

Intimation u/s 143(1)



आयकर केन्द्र

CENTRALIZED PROCESSING CENTER
INCOME TAX DEPARTMENT

Name : KADAKIA AND MODI HOUSING
Address : 5-4-187/3 AND 4, 2ND FLOOR SOHAM MANSION, M G ROAD,
SECUNDERABAD Telangana 500003 INDIA
Ph : 91-9281055270

नाम : कडकिया एण्ड मोदी हाउसिंग
पता : 5-4-187/3 एण्ड 4, 2न्द फ़्लोर सोहम मॅन्शन, एम जी रोड,
सिकन्दराबाद तेलंगना 500003 इंडिया
फ़ोन : 91-9281055270

PAN : AAHFK8714A

AY : 2023-24

Ack. No. : 862573691300723

DIN : CPC/2324/A5/393400668

**Your Return for A.Y. 2023-24 has been processed.
There is no payment due.**

ITR Form Type
ITR5 Original

Date of Filing
30/07/2023

Intimation Order Date
16/09/2023

Due Date
31/07/2023

Extended Due Date
31/07/2023

Status
Firm

Residential status
Resident

RETURN DETAILS

Sl.No.	Particulars	Reporting Heads	Amount in ₹	
			As provided by Taxpayer	As Computed u/s 143(1)
01	Taxation option	Opted for 115BAD	No	No
02	Income Details	Total Income	0	0
03	Tax Details	Tax Liability after relief	0	0
04	Interest and Fee Payable	Total Interest And Fee (234A, 234B, 234C & 234F)	0	0
05	Pre-paid Taxes	Total Taxes Paid (Advance Tax, TDS, TCS, Self Assessment Tax)	0	0
06	Balance		0	0
07	Net Amount Payable / Refundable		0	0

Signature Not Verified
Digitally signed by N SAYIRAJ, I.R.S.
Date: 2023.09.16 23:04:57
Reason: Digitally signed
Location: Bengaluru

N SAYIRAJ, I.R.S
Deputy Director of Income Tax,
CPC, Bengaluru

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Name : KADAKIA AND MODI HOUSING

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Sl.No.	Particulars	Reporting Heads	Amount in ₹	
			As provided by Taxpayer	As Computed u/s 143(1)
01	HEADS OF INCOME	Income from house property	0	0
02		Profits and Gains from business or profession	0	0
03		Capital gains	0	0
04		Income from other sources	0	0
05		Intra head adjustments of current year losses	0	0
06		Total (after intra head adjustments) [6=(1+2+3+4)]	0	0
07		Losses of current year to be set off against 6	0	0
08		Balance after set off of current year losses [8=(6 - 7)]	0	0
09		Brought forward losses to be set off against 8	0	0
10		Gross total income [10=(8-9)]	0	0
11	SPECIAL INCOME	(i) Income chargeable to tax at special rate u/s 115BBE	0	0
		(ii) Income chargeable to tax at special rate other than section 115BBE	0	0
12	DEDUCTIONS UNDER CHAPTER VIA	(a) Part-B of Chapter VI-A	0	0
		(b) Part-C of Chapter VI-A	0	0
		(c) Total (12a + 12b)	0	0
13		Deduction u/s 10AA	0	0
14		Total income [14={10-12(c)-13}]	0	0
15		Income chargeable to tax at special rates	0	0
16		Net agricultural income/ any other income for rate purpose	0	0
17		Aggregate income (14-15+16)	0	0
18		Losses of current year to be carried forward	6,92,339	6,92,339
19		Deemed total income u/s 115JC	0	0
20	TAX PAYABLE ON TOTAL INCOME	(a) Tax at normal rates on 17 above	0	0
		(b) Tax at special rates	0	0
		(c) Rebate on agricultural income	0	0
		(d) Tax Payable on Total Income (a+b-c)	0	0
		(e) Surcharge on 20d above		
		Surcharge computed before marginal relief		
		(i) 25% of 12(ii) of Schedule SI	0	0
		(ii) (ii) 10% or 15% as applicable (refer instruction)	0	0
		(iii) On [(20d)- (12(ii) of Schedule SI Income referred in 20e(ii)]		
		Surcharge after marginal relief (if any)		
		(ia) 25% of 12(ii) of Schedule SI	0	0
		(iia) On the components mentioned that (ii) and (iii) above	0	0
		(iv) Total (ia + iia)	0	0
		(f) Health and education cess @ 4% on (d+ e(iv)) above	0	0
		(g) Gross Tax Liability [g={d+e(iv)+f}]	0	0
21	TAX RELIEF	(a) Relief u/s 90/90A	0	0
		(b) Relief u/s 91	0	0
		(c) Total (21a+21b)	0	0

Intimation u/s 143(1)



आयकर केन्द्र
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INCOME TAX DEPARTMENT

Name : KADAKIA AND MODI HOUSING

PAN : AAHFK8714A

AY : 2023-24

Ack. No. : 862573691300723

DIN : CPC/2324/A5/393400668

Sl.No.	Particulars	Reporting Heads	Amount in ₹	
			As provided by Taxpayer	As Computed u/s 143(1)
22	INCOME TAX LIABILITY	Net tax liability [22=(20g-21c)]	0	0
23	INTEREST AND FEE PAYABLE	(a) Interest u/s 234A	0	0
		(b) Interest u/s 234B	0	0
		(c) Interest u/s 234C	0	0
		(d) Fee u/s 234F	0	0
		(e) Total Interest and fee [e=(a+b+c+d)]	0	0
24		Aggregate liability [24=(22+23e)]	0	0
25	TAXES PAID	(a) Advance tax	0	0
		(b) TDS	0	0
		(c) TCS	0	0
		(d) Self assessment tax	0	0
		(e) Total Tax Paid [e=(a+b+c+d)]	0	0
26	Balance		0	0

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	AAHFK8714A		
Name	KADAKIA AND MODI HOUSING		
Address	5-4-187/3 AND 4, 2ND FLOOR, SOHAM MANSION , M G ROAD , 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	862573691300723

Taxable Income and Tax Details	Current Year business loss, if any	1	6,92,339
	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	0
	(+) Tax Payable /(-) Refundable (7-8)	9	(+) 0
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 49.205.122.83 on 30-Jul-2023
12:39:11 DSC SI.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



