

ASSESSMENT YEAR		2023-2024	BALANCES AS ON:	31-03-2023	
NAME OF THE ENTITY:		M/s. MODI REALTY MIRYALGUDA LLP			
BALANCE SHEET					
LIABILITIES	SCHEDULE	AMOUNT	ASSETS	SCHEDULE	AMOUNT
PARTNERS CAPITAL	A	4,26,90,913	CASH IN HAND	F	1,32,466
OUTSTANDING EXPENSES	B	1,52,900	CASH AT BANK	G	17,95,827
LOANS & ADVANCES	C	2,02,82,168	FIXED ASSETS	H	60,292
			DEPOSITS, LOANS & ADVANCES	I	2,80,01,032
SUNDRY CREDITORS	D	85,50,091	SUNDRY DEBTORS	J	58,51,986
CUSTOMER ACCOUNS	E	13,60,656	CLOSING STOCK	K	3,71,95,125
		7,30,36,727			7,30,36,727
Notes to Accounts Schedule - R			For MODI REALTY MIRYALGUDA LLP,		
As per my report of even date					
KGM & Co.					
Chartered Accountant					
M.NO.					
Place: Secunderabad			Place: Secunderabad		
Date :			Date :		
ICAI-UDIN -					

ASSESSMENT YEAR	2023-2024	BALANCES AS ON:			31-03-2023		
NAME OF THE ENTITY:		M/s. MODI REALTY MIRYALGUDA LLP					
CONSTRUCTION ACCOUNT FOR THE YEAR ENDED 31-03-2022							
To	Opening Stock (1-4-22)		4,68,91,010.94	By	Revenue Recognized		1,72,94,498.85
To	Constructin Expenses during the year		1,49,25,301.53	By	Closing Stock (31-3-23)		3,71,95,124.74
To	Gross profit		(73,26,688.88)				
			5,44,89,623.59				5,44,89,623.59
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2022							
EXPENDITURE	SCHEDULE	AMOUNT		INCOME	SCHEDULE	AMOUNT	
To	Promotions Expenses	L	6,89,966.56	By	Gross profit		(73,26,688.88)
To	Financial expenses	M	-	By	Interest from Customers		1,48,305.10
To	Statutory Interest & Penalties	N	19,229.81	By	Commission & Brokerage		14,33,551.00
To	Professional Services	O	12,81,249.86	By	Bad debits / credits written off		3,000.00
To	Salaries & Employee benefits	P	19,76,409.00	By	Car emi received		11,420.00
To	Other Indirect expenses	Q	1,69,218.15	By	Interest on income tax refund		341.00
To	Net Profit Transferred to partners						
	MMRHPL (99%)	(97,67,483.71)					
	MHPL (1%)	(98,661.45)					
		(98,66,145.16)					
		(57,30,071.78)					(57,30,071.78)
Notes to Accounts Schedule - R							
As per my report of even date				For MODI REALTY MIRYALGUDA LLP,			
KGM & Co.				PARTNER.			
Chartered Accountant							
M.NO.							
Place: Secunderabad				Place: Secunderabad			
Date :				Date :			
ICAI-UDIN -							

ASSESSMENT YEAR	2023-2024		BALANCES AS ON:	31-03-2023
NAME OF THE ENTITY:	M/s. MODI REALTY MIRYALGUDA LLP			
PARTNERS CAPITAL ACCOUNTS				
MODI HOUSING PVT. LTD.				
To	Balane b/fd. (1-4-2022)	52,675.07	By	Share of Income tax
To	Share of Loss 1%	98,661.45		237.10
To	Balance c/fd. (31-3-23)	(1,51,099.42)		
		237.10		237.10
MODI AND MODI REALTY HYDERABAD PVT. LTD.				
To	Amounts paid during the year	59,75,000.00	By	Balane b/fd. (1-4-2022)
To	Share of Loss	97,67,483.71	By	Share of Income tax refund
To	Balance c/fd. (31-3-23)	4,27,42,012.15	By	Amount received during the year
				1,80,93,639.00
		5,84,84,495.86		5,84,84,495.86

