

FORM NO. AOC-4 CFS

[Pursuant to section 137 of the Companies Act, 2013 and Rule 12 of the Companies (Accounts) Rules, 2014]



Form for filing consolidated financial statements and other documents with the Registrar

Form Language

☒ English

☐ Hindi

Refer the instruction kit for filing the form.

Note-

-All fields marked in * are to be mandatorily filled.

-Figures appearing in the e-Form should be entered in Absolute Rupees only. Figures should not be rounded off if any other unit like hundreds, thousands, lakhs, millions or crores.

SEGMENT- I: INFORMATION AND PARTICULARS IN RESPECT OF CONSOLIDATED BALANCE SHEET

Part A

I. General information of the company

1. (a) *Corporate identity number (CIN) of company

U70101TG2010PTC067667

Pre-fill

(b) Global location number (GLN) of company

2. (a) Name of the company

SDNMKJ REALTY PRIVATE LIMITED

(b) Address of registered office of the company

5-2-223
GOKUL DISTILLERY ROAD
SECUNDERABAD
Telangana
500003

(c) *e-mail id of the company

accounts@modiproperties.com

3. * SRN of form AOC-4 filed by the company for its standalone financial statements

F80156284

Pre-fill

4. (a) Financial year to which financial statements relates

From

01/04/2022

(DD/MM/YYYY)

To

31/03/2023

(DD/MM/YYYY)

(b) (i) Nature of consolidated financial statements

Adopted consolidated financial statements

(iii) Whether provisional consolidated financial statements filed earlier ☐ Yes ☐ No ☒ Not applicable

(iv) Whether adopted in adjourned AGM ☐ Yes ☐ No ☒ Not applicable

5. *

(a) Whether annual general meeting (AGM) held ☒ Yes ☐ No ☐ Not applicable

(b) Date of AGM 30/09/2023 (DD/MM/YYYY)

(c) Due date of AGM 30/09/2023 (DD/MM/YYYY)

(d) Whether any extension for financial year or AGM granted ☐ Yes ☒ No

6. * (a) Date of Board of directors' meeting in which consolidated financial statements were approved

29/09/2023

(DD/MM/YYYY)

(b)Details of directors, manager, secretary, CEO, CFO of the company who have signed the consolidated financial statements

Provide Director Identification number (DIN) in case of director, Managing Director and Income-tax permanent account number (Income-tax PAN) in case of manager, secretary, CEO, CFO.

Pre-fill All

DIN or income-tax PAN	Name	Designation	Date of signing of consolidated financial statements
00522546	SOHAM SATISH MODI	Director	29/09/2023
06983437	TEJAL SOHAM MODI	Director	29/09/2023

7. * (a)Date of Board of directors' meeting in which boards' report referred to under section 134 was approved

29/09/2023

(DD/MM/YYYY)

(b) Details of directors who have signed the Boards' report

Pre-fill All

DIN	Name	Designation	Date of signing of Boards' report
00522546	SOHAM SATISH MODI	Director	29/09/2023

8. * Date of signing of reports on the consolidated financial statements by the auditors

29/09/2023

(DD/MM/YYYY)

9. * Number of auditors

1

I	* (a)	Income-tax PAN of auditor or auditor's firm	ABBFA6992K
	* (b)	Category of auditor	☐ Individual ☒ Auditor's firm
	* (c)	Membership number of auditor or auditor's firm's registration number	014987S
	* (d)	SRN of Form ADT-1	F58761164 Pre-fill
	* (e)	Name of the auditor or auditor's firm	A S Agarwal & Co
	* (f)	Address of the auditor or auditor's firm Line I	3-3-116/A, Kachiguda
		Line II	
		* City	HYDERABAD
		* State	Telangana-TG
		Country	INDIA
		* Pin code	500027
	(g)	Details of the member signing for the above firm	
		Name of the member	Ashish Agarwal
		Membership number	222861

10.(a)* (i) Whether the company has a subsidiary company as defined under clause (87) of section 2 ☐ Yes ☒ No

(b)* (i) Whether the company has an associate company or a joint venture as defined under clause (6) of section 2 ☒ Yes ☐ No

(ii) If yes, then indicate number of associate companies and joint ventures

3

Pre-fill All

I	CIN of associate/joint venture company	U24100TG2007PTC055759
	Name of the associate/joint venture company	CRESCENTIA LABS PRIVATE LIMITED
	Whether company is an associate or a joint venture	Associate company
II	CIN of associate/joint venture company	U73100TG2018PTC127421
	Name of the associate/joint venture company	GV DISCOVERY CENTERS PRIVATE LIMITED
	Whether company is an associate or a joint venture	Associate company
III	CIN of associate/joint venture company	U45309TG2022PTC165875
	Name of the associate/joint venture company	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED
	Whether company is an associate or a joint venture	Associate company

11. (a) *Whether Schedule III of the Companies Act, 2013 is applicable

☒ Yes ☐ No

(b) *Type of Industry

Commercial & Industrial

Note: In case the type of industry is other than Banking or Power or Insurance or NBFC, then select Commercial and Industrial (C&I).