AAHFK8714A05862573691300723569ae7f08f8433504ef8019a02a084369c255ffe

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: Kadakia And Modi Housing		
PAN	: AAHFK8714A		
Office Address	: 5-4-187/3 And 4, 2nd Floor, Soham Mansion, M G Road, Secunderabad, Telangana-500003		
Status	: FIRM	Assessment Year	: 2023 - 2024
Ward No	: ITO,WD-10(2),HYD	Financial Year	: 2022 - 2023
D.O.I.	: 23/03/2006		
Phone No.	: 0-0	Mobile No.	: 9281055270
Email Address	: it_e@modiproperties.in		
Name Of Bank	: Yes Bank		
Micr Code	: 500532002		
Ifsc Code	: Yesb0000097		
Address	: Begumpet, Secunderabad		
Account No.	: 009763700002378		
Return	: Original (Filing Date : 30/07/2023 & No. : 862573691300723)		
Import Date	: Ais : 29-07-2023 06:24 Pm	Tis : 29-07-2023 06:24 Pm	
	26as : 29-07-2023 06:24 Pm		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession

0

Kadakia And Modi Housing

Profit Before Tax As Per Profit And Loss Account

-843076

Add : Disallowed U/s 37

150737

-692339

Current Year Losses Carried Forward

Business Loss Of Rs. 692339

Gross Total Income

Nil

Total Income

Nil

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. Nil

Nil

Tax Payable

Nil

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account	Status
Hdfc Bank Hyderabad - Secunderabad	HDFC0000042	00422000023348	Current A/c	

Information regarding Turnover/Gross Receipt Reported for GST

GSTR No.	36AAHFK8714A1ZJ
Amount of turnover/Gross receipt as per the GST return filed	25422

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2023-24	Ordinary Business	-	-	692339

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Income Tax	149450.00
2	TDS-Late fee	937.00
3	TDS-Interest	350.00

Total	150737.00
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Details of Turnover as per GSTR-3B (As per AIS)

Sr. No.	GSTIN	ARN	Date of filing	Return Period	Taxable Turnover	Total Turnover
1	36AAHFK8714A1ZJ	126220001904555		APR-2022	0.00	0.00
2	36AAHFK8714A1ZJ	126220077200044		JUL-2022	0.00	0.00
3	36AAHFK8714A1ZJ	126220160904898		MAY-2022	25422.00	25422.00
4	36AAHFK8714A1ZJ	126220172899835		JUN-2022	0.00	0.00
5	36AAHFK8714A1ZJ	126220321565457		AUG-2022	0.00	0.00
6	36AAHFK8714A1ZJ	126220666007276		DEC-2022	0.00	0.00
7	36AAHFK8714A1ZJ	126220507274367		SEP-2022	0.00	0.00
8	36AAHFK8714A1ZJ	126220505996237		NOV-2022	0.00	0.00
9	36AAHFK8714A1ZJ	126220499001885		OCT-2022	0.00	0.00
10	36AAHFK8714A1ZJ	126220768947641		FEB-2023	0.00	0.00
11	36AAHFK8714A1ZJ	126220861400766		MAR-2023	0.00	0.00
12	36AAHFK8714A1ZJ	126220854419966		JAN-2023	0.00	0.00
Total					25422.00	25422.00

Details of Taxpayer Information Summary

S. N.	Information Category	Income Head	Section	Processed Value	Derived Value	As per Computation/ ITR	Difference	As per 26AS	Difference
	(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)-(6)	(8)	(9)=(8)-(6)
1	GST turnover	Profit & Loss A/c		25422.00	25422.00	0.00	25422.00	0.00	Nil
2	GST purchases	Profit & Loss A/c		310214.00	310214.00	234781.00	75433.00		

KADAKIA AND MODI HOUSING BALANCE SHEET AS ON 31ST DAY OF MARCH, 2023

Liabilities	Amount (Rs.)	Assets	Amount (Rs.)
Partners' / Members' Fund		Current Assets, Loans and Advances	
Partners' / Members' capital		Current Assets	
MODI PROPERTIES PVT LTD	5433754	Inventories	
SHARAD KADAKIA	-3029813	Work-in-progress	15281644
Loan Funds		Sundry Debtors (Others)	2493996
Unsecured Loans		Cash and Bank Balances	
Rupee Loans from Others		Balance with banks	
Malve Durgadas	924300	YES Bank	14348
Narsimhanarayana	1540500	Cash-in-hand	119616
Malve Sachin Durgadas	102700		133964
Mattat Syam Sunder Indira Durga Das	1109043	Loans and Advances	
Paramount Builders	602121	Deposits, loans and advances to corporate and others	587617
Soham Modi			
Current Liabilities and Provisions			
Current Liabilities			
Sundry Creditors (Others)	1964606		
Other payables			
Customer Accounts	25011		
Installments Receivable	9699999		
IT Representation Fees Payable	4359		
Professional Tax Payable	600		
TDS Payable	120041		
	9850010		
TOTAL	18497221	TOTAL	18497221

KADAKIA AND MODI HOUSING

MANUFACTURING ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2023

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Opening Inventory		Closing Stock	
To Opening stock of Work in progress	13259526	By Work-in-progress	15281644
To Purchases	234781		
Direct expenses			

To Other direct expenses	482748		
To Cost of Goods Produced	1304589		
TOTAL	15281644	TOTAL	15281644

TRADING ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2023

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
To Gross Profit	1304589	By Cost of Goods Produced	1304589
TOTAL	1304589	TOTAL	1304589

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2023

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
<u>Compensation to employees</u>		By Gross Profit	1304589
To Salaries and wages	115722	<u>Other income</u>	
To Sales promotion including publicity (other than advertisement)	8335	By Any other income	
<u>Professional / Consultancy Fees / Fee for Technical Services</u>		Bad Debts/Credits Written Off	883
To Paid to Others	400571		
To Other expenses			
Computer Repairs and Maintenance	2300		
Admin Audit Charges	1288		
Misc. Expenses	34695		
Round off	2		
IT Representation Fees	4359		
SIP-GST	2120		
SIP-TDS	262		
TDS Late fee	937		
TDS-Interest	350		
VAT Paid (OTS Scheme)	8224		
Income Tax	149450		
<u>Interest</u>			
To Paid in India, or paid to a resident (To other than Partners)	1419933	By Net Loss	843076
	2148548		2148548
To Net Loss	843076	By Balance carried to Balance Sheet in partner's account	843076
TOTAL	843076	TOTAL	843076

SOHAM SATISH MODI
(Principal Officer)

[illegible]