Modi Realty Miryalguda LLP IT Return AY 2023-24.xlsxBS SCHEDULE

ASSESSMENT YEAR	2023-2024	BALANCES AS ON:	31-03-2023
NAME OF THE ENTITY:	M/s. MODI REALTY MIRYALGUDA LLP		
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2023			
SCHEDULE-A		Amount in Rs.	
PARTNERS CAPITAL:			
Fixed Capital:			
Modi and Modi Realty Hyderabad Pvt. Ltd.			
Modi Housing Pvt. Ltd.		99,000.00	
Running Capital		1,000.00	
Modi and Modi Realty Hyderabad Pvt. Ltd.			
Modi Housing Pvt. Ltd.		4,27,42,012.15	
		(1,51,099.42)	
		4,26,90,912.73	
SCHEDULE-B			
OUTSTANDING EXPENSES:			
PT Payable			
TDS Payable		900.00	
PF Payable		1,23,707.80	
ESI Payable		11,899.00	
Electricity bills payable		1,381.00	
		15,012.00	
		1,52,899.80	
SCHEDULE-C			
UNSECURED LOANS:			
Karan Mehta retiring partners	4,56,934.69		
Uma Rani retiring partner	14,35,953.04		
A. Purushotham Running Capital	17,55,053.79		
USL-Durga Das Malve	25,67,500.00		
USL- Gaurang Mody HUF	30,84,875.00	1,02,90,728.52	
ADVANCES:			
JDA- Vasudha Ani Reddy		99,91,439.00	
		2,02,82,167.52	
SCHEDULE-D			
SUNDRY CREDITORS:			
Construction Material Vendors			
SUP-Elegant Enterprises	4,543.00		
SUP- Green Belt Services	43,481.00		
SUP-Mr.M.Sudarshan	26,508.00		
SUP-Praful Sanitary	18,900.00		
SUP- Purnima Mosaic Tiles	93,973.00		
SUP-Rajdhani Tiles Company	81,726.00		
SUP-Sri Shiridi Sai Enterprises	2,000.00		
SUP- Summit Sales LLP	7,99,297.00	10,70,428.00	
Contractors on Accounts			
CONT -Abhiram Tejavath on A/c	5,036.00		
CONT- A. Navin on A/c	4,519.75		
CONT- Ashok Constructions A/c	66,60,784.14		
CONT- Bipin Nahak on A/c	1,412.25		
Cont.D.Pandu -Welder /Misc Work	4,805.00		
Cont -Gunja Guravaiah On A/c.	50.00		
CONT- Janardhan Prasad on A/c	16,503.88		
CONT- K. Upender Chary on A/c	991.00		
CONT- Mangilal Bishnoi on A/c	62,680.00		
CONT- Radhakrishna. Y on A/c	7,195.43		
CONT-Ram Milan-Carpenter On A/c	7,847.50		
CONT- Ramulamma on A/c	4,601.87		
CONT- Rukmachary on A/c / Anna Bheemoju	875.00		
CONT-Shaik Ameer Ali on A/c	20,281.82		
CONT- Shaik Mohsin on A/c	2,833.50		
CONT- Shaik Moiz on A/c	4,992.62		
CONT- Srravanthi Sripaadi on A/c	4,246.75		
CONT- Tari Syam on A/c	14,668.00		
CONT-T.Satish	3,075.00		
CONT- Yelliah Orsu on A/c	57,688.00		
SUP- Rehamath - Sand Supplier	24,330.00		
WO- Karunakar Reddy . V on A/c	1,04,398.03	70,13,815.54	
Expenses Cards - Credit Balances			
ECARD-Anand Kumar Nehta A/c.	3,471.00		

