flat B-209 Mehta and Realty Kowkur LLP	-	74.82
	Flat B-210 Mehta and Realty Kowkur LLP	-	72.73
	Flat B-211 Mehta and Realty Kowkur LLP	-	74.98
	Flat B-212 Mehta and Realty Kowkur LLP	-	72.73
	Flat F-203 Modi Realty Mallapur LLP	75.77	-
	INV-E-101 Vista Homes	-	5.03
	INV-E-112 Vista Homes	-	6.48
	INV-Villa-54 Modi Realty Miryalaguda LLP	-	2.21
	INV-Villa-72 Modi Realty Miryalaguda LLP	-	4.14
	INV-Villa-24 Modi Realty Miryalaguda LLP	-	5.40
	Villa No.31 at Silver Oak Villas LLP	-	4.50
	Villa No.32 at Silver Oak Villas LLP	-	4.50
	Villa No.73 Modi Realty Miryalaguda LLP	-	6.75
		1,286.47	1,298.25
Expenses-SOV	Expenses made by -MHPL SOV	342.49	201.92
		1,628.96	1,500.17
Sale	Kolthur Project Land & wip	-	-
	CUST-Flat No-205 MGA	(29.00)	-
	INV-E-101 Vista Homes	-	(59.00)
	INV-E-112 Vista Homes	-	(77.89)
	Villa No.31 at Silver Oak Villas LLP	(124.00)	-
	Villa No.32 at Silver Oak Villas LLP	(126.00)	-
		1,349.96	1,363.29
Add	Profit on sale of Flat 101 Vista Homes	-	11.27
	Profit on sale of Flat 112 Vista Homes	-	16.99
	Profit on sale of Villa No.31 Silver Oak VillasLLP	5.27	-
	Profit on sale of Villa No.32 Silver Oak VillasLLP	64.50	-
	Profit on sale of Flat 205 MGA	66.50	-
		1,486.22	1,391.54
Less:	Transferred Vista View Account	-	(19.62)
	Other Transfers	(2.46)	-
	Cost Recognized-SOV	(317.67)	(161.22)
	Closing Stock	1,166.10	1,210.70

KGM Chartered Accountants

 Firm Reg. No. 615535

 Hyderabad

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Closing Stock	-	-
CUST-Flat No-205 MGA	-	23.74
INV-Villa-54 Modi Realty Miryalaguda LLP	49.05	49.05
INV-Villa-72 Modi Realty Miryalaguda LLP	65.40	65.40
INV-Villa-24 Modi Realty Miryalaguda LLP	65.40	65.40
Villa No.31 at Silver Oak Villas LLP	-	59.50
Villa No.32 at Silver Oak Villas LLP	-	59.50
Villa No.73 Modi Realty Miryalaguda LLP	81.75	81.75
Flat A-203 Mehta and Realty Kowkur LLP	65.88	65.88
Flat A-208 Mehta and Realty Kowkur LLP	65.88	65.88
Flat B-209 Mehta and Realty Kowkur LLP	74.82	74.82
Flat B-210 Mehta and Realty Kowkur LLP	72.73	72.73
Flat B-211 Mehta and Realty Kowkur LLP	74.98	74.98
Flat B-212 Mehta and Realty Kowkur LLP	72.73	72.73
Flat F-203 Modi Realty Mallapur LLP	75.77	-
Land at Phase IX & WIP	401.71	379.34
	<u>1,166.10</u>	<u>1,210.70</u>



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MODI HOUSING PVT. LTD.
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Notes on Financial Statements for the Year ended 31st March, 2023

- 25 Title deeds of Immovable properties are held in the name company.
- 26 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

(Amount in Lakhs)

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	108.50	0.00

(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	-	-

(c) The Purpose of the loan

Loans given to Related parties is for the purpose of advancement of business and other corporate purposes

27 **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.

28 **Intangible assets under development**

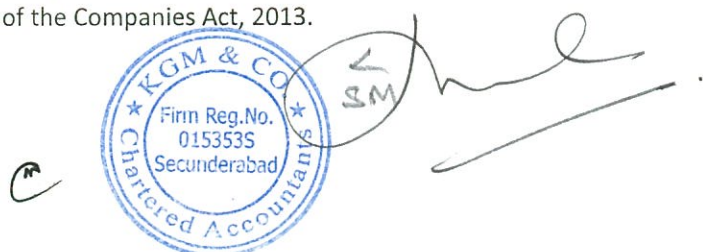
There are no intangible assets under development as at March 31, 2023 or as at March 31, 2022.

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

The company has registered the charges with the Registrar of Companies

30 **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.



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MODI HOUSING PVT. LTD.
CIN: U45200TG2002PTC040192

Notes on Financial Statements for the Year ended 31st March, 2023

31 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.