ASSESSMENT YEAR		2023-2024		BALANCES AS ON:		31-03-2023	
NAME OF THE ENTITY:		M/s. KADAKIA AND MODI HOUSING					
CONSTRUCTION ACCOUNT FOR THE YEAR ENDED 31-03-2023							
To	Opening Stock				By	Closing Stock	
	Land & WIP			1,32,59,526		Land & WIP	1,52,81,644
To	Constructin Expenes during the year			7,17,529			
To	Gross profit including estimate profits			13,04,589			
				1,52,81,644			1,52,81,644
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2023							
	EXPENDITURE	SCHEDULE		AMOUNT		INCOME	SCHEDULE AMOUNT
To	Financial Expenses	L		14,19,933	By	Gross profit	13,04,589
To	Professional Services	M		3,33,288	By	Bad debits / credits written off	883
To	Salaries & Employee benefits	N		1,15,722			
To	Other Indirect expenses	O		1,09,927			
To	Pramotional Expenses	P		8,335			
To	Statutory Interest & Penalties	Q		11,893			
To	Income tax	-		1,49,450			
To	Net Profit Transferred to partners:						
	Modi Properties Pvt.Ltd. (51%)		(4,29,968.66)				
	Sharad Kadakia (49%)		(4,13,107.14)	(8,43,076)			
				13,05,472			13,05,472
For KADAKIA AND MODI HOUSING,							
PARTNER.							

ASSESSMENT YEAR		2023-2024			BALANCES AS ON:	45,016.00
NAME OF THE ENTITY:		M/s. KADAKIA AND MODI HOUSING				
PARTNERS CAPITAL ACCOUNTS						
MORI PROPERTIES PVT. LTD.						
To	Balance c/fd. (31-03-2023)	54,33,753.72	By	Balance b/fd. (01-04-2022)	12,03,722.38	
			By	Amount Received during the year	46,60,000.00	
			By	Share of Profit during the year	(4,29,968.66)	
		54,33,753.72				54,33,753.72
SHARAD KADAKIA						
To	Balance b/fd. (01-04-2022)	26,16,705.96	By	Share of Profit during the year	(4,13,107.14)	
To			By	Balance c/fd. (31-03-2023)	30,29,813.10	
		26,16,705.96				26,16,705.96

ASSESSMENT YEAR	2023-2024	BALANCES AS ON:	31-03-2023
NAME OF THE ENTITY:	M/s. KADAKIA AND MODI HOUSING		
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2022			
		Amount in Rs.	Manager comments
SCHEDULE-A			
PARTNERS CAPITAL:			
Modi Properties Pvt. Ltd.		54,33,753.72	
Sharad Kadakia		(30,29,813.10)	
		24,03,940.62	
SCHEDULE-B			
OUTSTANDING EXPENSES			
TDS Payable		1,20,041.00	
It representation Fees payable		4,359.00	
Professional tax payable		600.00	
		1,25,000.00	
SCHEDULE-C			
UNSECURED LOANS:			
OTHLOAN-Soham Modi		6,02,121.00	
USL-Malve Durgadas Narsimhanarayana		9,24,300.00	
USL-Paramount Builders		11,09,043.00	
USL-Malve Sachin Durgadas		15,40,500.00	
USL-Mattat Syam Sunder Indira Durga Das		1,02,700.00	
		42,78,664.00	
SCHEDULE-D			
SUNDRY CREDITORS:			
Construction Material Vendors			
SUP-Summit Sales LLP	56,661.00	56,661.00	
Contractors on Accounts			
CONT-Janardhan Prasad on A/c	35,374.10		
CONT-MD Arshad On A/c	4,859.00		
CONT Narsing Rao	4,329.00		
CONT Vasanthi Constructions & Developers	63,832.00	1,08,394.10	
Creditors - Staff			
EMP-Chand Mohammad	2,209.00	2,209.00	
Other Creditors			
Bloomdale Owners Association	2,69,193.00		
Maintenance & Security Deposit	14,92,016.68	17,61,209.68	
Service Providers			
SP-SHREYAS SERVICES	13,444.00		
		13,444.00	
Work Orders			
CONT- Mangilal Bishoni W/o	22,688.00	22,688.00	
		19,64,605.78	
SCHEDULE-E			
CUSTOMERS ACCOUNTS			
CUST- Suspense		25,011.00	
		25,011.00	
SCHEDULE-F			
INSTALMENTS RECEIVABLE:			
Installment Receivable		96,99,999.00	
		96,99,999.00	
SCHEDULE-G			
CASH IN HAND			
Cash		1,19,616.00	
		1,19,616.00	

		Amount in Rs.	Manager comments
SCHEDULE-H			
BANK BALANCES:			
Yes Bank	-	14,348.27	
		14,348.27	
SCHEDULE-I			
DEPOSITS, LOAND & ADVANCES:			
DEPOSITS:			
Satyavarapu Hardware-Security Deposit	15,500.00		
Sri Lakshmi Enterprises- Deposit	13,000.00	28,500.00	
LOANS & ADVANCES:			
Others			
GST Input	5,55,607.42	5,55,607.42	
Staff			
EMP-I Ramakrishna	502.00		
EMP-Nagarjuna	3,008.00	3,510.00	
		5,87,617.42	
SCHEDULE-J			
SUNDRY DEBTORS:			
CUSTOMERS			
CUST-A-Swarnalatha 63		24,65,627.00	}
CUST-Flat No-Name 69 V Sathya Saleem		17,698.60	
CUST-Summit sales llp		10,670.00	
		24,93,995.60	
SCHEDULE-K			
CLOSING STOCK:			
Land & WIP		1,52,81,643.87	
		1,52,81,643.87	