Modi Realty Miryalguda LLP IT Return AY 2023-24.xlsx BS SCHEDULE

ECARD-CH Ramesh		Amount in Rs.	
Ecard - Shiv Shankar	750.00		
Service Providers	125.00	4,346.00	
SP- Hiregange & Associates	10,800.00		
SP-KGM & Co	44,813.00		
SP- Modi Consultancy Services	5,400.00		
SP- Shreya Services - Housekeeping	331.82		
SP-SmatBot	9,500.00		
SP- Summit Builders - Statutory Payments	56,311.00		
SP- Villas Orchids	1,18,800.00		
SUP- Seven Hills Enterprises	3,508.00		
SUP- Summit Sales LLP Common Expenses	45,549.00		
SUP-Summit Sales LLP Logistics	73,275.01		
STAFF SAL		3,68,287.83	
EMP- Anand Kumar Netha. A Sal A/c	22,729.00		
EMP-G Suman Salary A/c	15,982.00		
EMP- Harika .B Salary A/c	16,121.00		
EMP- Zakir Hossain Salary A/c	38,382.00	93,214.00	
		85,50,091.37	
SCHEDULE-E			
CUSTOMERS ACCOUNTS			
CUST-Customers Suspense Account	1,683.00		
CUST-Flat N-07-Posham Sunitha - Owners	39,795.00		
CUST-Flat No-16 Elamsetti Varahalu/ Ranga Madhavi	390.00		
CUST-Flat No-38 Kandimalla Shekar Reddy	73,824.00		
CUST-Flat No-40 Neerudu Manju Vani	7,06,163.00		
CUST-Flat No- 69 G.Sunitha	19,116.00		
CUST-Flat No-82 Polisetty Nageshwar Rao	80,567.00		
CUST-Flat No-84 Kesa Ravi	2,16,118.00		
CUST-Villa No. 3 Modi Consultancy Services	1,21,000.00		
CUST-Villa No. 4 Modi Consultancy Services	1,02,000.00		
		13,60,656.00	
SCHEDULE-F			
CASH IN HAND			
Cash		1,32,466.00	
		1,32,466.00	
SCHEDULE-G			
BANK BALANCES:			
Yes Bank	-	17,95,827.30	
		17,95,827.30	
SCHEDULE-H			
FIXED ASSETS:			
As per statement		60,291.52	
		60,291.52	
SCHEDULE-I			
DEPOSITS, LOAND & ADVANCES:			
DEPOSITS:			
DEP- Soham Modi HUF Deposit	50,000.00		
DEP - SLLP Logistics -Deposit	50,000.00		
DEP- Summit Sales LLP Car Hire Charges Deposit A/c	14,98,189.00		
DEP- Summit Sales LLP Supplies Deposit	10,00,000.00	25,98,189.00	
JDA Deposits			
JDA- Vasudha Ani Reddy	64,50,000.00		
JDA- Ajay Reddy	64,50,000.00	1,29,00,000.00	
LOANS & ADVANCES:			
Advance Suppliers			
SUP- Ayyappa Traders Iron & Steel Cement Syndicate	23,433.00		
SUP Ganapathi Iron & Cement Syndicate	74,913.00		
SUP-GP Buildcon Materials	7,000.00		
SUP- IFB Industries Ltd	26,650.00		
SUP - Johnson Lifts Pvt Ltd	1,56,750.00		
SUP-JSW Cement Limited	19,800.00		
SUP-Reliable Solutions	35,400.00		

		Amount in Rs.	
SUP - Sri Sai Srinivas Bricks Industry	29,350.00		
SUP- Sunrise Enterprises	2,405.00		
SUP - Supra Marketing Agencies	1,683.00		
SUP- Venkateshwara Irrigation Service	16,681.00	3,94,065.00	
Contractor Advances			
CONT-Abdul Aleem on A/c	9,918.00		
CONT- K. Srinu on A/c	2,862.74		
CONT - Shoba Ram on A/c (Paint)	1,400.00	14,180.74	
Expenses Card Advances			
ECARD- Anil Kumar Open Card	10,000.00		
ECARD- Minish Parikh Exp Card	28,000.00		
ECARD- Modi R Miryalaguda L Chagal Raj Kumar Ecp	12,710.00		
ECARD- Modi R Miryalaguda L MD Zakir Hossain Exp	23,007.50	73,717.50	
Others			
Gst Input	23,29,813.12		
JDA- Ajay Reddy Ani Reddy	86,32,976.40		
JDA-Land Owner- AVR Landlord Running A/c	4,11,460.00		
OTHLOAN- AVR Gulmohar Welfare Association	1,37,852.32		
OTH - TDS Receivable fy 22-23	2,01,678.00	1,17,13,779.84	
SP Advances			
SP- Soham Modi HUF	2,57,099.80		
SP-Telugu Times Media Pvt Ltd	25,000.00	2,82,099.80	
Staff Loans			
SAL - Anil Kumar Advance	25,000.00	25,000.00	
		2,80,01,031.88	
SCHEDULE-J			
SUNDRY DEBTORS:			
CUST-Flat No-46 Bhanu	7,55,204.00		
CUST-Flat No-48 G. Sanjeeva	59,227.60		
CUST-Flat No-56 Ramana & K. Janardhan	10,97,999.60		
CUST-Flat No-81 Polisetty Anjaiah	826.00		
CUST-Flat No-87 S. Sharath Reddy	173.60	19,13,430.80	
Instalments receivable	20,50,555		
Modi & Modi Realty Hyderabad Pvt. Ltd.	18,88,000.00	39,38,554.98	
		58,51,985.78	
SCHEDULE-K			
CLOSING STOCK:			
Land & WIP		6,05,03,899.61	
		6,05,03,899.61	

ASSESSMENT YEAR		2023-2024	BALANCES AS	31-03-2023					
NAME OF THE ENTITY:		M/s. MODI REALTY MIRYALGUDA LLP							
FIXED ASSETS									
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	FA-Activa	26,735.75				26,736	15%	4,010	22,725.75
2	FA-Computers	3,959.37		31,864		35,824	40%/20%	7,957	27,866.77
3	FA-Laptop	5,581.60				5,582	40%	2,233	3,348.60
4	FA-Printers	1,183.40				1,183	40%	473	710.40
5	Air Cooler	6,635.00				6,635	15%	995	5,640.00
		44,095.12	-	31,864	-	75,960		15,668	60,291.52