32 Capital commitments & Contingencies

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

33 Wilful defaulters

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

34 Corporate Social Responsibilities

The company is covered under section 135 of the Companies Act 2013 to comply with provisions.

(Amount in Lakhs)

Corporate Social responsibility (CSR) Contribution	As at 31st March, 2023	As at 31st March, 2022
Narsing Swain Memorial trust	10.00	8.35
Contribution to Others	-	-
Total	10.00	8.35

Other Details	As at 31st March, 2022	As at 31st March, 2021
(a) Amount required to be spent during the period	10.00	8.35
(b) Amount spent during the year on:		
(i) Construction/acquistion of any asset	-	-
(ii) On Purposes other than (i) above	10.00	8.35
(c) Shortfall at the end of the year	-	-
(d) Total of previous years shortfall	-	-
(e) Reason for shortfall	-	-
(f) Details of Related Party Transactions	-	-

Nature of CSR Activities :

Heath Care Facilities to the poor patiens through Narsing Swain Memorial trust .

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

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

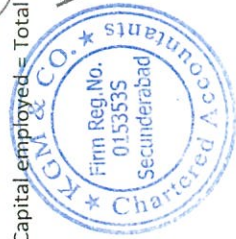


37 Financial performance ratios F.Y (2022-2023) & F.Y (2021-2022)

Particulars	Numerator	Denominator	31st Mar'2023	31st Mar'2022	Variance	Reason for variance
Current Ratio	Operating Current Assets(1)	Current liability	0.75	1.30	-43%	Variation is due to substantial decrease in Current Assets
Debt-Equity Ratio	Total debt (2)	Shareholder's equity	0.02	0.04	-44%	Variation is due to substantial decrease in debts
Debt Service Coverage ratio	Earnings available for debt service (3)	Debt service (4)	3.27	1.94	68%	Variation is due to substantial decrease in profits
Return on Equity Ratio	Net profits after taxes (5)	Shareholder's equity	0.05	0.07	-22%	NA
Inventory turnover ratio	Cost of goods sold	Average inventory	0.39	0.45	-13%	NA
Trade receivables turnover ratio	Net sales (6)	Average accounts receivable	3.58	3.44	4%	NA
Trade payables turnover ratio	Net purchases (7)	Average trade payable	13.73	39.47	-65%	Due to increase in average trade payables
Net capital turnover ratio	Net sales (6)	Average working capital (8)	2.57	1.33	93%	The ratio has increased due to substantial decrease in Current Assets
Net profit ratio	Net profits after taxes (5)	Net sales (6)	0.15	0.24	-37%	Due to decrease in profits
Return on capital employed	Earning before interest & tax (EBIT) (9)	Capital employed (10)	(0.42)	0.34	-224%	Variation is due to substantial decrease in Net Profit
Return on investment (in%)	Income generated from invested funds	Average invested funds in treasury investments	NA	NA	NA	

Note:

- (1) Operating current assets = Total current assets - Current investments - other bank balances.
(2) Total debt / debt service= Non current borrowing + Current borrowing
(3) Earnings available for debt service = PBT + Finance cost + Depreciation - Other income - Exception income
(4) Debt service = Principal + Interest
(5) Net profits after taxes includes exceptional income.
(6) Net sales = Revenue from operations
(7) Net purchases = Consumption RM, stores & spares (RSS) - Opening RSS + Closing RSS
(8) Working capital = Operating current Assets - Current liabilities
(9) EBIT = PBT + Finance cost - Other income - Exception income
(10) Capital employed = Total assets - Non current investment - Current investment - FDs - Current liabilities



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MODI HOUSING PRIVATE LIMITED

CIN: U45200TG2002PTC040192

Notes on Financial Statements for the Year ended 31st March, 2023

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.



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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'.



Notes on Financial Statements for the Year ended 31st March 2023

Note. No.38 Other Disclosures

The Company has undertaken the scheme of development of residential plots on the land (Phase III) belonging to the company. The company and an associate enterprise M/s. Silver Oak Villas LLP (SOV) has come together to construct Villas and develop a gated community of independent villas. The development of the land is to be undertaken by the company at its cost and risk. The construction of villas is to be undertaken by the company at its cost and risk. It is agreed amongst them that the sale consideration of the independent villas will be divided between the company and SOV at a pre-agreed ratio.

The revenue of the project undertaken by the company i.e. development of land into developed residential plots is recognized following percentage completion method(POCM).The stage of completion of the project is determined based on the project costs incurred method i.e., the stage of completion is determined in the proportion that the costs incurred upto the reporting date bear to the estimated total costs. The company has reached the stage of completion of 61.81% upto 31-03-2023. Accordingly, the revenue and cost recognized for the year is as under.