ASSESSMENT YEAR	2023-2024	BALANCES AS ON:	31-03-2023
NAME OF THE ENTITY:	M/s. KADAKIA AND MODI HOUSING		
SCHEDULE FORMING PART OF PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31-3-2022			
SCHEDULE-L			
Financial expenses			
FEXP-Interest on Unsecured Loans	14,19,933.00		
	14,19,933.00		
SCHEDULE-M			
Professional Services:			
PS-Admin-Audit - 18%	1,287.50		
PS-QC Charges	2,000.00		
Legal Services	3,30,000.00		
	3,33,287.50		
SCHEDULE-N			
Salaries & Employee benefits			
SAL-Conveyance Allowance	100.00		
SAL-Food & Brverage	7,387.00		
SAL-Mobile Allowance	1,995.00		
SAL-Salaries	84,687.00		
Medical Insurnce	3,829.00		
Gratuity	10,432.00		
Bonus	7,292.00		
	1,15,722.00		
SCHEDULE-O			
Other Indirect expenses:			
Computer Repairs and Maintenance 18%	2,300.00		
OERD-Consultancy Charges	68,571.00		
OIE-Misc. Expenses	34,695.00		
OIE-Rounded Off	2.30		
IT Representation fees	4,359.00		
	1,09,927.30		
SCHEDULE-P			
Pramotional Expenses:			
PROMORD-Brouchers, Flyers & Stationery	3,325.00		
PROMOUD-Print Media	5,010.00		
	8,335.00		
SCHEDULE-Q			
Statutory Interest & Penalties			
SIP-GST	2,120.00		
SIP-TDS	262.00		
TDS Late Fee	937.00		
TDS-Interest	350.00		
VAT Paid (OTS Scheme)	8,224.00		
	11,893.00		

[illegible]

Work in progress upto 31-03-2023 (Before Estimated profit)				1,39,77,054.76
Add: Further construction expenses				20,00,000.00
				1,59,77,054.76
				31,95,410.95
				45,00,000.00
				13,04,589.05

Kadakia & Modi Housing

Flats Details

FLAT NO	AREA	BUYERNAME	SOLD	SALEAMOUNT	Sales declared year
12	199	Col KGA Kamaldev & Mrs.Sheela Jamesina	Yes	45,00,000	A.Y.11-12
38	240	Easo Varghese	Yes	46,19,000	A.Y.11-12
39	216	Major B.S.Prasad	Yes	34,50,000	A.Y.11-12
54	212	Mr.Janardhan Reddy	Yes	46,68,000	A.Y.11-12
1	178	Ms.Sabiha Hussain	Yes	50,00,000	A.Y.12-13
10	185	Major Achyut Ranjan Mukherjee	Yes	34,50,000	A.Y.12-13
11	191	Syed Sibgatullah vajid	Yes	37,90,000	A.Y.12-13
21	273	Mrs.S.Visala	Yes	50,00,000	A.Y.12-13
36	204	Dr.Anusha Bharatam & Smt.Paningipalli Jyoti	Yes	35,00,000	A.Y.12-13
58	295	Bongu Raja Rao	Yes	40,00,000	A.Y.12-13
60	307	Mr.Sai Prashant & Mrs.Anjana Sai	Yes	53,00,000	A.Y.12-13
19	220	Mrs Man komal kaur Thapar	Yes	35,00,000	A.Y.13-14
20	234	Mrs.Harjeet Kaur Thapar	Yes	35,00,000	A.Y.13-14
26	178	Mr.Sadula Vijay Kumar	Yes	38,00,000	A.Y.13-14
27	178	Mr.Abdul Hameed	Yes	38,50,000	A.Y.13-14
35	187	Mrs.O.Santhi	Yes	42,00,000	A.Y.13-14
40	178	Mr.Ravi Rajshekar & Mrs.Lakshmi Praba	Yes	36,53,000	A.Y.13-14
9	183	Mr. MD.Abdul Rahim & Mrs. Khalida Unissa	Yes	44,83,000	A.Y.14-15
33	178	Merpula Narayana Goud	Yes	36,00,000	A.Y.14-15
59	303	Mrs.S.E.Velankanni Selva Kumar	Yes	49,90,000	A.Y.14-15
68	228	Commander.U.Sathyan	Yes	42,78,000	A.Y.14-15
16	203	Edury Vakula and Edury Ramachandra Rao	Yes	49,00,000	A.Y.15-16
48	178	Mr.Bongu Sriteja	Yes	42,23,000	A.Y.15-16
56	259	Mrs. T.G. Vijay Lakshmi / Mr.TGoverdhan	Yes	51,04,000	A.Y.15-16
57	281	Mr. Sandeep Benjamin / Mrs. Ida Benjamin	Yes	55,00,000	A.Y.15-16
64	255	Mrs. Sucharitha Ittamalla Mr. Rev.Zaccheau	Yes	51,00,000	A.Y.15-16
66	248	GP Capt MDN Prasad / Mrs. Vijaya Prasad	Yes	52,30,000	A.Y.15-16
8	179	Ram Chander Patwari	Yes	45,78,000	A.Y.16-17
47	178	Sri Teja Bongu	Yes	42,23,000	A.Y.16-17
67	238	Dr. Parijatha Johnson	Yes	50,86,000	A.Y.16-17
45	178	Duvalla Venkata Rajulu	Yes	50,00,000	A.Y.17-18
65	256	Sri Lakshmi Manapragada	Yes	59,99,886	A.Y.17-18
49	178	D.Vedantha Rajulu and D.Vamsheedhara Rao	Yes	44,00,000	A.Y.18-19
2	178	Mrs Neeram Geetha	Yes	30,00,000	A.Y.19-20
13	206	Mrs.Duttaluri Usha Rani	Yes	49,94,000	A.Y.19-20
61	295	Dr Ramesh Babu v	Yes	35,00,000	A.Y.19-20
3	178	Mrs.B.S Kameswari,Mr.B.v.Subramanyam	Yes	46,50,000	A.Y.20-21
7	179	Mr.Dibbendu Ghosh/Jayanti Ghosh	Yes	46,50,000	A.Y.20-21
14	204	Kalawala Richaka Dick	Yes	49,22,000	A.Y.20-21
15	204	Esarap Rajeshwari	Yes	49,22,000	A.Y.20-21
18	213	Mrs.Kompella Shyama/Mr.K.Kameswara Rao	Yes	51,50,000	A.Y.20-21
28	178	Mrs S.Indira/S Depika Pillay	Yes	33,50,000	A.Y.20-21
29	178	Ankerla Surender	Yes	50,00,000	A.Y.20-21
30	178	Mrs.Meenashi Pillay	Yes	32,50,000	A.Y.20-21
31	178	M.S.K Chakra varthy	Yes	32,75,000	A.Y.20-21
32	178	S.Vijaya Laxmi	Yes	32,75,000	A.Y.20-21
41	178	D.Bala Koteswara Rao	Yes	44,53,000	A.Y.20-21
43	178	Raja Rao Bongu	Yes	27,00,000	A.Y.20-21
44	178	Raja Rao Bongu	Yes	27,00,000	A.Y.20-21
46	178	Kalyani Rathod	Yes	46,00,000	A.Y.20-21
53	205	Raolakola Pradeep Kumar	Yes	35,50,000	A.Y.20-21
55	236	Mr.Yendamuri Satya Srinivas	Yes	37,00,000	A.Y.20-21
62	274	K.V.K Santhy	Yes	54,42,000	A.Y.20-21