Part-B

I. CONSOLIDATED BALANCE SHEET

	Particulars	Figures as at the end of (Current reporting period) (in Rs.) 31/03/2023 (DD/MM/YYYY)	Figures as at the end of Previous reporting period) (in Rs.) (DD/MM/YYYY)
I.	EQUITY AND LIABILITIES		
(1)	Shareholder's Funds		
	a Share capital	301,090.00	0.00
	b Reserves and surplus	203,342,475.00	0.00
	c Money received against share warrants	0.00	0.00
	d Minority Interest	0.00	0.00
(2)	Share application money pending allotment	0	0
(3)	Non-current liabilities		
	a Long term borrowings	77,876,481.00	0.00
	b Deferred tax liabilities (net)	0.00	0.00
	c Other long term liabilities	4,657,590.00	0.00
	d Long term provisions	0.00	0.00
(4)	Current liabilities		
	a Short term borrowings	52,350,584.00	0.00
	b Trade payables	6,094,198.00	0
	c Other current liabilities	1,860,946.00	0.00
	d Short term provisions	675,011.00	0
	Total	347,158,375.00	0.00
II.	ASSETS		
(1)	Non-current assets		
	a Fixed assets		
	(i) Tangible assets	4,968,288.00	0.00
	(ii) Intangible assets	0.00	0.00
	(iii) Capital work - in- progress	0.00	0.00
	(iv) Intangible assets under development	0.00	0.00
	b Non-current Investments	124,458,966.00	0.00
	c Deferred tax assets (net)	368,508.00	0.00
	d Long term loans and advances	0.00	0.00
	e Other non-current assets	3,627,850.00	0.00
(2)	Current assets		
	a Current Investment	0.00	0.00
	b Inventories	0.00	0.00
	c Trade receivables	0.00	0.00
	d Cash and cash equivalents	26,117,617.00	0.00
	e Short term loans and advances	179,405,910.00	0.00
	f Other current assets	8,211,236.00	0.00
	Total	347,158,375.00	0.00

II. Detailed Balance sheet items (Amount in Rupees)**A. Details of long term borrowings (unsecured)**

Particulars	Current reporting period	Previous reporting period
Bonds/ debentures	0.00	0.00
Term Loans		
-From banks	0.00	0.00
-From other parties	0.00	0.00
Deferred payment liabilities	0.00	0.00
Deposits	0.00	0.00
Loans and advances from related parties	0.00	0.00
Long term maturities of finance lease obligations	0.00	0.00
Other loans and advances	0.00	0.00
Total long term borrowings (unsecured)	0.00	0.00
Out of above total, aggregate amount guaranteed by directors of the companies.	0.00	0.00

B. Details of short term borrowings (unsecured)

Particulars	Current reporting period	Previous reporting period
Loans repayable on demand		
-From banks	0.00	0.00
-From other parties	0.00	0.00
Loans and advances from related parties	48,393,077.00	0.00
Deposits	0.00	0.00
Other loans and advances	0.00	0.00
Total short term borrowings (unsecured)	48,393,077.00	0.00
Out of above total, aggregate amount guaranteed by directors of the companies	0.00	0.00

C. Details of long term loans and advances (unsecured, considered good)

Particulars	Currents reporting period	Previous reporting period
Capital advances	0.00	0.00
Security deposits	0.00	0.00
Loans and advances to other related parties	0.00	0.00
Other loans and advances	0.00	0.00
Total long term loan and advances	0.00	0.00
Less: Provision/ allowance for bad and doubtful loans and advances		
-From related parties	0.00	0.00
-From others	0.00	0.00
Net long term loans and advances (unsecured, considered good)	0.00	0.00
Loans and advances due by directors/ other officers of the companies	0.00	0.00

D. Details of long term loans and advances (doubtful)

Particulars	Currents reporting period	Previous reporting period
Capital advances	0.00	0.00
Security deposits	0.00	0.00
Loans and advances to other related parties	0.00	0.00
Other loans and advances	0.00	0.00
Total long term loans and advances	0.00	0.00
Less: Provision/ allowance for bad and doubtful loans and advances		
-From related parties	0.00	0.00
-From others	0.00	0.00
Net long term loans and advances (doubtful)	0.00	0.00
Loans and advances due by directors/ other officers of the companies	0.00	0.00

E. Details of trade receivables

Particulars	Current reporting period		Previous reporting period	
	Exceeding six months	Within six months	Exceeding six months	Within six months
Secured, considered good	0.00	0.00	0.00	0.00
Unsecured, considered good	0.00	0.00	0.00	0.00
Doubtful	0.00	0.00	0.00	0.00
Total trade receivables	0.00	0.00	0.00	0.00
Less: Provision/ allowance for bad and doubtful debts	0.00	0.00	0.00	0.00
Net trade receivables	0.00	0.00	0.00	0.00
Debt due by directors/ others officers of the companies	0.00	0.00	0.00	0.00