Particulars	Amount in Rs.
Revenue Recognized	607.14
Cost Recognized	317.67

38.1 RELATED PARTY DISCLOSURES

A Key Management Personnel (KMP)

Soham Modi - Director
Tejal Modi - Director

B Holding Company

Modi Properties Private Limited

C Subsidiary Company/Jointly Controlled Entities/Associates

Green Wood Estates
Green Wood Builders
Summit Sales LLP
Modi Farm House Hyderabad LLP
Villas Orchids LLP
Serene Clubs & Resorts LLP
Serene Constructions LLP
Modi Realty Miryalguda LLP
Modi Realty Siddipet LLP
Silver Oak Villas LLP
Modi Realty Vikarabad LLP
Modi & Modi Realty Hyderabad Private Ltd
Vista View LLP
Modi GV Ventures LLP

D Entities in which Director is a partner/Director

Modi Realty Genome Valley
MC Modi Educational Trust
Modi Consultancy Services
Modi Builders Infrastructure Pvt. Ltd.



Notes on Financial Statements for the Year ended 31st March 2023

E Subsidiary of a holding company to which such company also a subsidiary company

East Side Residency Annojiguda LLP
Kadakia & Modi Housing
Matrix Real Estates Consultants LLP
GVSH Manufacturing Facilities Pvt. Ltd.
Aedis Developers LLP
Mehta and Modi Realty Kowkur LLP
Modi Estates/ Modi Realty Mallapur LLP
Paramount Builders
Paramount Estates
Silver Oak Realty
Summit Builders
Summit Sales LLP
Modi Consultancy Services
Vista Homes

F Details of transactions with related parties (KMP)

Amount in Lakhs

S.No	Particulars	As at March 31,2023		As at March 31,2022	
		Amount of Transaction	Balance Receivable/(Payable)	Amount of Transaction	Balance Receivable/(Payable)
1	Soham Modi				
	- Remuneration paid	24.00	-	24.00	-
	- Loan Accepted	-	-	107.39	-
	- Interest paid on above	1.83	-	6.07	-
	- Loan Repaid	21.00	(25.98)	101.54	(67.33)
2	Soham Modi Huf				
	Registration servies paid	1.13	(0.23)	3.00	-
3	Tejal Modi				
	- Loan Accepted	9.80	-	0.10	(8.05)
	- Loan Repaid	0.50	-	-	-
	- Interest paid on above	0.74	(18.02)	0.46	-
4	Summit Sales LLP				
	Admin, Legal and Logistic Expenses	34.98	-	26.55	(2.46)
	Purchases of Goods	12.45	(4.59)	9.15	(11.72)
5	Modi Realty Miryalaguda LLP				
	Purchase of Flats	-	-	-	-
	Villa No.54	-	-	2.21	-
	Villa NO.72	-	-	4.14	-
	Villa No.24	-	-	5.40	-
	Villa No.73	-	-	6.75	-
6	Silver Oak Villas LLP				
	Purchase of Flats	-	-	-	-
	Villa No 31	-	-	4.50	-
	Villa No 32	-	-	4.50	-
	Hoarding Rent Received	-	-	-	-



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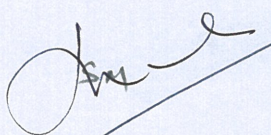
MODI HOUSING PVT.LTD.
CIN: U45200TG2002PTC040192
Notes on Financial Statements for the Year ended 31st March 2023

F Details of transactions with related parties (KMP)

Amount in Lakhs

S.No	Particulars	As at March 31,2023		As at March 31,2022	
		Amount of Transaction	Balance Receivable/(Payable)	Amount of Transaction	Balance Receivable/(Payable)
7	Vista Homes				
	Purchase of Flats				
	Villa No E-101	-	-	5.04	-
	Villa No E-112	-	-	6.48	-
	Villa No E-312	-	-	6.42	-
8	Modi Realty Kowkur LLP				
	Purchase of Flats				
	Flat B-209	-	-	74.82	-
	Flat A-210	-	-	72.73	-
	Flat A-211	-	-	74.98	-
	Flat A-212	-	-	72.73	-
9	Modi Realty Mallapur LLP				
	Purchase of Flats				
	Flat A203	-	-	65.88	-
	Flat A208	-	-	65.88	-
	Flat F203	75.77	-	-	-
10	Modi & Modi Realty Hyderabad Private Ltd-Loan given				
	Interest received	3.43	-	-	-
	Amount paid	77.59	-	-	-
	Amount received	41.76	108.50	-	-
11	Crecentia Labs Pvt.Ltd.				
	Interest received	0.15	-	-	-
	Amount paid	5.00	5.14	-	-
12	Modi Properties Pvt.Ltd.				
	Admin Services	12.09	-	11.16	(1.39)