ASSESSMENT YEAR	2023-2024	BALANCES AS ON:	31-03-2023
NAME OF THE ENTITY:	M/s. MODI REALTY MIRYALGUDA LLP		
SCHEDULE FORMING PART OF PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31-3-2022			
SCHEDULE-L			
Promotions Expenses:			
Brouchers, Flyers & Stationery - URD	39,216.00		
EOY-Hoarding Rent	78,000.00		
PROMOD -Print Media 5%	1,33,108.00		
PROMO-Misc. Expenses	33,921.00		
PROMORD-Brouchers, Flyers & Stationery 12%	20,611.00		
PROMORD-Brouchers, Flyers & Stationery 18%	1,044.50		
PROMORD- Advertisement 5%	3,473.00		
PROMOUD-Digital Media	875.00		
PROMOUD-Print Media- Advertising 18%	3,09,962.06		
PROMOUD-Tour & Travels	69,756.00		
	6,89,966.56		
SCHEDULE-M			
Financial expenses:			
	-		
	-		
SCHEDULE-N			
Statutory Interest & Penalties:			
SIP-GST	5,000.00		
SIP- Int on TDS	14,229.81		
	19,229.81		
SCHEDULE-O			
Professional Services:			
OERD-Consultancy Charges 18%	1,97,028.00		
OEUD-Consultancy Charges	1,800.00		
PS-Admin-Audit 18%	35,178.00		
PS- Admin. Service Charges 18%	9,52,346.86		
PS- CR Consultation Charges 18%	76,589.00		
PS-Registration charges	18,308.00		
	12,81,249.86		
SCHEDULE-P			
Salaries & Employee benefits			
SAL- Allowances	23,394.00		
SAL-Bonus	37,369.00		
SAL-ESI	17,206.00		
SAL-Conveyance	1,500.00		
SAL-PT	-		
SAL-Gratuity	9,273.00		
SAL-Incentives	3,18,938.00		
SAL-PF	98,841.00		
SAL-Salaries	14,43,540.00		
Insurance	26,348.00		
	19,76,409.00		
SCHEDULE-Q			
Other Indirect expenses:			
FEXP-Misc. Expenses	20,759.00		
OE - Staff Welfare	4,000.00		
OE - Exp Card AMC Charges	1,239.00		
OIE-Legal Services	1,290.00		

Modi Realty Miryalguda LLP IT Return AY 2023-24.xlsxP&L SCHEDULES

OIE-News Paper & Periodicals	1,540.00			
OIE-Postage & Courier	500.00			
OIE-Repairs & Maintenance-Automobiles	52,918.00			
Rounding Off	17.76			
Bank charges	826.00			
Depreciation	15,668.00			
Computers peripherals	13,574.39			
Rent	13,300.00			
Audit Fees	43,586.00			
	1,69,218.15			

ASSESSMENT YEAR	2023-2024	BALANCES AS ON:	31-03-2023	
NAME OF THE ENTITY:	M/s. MODI REALTY MIRYALGUDA LLP			
DETAILS OF CONSTRUCTION EXPENES				
Construction Material-Registered Delears				
Cement		1,06,050.00		
Chemicals		14,893.75		
Doors, Door Frames & Hardware		6,44,332.15		
Electrical		12,58,978.87		
Equipment		5,72,952.88		
Furniture		1,70,084.00		
Paints		89,152.47		
Plumbing		9,88,387.76		
Steel		5,38,256.36		
Sundry Purchases		4,25,147.53		
Tiles, Granite, Etc.		1,94,631.81		
Tools		5,056.00		
SS Railing Work 18%		84,350.00		
Stone 18%		92,941.20		
Stones 5%		1,27,500.00	53,12,714.78	
Construction Materials-Unregistered Delears				
Aggregate-URD		6,06,628.00		
Cement-URD		3,850.00		
Doors, Door Frames & Hardware-URD		7,900.00		
Electrical-URD		43,030.00		
Gardending-URD		1,92,581.00		
Paints-URD		3,110.00		
Plumbing-URD		9,390.00		
Steel-URD		460.00		
Sundry Purchases-URD		26,176.00		
Tools-URD		14,122.00	9,07,247.00	
Department Work				
DW- D. Balu - Departmental Wages		64,050.00		
DW- Janardhan Prasad Depatmental Wages		28,337.00		
DW - Radhakrishna Dept Wages		3,72,597.00		
DW-Ram Milan- Carpenter		43,025.00		
DW- Shaik Ameer Ali		1,07,513.00		
DW- Shaik Moiz Departmental Work		97,092.00		
DW- Sk Zameeruddin Dept Wages		1,24,327.00		
DW- Tari Syam Departmental		85,749.00	9,22,690.00	
Equipment Useage Charges				
EUC-Adupati Madhava Rao		14,000.00		
EUC-K. Ravi Hire Charges on Equip		1,21,420.00		
EUC- Laxmi Narayana		-	1,35,420.00	
Labour Services Registered				
LSRD-Allowance for Consumables 18%		1,58,595.00		
LSRD-Allowance for Equipment 18%		3,10,190.00		
LSRD-Labour Charges 18%		13,63,190.00	18,31,975.00	
Labour Services Unregistered				
LSUD-Allowance for Consumables		6,24,185.72		
LSUD-Allowance for Equipment		12,44,815.84		
LSUD-Labour Charges		12,50,795.04	31,19,796.60	
Other Expenses				
OE-Automobile & Hire Charges		1,68,850.00		
OE-Electricity Supply		1,87,315.00		
OE-Hamali Charges		7,560.00		
OE-Misecellaneous Expenses (Site)		15,427.50		
OERD - Goods Transportation Charges - 18%		4,12,500.00		