70	197	Mr Satish Reddy Banga Reddy Gari	Yes	35,00,000	A.Y.20-21		
72	166	Phaneendra Kiran Chaganti	Yes	41,00,000	A.Y.20-21		
4	178	Mrs.Thota Swetha,Mr. Soma Vijaya Krishna	Yes	31,00,000	A.Y.20-21		
71	174	Mr. Gandla Laxmi Narayana/Mrs.Gandla Ind	Yes	33,50,000	A.Y.20-21		
5	178	Mr SI Jabiulla	Yes	46,50,000	A.Y.21-22		
6	178	Ganga Reddy Sangepu	Yes	46,00,000	A.Y.21-22		
17	206	Mr.Manab Chakravarthy	Yes	49,90,000	A.Y.21-22		
22	202	Mortaged	Mortaged	-			
23	178	Mortaged	Mortaged	-			
24	178	Mortaged	Mortaged	-			
25	178	Mortaged	yes	45,00,000		Mortgage villa Pocession not given	
34	178	Mr Birendra Kumar Sinha	Yes	46,50,000	A.Y.21-22		
37	260	Mrs Akkala Mamta/Mr Akkala Chandra Sekh	Yes	51,00,000	A.Y.21-22		
42	178	Ms.Roopa Prem kumar	Yes	36,00,000	A.Y.21-22		
50	178	Mrs. N Rajitha/Mr.N.Suresh Ram kumar	Yes	42,50,000	A.Y.21-22		
51	178	Mrs G Karuna Sree/Mr.G.Someshwar rao	Yes	38,50,000	A.Y.21-22		
52	228	Mr.B Arjun Rao/Mrs.B.Naveena Veni	Yes	36,00,000	A.Y.21-22		
63	246	Mr.K. Swarna Latha james/ James Kalwala	Yes	52,00,000		Pocession not given - Court case	
69	214	Mr.V.Sathya seelan	Yes	35,00,000	AY 22-23		
		MPPL-cc		40,00,000	A.Y.21-22		
				29,80,97,886			

Kadakia And Modi housing

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

03-06-2023 11:16:17

1 Of 1

Flat History Document

Block No A

Flat No 25

CIS No 0

Buyer Name And Address

Modi Consultancy Services

Phone :

Occupation :

Flat Owner : Kadakia and Modi Housing

Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	178	14-02-23	-	No	No	No	Other	1605

HL Req	HL Sanctioned	HL Release	HL Balance	From	Sale Completed
No	0	0	0		No

NOC / OCR	Doc Complete	Reg Done	Agr Executed	Agr Date	Flat Type
No	No	No	No		Semi-Deluxe

Sale Amount	Other Amount	Total Amount	Total Receipts	Balance
4500000	360000	4860000	4500000	360000

Net Sale Consideration	Value of Sale Deed	Val Agr Const	Oth Taxabl Receipts
0.00	0.00	0.00	0.00

VAT, Reg Charges	Oth Non Taxable Rcpts	Excess / Check
0.00	0.00	0.00

VAT Return Month	VAT Return Year	VAT Paid	VAT Cheque No	VAT Cheque Date
1	0	0.00	0	0

Sale Deed Date	Date Of Possession	Maintenance From	Booking after OC	OC Date
01-01-1601	01-01-1601	1 0	Yes	01-01-1601

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
17-04-2023	sale amout	4,500,000	.	Yes

Other Payments

Date	Description	Amount	ChqNo / Taken	Paid/ Work
17-04-2023	Other charges	360,000	.	Yes

Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
17-04-2023	Rec No : JV / Sale to MCS	4,500,000	.	Yes

Kadakia & Modi Housing (22-23)

5-4-187/3&4, IInd Floor, Soham Mansion
M G Road, Ranigunj, Secunderabad

BANK- Yes Bank 009763700002378

Reconciliation Statement

16-Mar-23 to 31-Mar-23

Date	Particulars	Vch Type	Transaction Type	Instrument No.	Instrument Date	Bank Date	Debit	Credit
11-Mar-23	SUP-Shri Ganesh Pumps & Machinery Centre	Payment	Cheque	044484	11-Mar-23			
Balance as per Company Books:							14,348.27	19,307.00
Amounts not reflected in Bank:								
Amounts not reflected in Company Books:								19,307.00
Balance as per Bank:							33,655.27	
Balance as per Imported Bank Statement:								
Difference:								

J. H. Pruthi
04/04/23

APPROVED BY
8 APR 2023
M. JAYA PRAKASH
Sr. Manager Accounts

STATEMENT OF ACCOUNT

CUSTOMER ID : 8528273
ACCOUNT NO : 009763700002378
ACCOUNT NAME : KADAKIAMODI HOUSING
STATEMENT PERIOD : 01-03-2023 to 31-03-2023

KADAKIA AND MODI HOUSING,
KADAKIA AND MODI HOUSING, 5-4-187/3 AND 4 M G ROAD,
HYDERABAD,
500003
EMAIL ID :
PHONE NO :

BRANCH CODE
ACCOUNT BRANCH

BRANCH ADDRESS

RTGS/NEFT/IFSC
MICR

ACCOUNT STATUS

ACCOUNT TYPE

PRODUCT DESCRIPTION

CURRENCY

: 0097

: Secunderabad

: Ground Floor, Agravanshi Plaza, Be, aring
No 1-8-387, Huda Lane, Off S. P. Road,
Secunderabad, Telangana, -500003,
Hyderabad, TELANGANA

: YESB00000097

: 500532002

: ACTIVE

: CURRENT ACCOUNT

: YES FIRST Business Programme

: INR

Opening Balance : 57,238.27

Closing Balance : 33,654.27

Report generated on APR 04,2023 10.44 AM

Transaction Date	Value Date	Transaction Description	Reference No	Debit Amount	Credit Amount	Running Balance
29-02-2023 06:00:00	26-02-2023	B/F..	0	0.00	0.00	57,238.27
02-03-2023 16:55:42	02-03-2023	NEFT Dr-YESB30614 341796-ITD-RBISOG STPMT-BEGUMPET	YESB306143417 96-000000818304	15,274.00	0.00	41,964.27
02-03-2023 16:56:55	02-03-2023	NEFT Dr-YESB30614 345604-ITD-RBISOG STPMT-BEGUMPET	YESB306143456 04-000000818305	350.00	0.00	41,614.27
02-03-2023 18:05:08	02-03-2023	NEFT-Return-YESB306143 45604-ITD-SYSTEM ERRO R GST REJECTION (R11)	RB10622333256956	0.00	350.00	41,964.27
02-03-2023 18:05:08	02-03-2023	NEFT-Return-YESB306143 41796-ITD-SYSTEM ERRO R GST REJECTION (R11)	RB10622333256839	0.00	15,274.00	57,238.27