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Notes on Financial Statements for the Year ended 31st March 2023

Note. No.38.2 Summary Movements in Capital Accounts

Amount in Lakhs

Movement in Capital Accounts in Partnership Firms/LLP

	<u>31/03/2023</u>	<u>31/03/2022</u>
Amounts invested during the year	889.94	997.01
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(773.48)	(764.79)
Share of Income tax	(97.94)	-
Share of Profit / Loss	(67.83)	18.49
Capital Account Balance	287.30	336.61

Green Wood Estates

Amounts invested during the year	-	-
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-	(0.10)
Share of Income tax	-	-
Share of Profit / Loss	(1.87)	(0.15)
Capital Account Balance	(17.78)	(15.91)

Green Wood Builders

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	0.27	0.27

Summit Sales LLP

Amounts invested during the year	19.50	54.75
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(62.47)	(264.66)
Share of Income tax	(18.78)	-
Share of Profit / Loss	(61.78)	9.41
Capital Account Balance	(260.04)	(136.52)

Modi Farm House Hyderabad LLP

Amounts invested during the year	21.60	53.57
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(0.50)	(96.15)
Share of Income tax	-	-
Share of Profit / Loss	(9.47)	4.29
Capital Account Balance	(176.67)	(188.30)

Villas Orchids LLP

Amounts invested during the year	22.40	287.76
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(41.00)	(1.10)
Share of Income tax	(2.86)	(40.14)
Share of Profit / Loss	(0.41)	7.35
Capital Account Balance	(16.69)	5.18



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Notes on Financial Statements for the Year ended 31st March 2023

	Amount in Lakhs	
<u>Movement in Capital Accounts in Partnership Firms/LLP</u>	<u>31/03/2023</u>	<u>31/03/2022</u>
Serene Clubs & Resorts LLP		
Amounts invested during the year	12.80	1.50
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	(1.46)	(5.68)
Capital Account Balance	8.35	(3.00)
Serene Constructions LLP		
Amounts invested during the year	1.10	72.75
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(65.10)	(49.50)
Share of Income tax	-	(1.24)
Share of Profit / Loss	0.94	0.96
Capital Account Balance	234.10	297.16
Modi Realty Miryalguda LLP		
Amounts invested during the year	-	-
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	0.00	(0.00)
Share of Profit / Loss	(0.99)	(0.86)
Capital Account Balance	(1.50)	(0.52)
Modi Realty Siddipet LLP		
Amounts invested during the year	0.10	2.13
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	(0.25)
Share of Income tax	-	-
Share of Profit / Loss	(0.19)	(0.98)
Capital Account Balance	50.62	50.71
Silver Oak Villas LLP		
Amounts invested during the year	736.74	434.70
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(601.99)	(282.21)
Share of Income tax	(76.30)	(0.22)
Share of Profit / Loss	6.50	4.93
Capital Account Balance	320.80	255.84
Vista View LLP		
Amounts invested during the year	4.70	82.96
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	(2.43)	(10.15)
Share of Income tax	-	-
Share of Profit / Loss	3.97	(0.02)
Capital Account Balance	79.03	72.79



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Notes on Financial Statements for the Year ended 31st March 2023

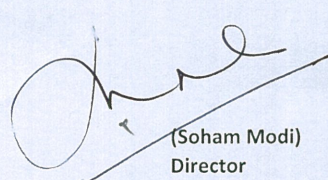
	Amount in Lakhs	
<u>Movement in Capital Accounts in Partnership Firms/LLP</u>	<u>31/03/2023</u>	<u>31/03/2022</u>
Modi Consultancy Services		
Amounts invested during the year	60.75	6.90
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	(2.89)	(0.57)
Capital Account Balance	64.18	6.33
Modi Realty Vikarabad LLP		
Amounts invested during the year	-	-
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	(60.67)
Share of Income tax	-	-
Share of Profit / Loss	(0.18)	(0.18)
Capital Account Balance	(7.60)	(7.41)
Modi GV Ventures LLP		
Amounts invested during the year	10.25	-
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	-	-
Capital Account Balance	10.25	-

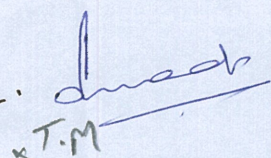
As per our Report of even date
For KGM & Co
Chartered Accountants
Firm's Registration No: 015353S

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 30-09-2023
UDIN: 23233650BGXMD09244



For and on behalf of the Board
Modi Housing Private Limited


(Soham Modi)
Director
DIN:00522546


(Tejal Modi)
Director
DIN:06983437