Modi Realty Miryalguda LLP IT Return AY 2023-24.xlsxWIP

OE-Security Services		2,01,982.00		
OE-Transportation charges		16,559.00		
OE-Statutory Payments		46,667.00		
OERD-Consumables, Repairs & Maint		1,650.00		
OEUD-Consumables, Repairs & Maint		2,368.00		
OEUD-House Keeping Services		1,53,909.00		
QC Service charges		28,500.00		
PO Service charges		34,615.00		
Interest on unsecured loans		17,17,218.21		
OIE-Repairs & Maintenance-Equipment 18%		34,640.00	30,29,760.71	
			<u>1,52,59,604.09</u>	
CLOSING STOCK				
Opening Stock (1-4-2022)				4,68,91,010.94
Construction Expenses during the year			1,52,59,604.09	
Less: Extra spect			76,484.43	
			1,51,83,119.66	
Less: Material Sales			2,57,818.13	
			-	1,49,25,301.53
				6,18,16,312.47
Less: Cost recognized during the year				2,46,21,187.73
Closing Stock (31-3-2023)				<u>3,71,95,124.74</u>

Details of work in progress				
A.Y.2017-18				
A.Y.2018-19		96,25,897.00		
A.Y.2019-20		2,12,64,509.92		
A.Y.2020-21		5,07,86,479.67		
A.Y.2021-22		6,90,01,461.32		
A.Y.2022-23		6,24,32,200.83		
A.Y.2023-24		4,58,59,039.98		
Further constructions cost		1,49,25,301.53	27,38,94,890.25	
		50,00,000.00		
		27,88,94,890.25		
Revenue recognized				
A.Y.2017-18				
A.Y.2018-19		-		
A.Y.2019-20		-		
A.Y.2020-21		4,87,81,707.06		
A.Y.2021-22		7,28,11,291.00		
A.Y.2022-23		7,64,25,264.00		
		2,84,23,294.00		
		22,64,41,556.06		
Cost recognized				
A.Y.2017-18				
A.Y.2018-19		-		
A.Y.2019-20		-		
A.Y.2020-21		4,07,50,456.00		
A.Y.2021-22		6,47,85,731.00		
A.Y.2022-23		6,77,79,940.00		
		3,87,62,450.00		
		21,20,78,577.00		

ASSESSMENT YEAR	2023-2024	BALANCES AS ON:	31-03-2023
NAME OF THE ENTITY:	M/s. MODI REALTY MIRYALGUDA LLP		
Estimated of IT - Percentage completion method			
PROJECT ESTIMATION			
	91 Bungalows		
Proposed Const Bungalows Owner	53,080	sft	
Proposed Const Bungalows Develoer	1,11,900	sft	
Amunities - Club House	9,600	sft	
Revenue			
Sale rate	2,566	Rs	
	28,71,85,500	Rs	
Exp			
Land	-	Rs	
Sanction cost	52,61,686	Rs	25,25,13,204
Development & Costruction rate	1,531	Rs	
Development & Costruction cost	25,25,13,204	Rs	
Amenities - Club House rate	2,200	Rs	
Amenities - Club House Cost	2,11,20,000	Rs	
Total cost	27,88,94,890	Rs	
Gross Profit	82,90,610	Rs	
Gross profit %	2.89%		