STATEMENT OF ACCOUNT

CUSTOMER ID : 8528273
ACCOUNT NO : 009763700002378
ACCOUNT NAME : KADAKIAMODI HOUSING
STATEMENT PERIOD : 01-03-2023 to 31-03-2023

YES BANK

Transaction Date	Value Date	Transaction Description	Reference No	Debit Amount	Credit Amount	Running Balance
08-03-2023 17:36:48	08-03-2023	NEFT Dr-YESB30673 573105-ITD-RBISOG STPMT-BEGUMPET	YESB306735731 05-0000000818307	15,274.00	0.00	41,964.27
08-03-2023 17:39:41	08-03-2023	NEFT Dr-YESB30673 576738-ITD-RBISOC BDTER-BEGUMPET	YESB306735767 38-0000000818306	350.00	0.00	41,614.27
08-03-2023 18:36:11	08-03-2023	NEFT-Return-YESB306735 73105-ITD-SYSTEM ERRO R GST REJECTION (R11)	RBI0682344301701	0.00	15,274.00	56,888.27
09-03-2023 08:18:42	09-03-2023	SHREYAS SERVICES	0000000818308	13,444.00	0.00	43,444.27
13-03-2023 16:20:50	13-03-2023	Funds Trf-BEGUMPET -009763700002092-PA RAMOUNT BUILDERS	000000178305	0.00	25,000.00	68,444.27
14-03-2023 08:29:50	14-03-2023	SHREE GANESH PUMPS AND M	0000000818302	11,500.00	0.00	56,944.27
14-03-2023 16:57:58	14-03-2023	Tax payment :ITNS 281	230314001091 -0000000367360	15,274.00	0.00	41,670.27
20-03-2023 11:59:55	20-03-2023	DD Issue-***TSSPDCL***	0000000044485	3,922.00	0.00	37,748.27
23-03-2023 14:43:07	23-03-2023	DD Issue-***TSSPDCL***	0000000044487	1,205.00	0.00	36,543.27
23-03-2023 18:00:17	23-03-2023	NEFT Dr-YESB30820 642633-MODI PROPE RTIES PVT LTD-ICIC 0000104-BEGUMPET	YESB308206426 33-0000000044489	2,889.00	0.00	33,654.27

----- End of the statement -----

APPROVED BY
04 APR 2023
M. JAYA PRAKASH
Sr. Manager Accounts

Kadakia & Modi Housing (22-23)
5-4-187/3&4, IInd Floor, Soham Mansion
M G Road, Ranigunj, Secunderabad

BANK- Yes Bank 009763700002378
Reconciliation Statement
1-Mar-23 to 17-Mar-23

Date	Particulars	Vch Type	Transaction Type	Instrument No.	Instrument Date	Bank Date	Debit	Credit	Page 1
11-Mar-23	SUP-Shri Ganesh Pumps & Machinery Centre	Payment	Cheque	044484	11-Mar-23			19,307.00	
14-Mar-23	OE-Electricity Supply	Payment	Cheque	044485	14-Mar-23			3,922.00	
Balance as per Company Books:							18,442.27		
Amounts not reflected in Bank:								23,229.00	
Amounts not reflected in Company Books:									
Balance as per Bank:							41,671.27		
Balance as per Imported Bank Statement:									
Difference:									

J. Haripriya
17/03/23



STATEMENT OF ACCOUNT

CUSTOMER ID : 8528273
ACCOUNT NO : 009763700002378
ACCOUNT NAME : KADAKIAMODI HOUSING
STATEMENT PERIOD : 01-03-2023 to 17-03-2023

KADAKIA AND MODI HOUSING,
KADAKIA AND MODI HOUSING, 5-4-187/3 AND 4 M G ROAD,

HYDERABAD,
500003
EMAIL ID :
PHONE NO :

BRANCH CODE
ACCOUNT BRANCH

BRANCH ADDRESS

RTGS/NEFT/IFSC
MICR

ACCOUNT STATUS
ACCOUNT TYPE

PRODUCT DESCRIPTION

CURRENCY

: 0097

: Secunderabad

: Ground Floor, Agravanshi Plaza, Be, aring
No 1-8-387, Huda Lane, Off S. P. Road,
Secunderabad, Telangana, -500003,
Hyderabad, TELANGANA

: YESB00000097

: 500532002

: ACTIVE

: CURRENT ACCOUNT

: YES FIRST Business Programme

: INR

Opening Balance : 57,238.27

Closing Balance : 41,670.27

Report generated on MAR 17, 2023 02:55 PM

Transaction Date	Value Date	Transaction Description	Reference No	Debit Amount	Credit Amount	Running Balance
28-02-2023 00:00:00	28-02-2023	B/F..	0	0.00	0.00	57,238.27
02-03-2023 16:55:42	02-03-2023	NEFT Dr-YESB30614 341796-ITD-RBISOG STPMT-BEGUMPET	YESB306143417 96-000000818304	15,274.00	0.00	41,964.27
02-03-2023 16:56:55	02-03-2023	NEFT Dr-YESB30614 345604-ITD -RBISOG STPMT-BEGUMPET	YESB306143456 04-000000818305	350.00	0.00	41,614.27
02-03-2023 18:05:08	02-03-2023	NEFT-Return-YESB306143 45604-ITD-SYSTEM ERRO R GST REJECTION (R11)	RB10622333256956	0.00	350.00	41,964.27
02-03-2023 18:05:08	02-03-2023	NEFT-Return-YESB306143 41796-ITD-SYSTEM ERRO R GST REJECTION (R11)	RB10622333256839	0.00	15,274.00	57,238.27

STATEMENT OF ACCOUNT

CUSTOMER ID : 8528273
 ACCOUNT NO : 009763700002378
 ACCOUNT NAME : KADAKIAMODI HOUSING
 STATEMENT PERIOD : 01-03-2023 to 17-03-2023

YES BANK

Transaction Date	Value Date	Transaction Description	Reference No	Debit Amount	Credit Amount	Running Balance
08-03-2023 17:36:48	08-03-2023	NEFT Dr-YESB30673 573105-ITD-RBISOG STPMT-BEGUMPET	YESB306735731 05-0000000818307	15,274.00	0.00	41,964.27
08-03-2023 17:39:41	08-03-2023	NEFT Dr-YESB30673 576738-ITD-RBISOC BDTER-BEGUMPET	YESB306735767 38-0000000818306	350.00	0.00	41,614.27
08-03-2023 18:36:11	08-03-2023	NEFT-Return-YESB306735 73105-ITD-SYSTEM ERRO R GST REJECTION (R11)	RBI0682344301701	0.00	15,274.00	56,888.27
09-03-2023 08:18:42	09-03-2023	SHREYAS SERVICES	0000000818308	13,444.00	0.00	43,444.27
13-03-2023 16:20:50	13-03-2023	Funds Trf-BEGUMPET -009763700002092-PA RAMOUNT BUILDERS	0000000178305	0.00	25,000.00	68,444.27
14-03-2023 08:29:50	14-03-2023	SHREE GANESH PUMPS AND M	0000000818302	11,500.00	0.00	56,944.27
14-03-2023 16:57:58	14-03-2023	Tax payment :ITNS 281	230314001091 -0000000367360	15,274.00	0.00	41,670.27

----- End of the statement -----

APPROVED BY
 17 MAR 2023
 Sr. Manager Accounts



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 18202 Date: 24-09-2014

Sold to: L.RAMACHARYULU

S/o. LATE L.RAGHAVENDRA RAO

For Whom: KADAKIA & MODI HOUSING

BM 780237

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

PARTNERSHIP DEED

This DEED OF PARTNERSHIP is made and executed at Secunderabad on this the 1st day of October 2014 by and between:

M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act 1956, and having its registered office at 5-4-187/3 & 4, Soham Mansion, II Floor, M. G. Road, Secunderabad - 500 003 represented by its Managing Director, Sri Soham Modi, S/o. Sri Satish Modi, aged about 44 years (Hereinafter called the "FIRST PARTNER").

AND

Shri. Sharad J. Kadakia S/o. Late. Shri. Jayantilal M. Kadakia aged 53 years, Occupation: Business, resident of 5-2-223, Gokul, Distillery Road, Secunderabad - 500 003 (Hereinafter called the "SECOND PARTNER").

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Sharad



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature]

BM 780238

S.No. 18203 Date: 24-09-2014

Sold to: L.RAMACHARYULU

S/o. LATE L.RAGHAVENDRA RAO

For Whom: KADAKIA & MODI HOUSING

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

-2-

WHEREAS:

- M/s. Modi Properties & Investments Pvt. Ltd (represented by its Managing Director Shri. Soham Modi), Shri. Sharad J. Kadakia along with Shri. Gaurang Mody were carrying on partnership business under the name and style of "M/s. Kadakia & Modi Housing" and their relations inter-se were and terms and conditions of partnership business were governed and evidenced by in the Partnership Deed dated 23.03.2006 and Supplementary Deeds of Partnership dated 19th August 2008 and 29th August 2011 and Retirement deed dated 1st October 2014.
- Shri. Gaurang Mody has retired from the above named partnership firm w.e.f. 1st October 2014 under a deed of Retirement Deed dated 1st October 2014.
- The First Partner and Second Partner herein have agreed to continue the partnership business as a going concern by taking over all the assets and liabilities.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

[Signature]



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BM 780239

S.No. 18204 Date: 24-09-2014

Sold to: L.RAMACHARYULU

S/o. KATE L.RAGHAVENDRA RAO

For Whom: KADAKIA & MODI HOUSING

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

-3-

D. The partners have agreed on certain terms and conditions to govern the partnership business and the relations inter-se and are desirous of reducing the same into writing.

NOW THEREFORE THIS PARTNERSHIP DEED WITNESSETH AS FOLLOWS:

1. The business of the firm shall be carried in the name and style as "Kadokia & Modi Housing" or any other name partners may mutually decide
2. The Partnership has been effective from 1st October 2014.
3. The Principal Office of the firm shall be at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 and the same may be changed to any other place or places mutually agreed upon by the partners.

For Modi Properties & Investments Pvt. Ltd.

Managing Director



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Signature]

BM 780240

S.No. 18205 Date: 24-09-2014

Sold to: L.RAMACHARYULU

S/o. LATE L.RAGHAVENDRA RAO

For Whom: KADAKIA & MODI HOUSING

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

-4-

4. The nature of business of the firm shall be to do the business of real estate developers, builders, managers, underwriters, retailers, advisors etc., and/or any such other business (s) that may be mutually agreed upon.
5. The partners hereto shall contribute the capital required for the partnership business in their Profit/Loss sharing ratio as given herein or in any other ratio as may be decided mutually from time to time.
6. That the partnership shall be entitled to hypothecate, mortgage, create charge on or otherwise encumber the assets of the firm or any part thereof for borrowing any loans either by way of cash credit or overdraft from banks and financial institutions or any other agency either by itself or by any other firm or company and to give guarantee / guarantees infavour of the banks and financial institutions on such terms and conditions as may be mutually agreed upon by all the partners.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

[Signature]
Kadaka



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BM 780241

S.No. #18206 Date: 24-09-2014

Sold to: L. RAMACHARYULU

S/o. LATE L. RAGHAVENDRA RAO

For Whom: KADAKIA & MODI HOUSING

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No. 15-31-029/2013,

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

-5-

7. The First Partner represented by its Managing Director Shri. Soham Modi shall be the Managing Partner and over all incharge for smooth running of the firm and is authorized to apply and obtain necessary sanctions from all concerned authorities like HUDA, GHMC, AP Transco (Electricity Department), Water & Drainage Department (HMWS & SB), Income Tax, Central Excise Dept, Commercial Tax Departments, etc., in connection with the business of the firm.
8. The Partners hereto have agreed that the Agreements of Sale, Sale Deeds and other conveyance deeds, construction agreements/contracts, General and Specific Power of Attorneys etc., that are required to be executed and registered in the course of business shall be executed by the Managing Partner (i.e., M/s. Modi Properties & Investments Pvt. Ltd represented by its Managing Director Shri. Soham Modi). It has been mutually agreed by the partners that the selling rate and the terms and conditions of sale in the course of business shall be determined solely by the Managing Partner (i.e., M/s. Modi Properties & Investments Pvt. Ltd represented by its Managing Director Shri. Soham Modi).

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Signature of Soham Modi

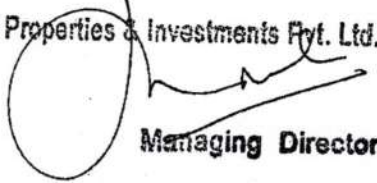
9. The Profit & Loss of the firm shall be shared and borne between the partners as under:

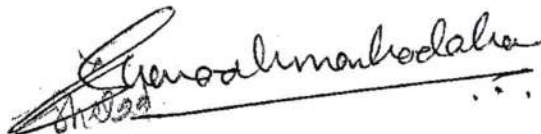
- a) First Partner (Modi Properties & Investments Pvt Ltd 51% (Fifty One Per cent)
- b) Second Partner (Sharad J, Kadakia) 49% (Forty Nine Per cent)

Total	----- 100% -----
-------	------------------------

10. The regular books of accounts shall be maintained by the partners herein recording the day to day transactions and such books shall be closed to the profit and loss account on 31st March of every year. On the date the statement of assets and liabilities shall be drawn up and net profit and loss shall be determined and divided as per ratios mentioned above.
11. The firm's bank accounts shall be operated by the First Partner (i.e., M/s. Modi Properties & Investments Pvt. Ltd represented by its Managing Director Shri. Soham Modi) or subject to any instructions as may be given to the bankers from time to time by the firm under the signatures of all the partners.
12. It has been mutually agreed that none of the partners without the written consent of other partner shall:
- a) Assign or charge his share in the assets of the firm.
 - b) Lend money belonging to the firm.
 - c) Except in the ordinary course of the business, dispose of by pledge, sale or otherwise, the assets of the firm.
 - d) Release or compound any debt or claim owing to the firm.
 - e) Execute any deed or stand surety for any person or act in any other manner whereby the property of the firm may be liable.
13. That each Partner shall at all times pay, discharge his separate and private debts whether future or present and always keep the partnership property and/or other partner free from all actions, claims, costs, proceedings and demands of whatsoever nature.
14. The Partnership shall be at WILL.
15. Any of the Partner herein who intends to retire, must give three months notice to the other partners and the share of retiring partner will stand distributed among the continuing partners.
16. With the mutual consent of all the partners, new partners can be admitted in partnership and such new partners will share their percentage of profit and loss through which he is inducted as a partner.
17. The Partnership shall not be dissolved on the death/retirement/insolvency of a partner and the estate of the deceased/outgoing/insolvent partners is not liable for any act of the firm after his death/retirement/insolvency. The legal representatives or heirs of the deceased partners shall not be entitled to interfere in the management of the affairs of the partnership but he/they shall be entitled to inspect the account books etc., for the purpose of ascertaining the share therein.

For Modi Properties & Investments Pvt. Ltd.


Managing Director


Sharad J. Kadakia

18. In case of death of any partner of the firm, the legal heirs of the said partners shall be offered and admitted to the partnership in the place of the deceased partner on the same terms and conditions. Further, in case the heir or heirs decide not to accept the offer to become the partner/partners, the remaining partners shall carry out on the business of the firm and the share of such outgoing partner shall be settled to their legal heirs.
19. The terms and conditions of this deed may be amended or cancelled and fresh terms and conditions may be introduced with mutual consent of all the partners in writing without recourse to a fresh deed of partnership.
20. For all other matters on which this deed does not contain any specific clause, the provisions of Indian Partnership Act will apply.

IN WITNESS WHEREOF, the partners hereto have signed and executed this partnership deed with their free will and consent on the date, month and year mentioned herein above, in the presence of the following witnesses:

WITNESSES:

1.

[Signature]
G. K. Anandhadas

2.

[Signature]
L. Ramapillai

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
FIRST PARTNER

[Signature]
SECOND PARTNER



ఆంధ్రప్రదేశ్ ప్రభుత్వము

GOVERNMENT OF ANDHRA PRADESH

ఫర్ము రిజిస్ట్రేషను స్వీకృతి
ACKNOWLEDGEMENT OF REGISTRATION OF FIRM

1932 భారత భాగస్వామ్య చట్టపు 58(1)వ విభాగముద్వారా నిర్ణయించబడిన వివరణ అందినట్లు ఆంధ్రప్రదేశ్ ఫర్ముల రిజిస్ట్రారు ఇందుమూలముగా తెలుపుచున్నారు.

The Registrar of Firms, Andhra Pradesh hereby acknowledges the receipt of the statement prescribed by section 58(1) of the Indian Partnership Act. 1932.

ఆ వివరణ దాఖలు చేయబడినది. ఫర్ము యొక్క పేరు _____

_____ ఆంధ్రప్రదేశ్ లోను, హైదరాబాదు నందు _____ వ సంవత్సరపు _____ సంఖ్య గల ఫర్ముగా రిజిస్ట్రారులో నమోదు చేయబడినది.

The statement has been filed and the name of the firm "M/s. KADAKIA AND MODI HOUSING" M.G. ROAD SECUNDERABAD.

has been entered in the register of Firms as No. 1391 of 2006 at Hyderabad (A.P.)

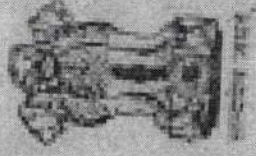
హైదరాబాదు (ఆం.ప్ర.)
Hyderabad (A.P.)

తేది :

V. Srinivas
ఫర్ముల రిజిస్ట్రారు
REGISTRAR OF FIRMS
Registrar of Firms
Hyderabad.

Dated the 12th day of JUNE 2006

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KADAKIA AND MODI HOUSING



23/03/2006
Permanent Account Number

AAHFK8714A

18042006

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुम्बई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in



**Government of India
And
Government of Telangana
Form GST REG-25**

Certificate of Provisional Registration

1.	GSTIN	36AAHFK8714A1ZJ
2.	PAN	AAHFK8714A
3.	Legal Name	KADAKIA AND MODI HOUSING
4.	Trade Name	M/S KADAKIA AND MODI HOUSING
5.	Registration Details under Existing Law	
	Act	Registration Number
(a)	TIN under Value Added Tax	36661333114
(b)	Service Tax Registration Number	AAHFK8714ASD001
Date	28/06/2017	

This is a Certificate of Provisional Registration issued under the provisions of the Act.