III. *Financial parameters - Balance sheet items (Amount in Rupees) as on financial year end date

1	Amount of issue allotted for contracts without payment received in cash during reporting periods	73,709,912.00
2	Share application money given	0.00
3	Share application money given during the reporting period	0.00
4	Share application money received during the reporting period	41,387,814.00
5	Share application money received and due for refund	0.00
6	Paid - up capital held by foreign companies	49,590.00
7	Paid-up capital held by foreign holding company and/ or through its subsidiaries	0.00
8	Number of shares bought back during the reporting period	0
9	Deposits accepted or renewed during the reporting period	0.00
10	Deposits matured and claimed but not paid during the reporting period	0.00
11	Deposits matured and claimed but not paid	0.00
12	Deposits matured, but not claimed	0.00
13	Unclaimed matured debentures	0.00
14	Debentures claimed but not paid	0.00
15	Interest on deposits accrued and due but not paid	0.00
16	Unpaid dividend	0.00
17	Investment in subsidiary companies	0.00
18	Investment in government companies	0.00
19	Capital Reserves	0.00
20	Investment in Associates	1,608,349.00
21	Investment in Joint Ventures	0.00
22	Goodwill on consolidation	0.00
23	Amount due for transfer to Investor Education and Protection Fund (IEPF)	0.00
24	Inter-corporate deposits	179,405,910
25	Gross value of transaction as per AS-18 (If applicable)	251,132,678.00
26	Capital subsidies/ grants received from government authorities	0.00
27	Calls unpaid by directors	0.00
28	Calls unpaid by others	0.00
29	Forfeited shares (amount originally paid-up)	0.00
30	Forfeited shares reissued	0.00
31	Borrowing from foreign institutional agencies	0.00
32	Borrowing from foreign companies	0.00
33	Inter-corporate borrowings - secured	0.00
34	Inter-corporate borrowings - unsecured	0.00
35	Commercial Paper	0.00
36	Conversion of warrants into equity shares during the reporting period	0.00
37	Conversion of warrants into preference shares during the reporting period	0.00
38	Conversion of warrants into debentures during the reporting period	0.00
39	Warrants issued during the reporting period (In foreign currency)	0.00
40	Warrants issued during the reporting period (In Rupees)	0.00
41	Default in payment of short term borrowings and interest thereon	0.00
42	Default in payment of long term borrowings and interest thereon	0.00

43	Whether any operating lease has been converted to financial lease or vice-versa	☐ Yes ☒ No
	Provide details of such conversions	
44	Net worth of companies	203,643,565.00
45	Number of shareholders to whom shares allotted under private placement during the reporting period	1
46	Secured Loan	81,833,988.00
47	Gross fixed assets (including intangible assets)	7,924,140.00
48	Depreciation and amortization	2,955,852.00
49	Miscellaneous expenditure to the extent not written off or adjusted	0.00

IV. Share capital raised during the reporting period (Amount in Rupees)

Particulars	Equity shares	Preference shares	Total
(a) Public issue	0.00	0.00	0
(b) Bonus issue	0.00	0.00	0
(c) Rights issue	0.00	0.00	0
(d) Private placement arising out of conversion of debentures/ preference shares	88,360.00	0.00	88,360
(e) Other private placement	49,590.00	0.00	49,590
(f) Preferential allotment arising out of conversion of debentures/ preference shares	0.00	0.00	0
(g) Other preferential allotment	0.00	0.00	0
(h) Employee Stock Option Plan (ESOP)	0.00	0.00	0
(i) Others	0.00	0.00	0
(j) Total amount of share capital raised during the reporting period	137,950	0	137,950

SEGMENT II: INFORMATION AND PARTICULARS IN RESPECT OF CONSOLIDATED PROFIT & LOSS ACCOUNT
I. Statement Of Consolidated Profit and Loss

	Particulars	Figures for the period (Current reporting period)		Figures for the period (Previous reporting period)	
		From	01/04/2022 (DD/MM/YYYY)	From	(DD/MM/YYYY)
		To	31/03/2023 (DD/MM/YYYY)	To	(DD/MM/YYYY)
I	Revenue from operations				
	Domestic Turnover				
	(i) Sales of goods manufactured	0.00		0.00	
	(ii) Sales of goods traded	0.00		0.00	
	(iii) Sales or supply of services	10,470,387.00		0.00	
	Export turnover				
	(i) Sales of goods manufactured	0.00		0.00	
	(ii) Sales of goods traded	0.00		0.00	
	(iii) Sales or supply services	0.00		0.00	
II	Other income	8,359,795.00		0.00	
III	Total Revenue (I+II)	18,830,182.00		0.00	
IV	Expenses				
	Cost of material consumed	0.00		0.00	
	Purchases of stock in trade	0.00		0.00	
	Changes in inventories of -Finished goods	0.00		0.00	
	-Work-in-progress	0.00		0.00	
	-Stock in trade	0.00		0.00	
	Employee benefit Expense	150,875.00		0.00	
	Managerial remuneration	0.00		0.00	
	Payment to Auditors	150,000.00		0.00	
	Insurance expenses	52,562.00		0.00	
	Power and fuel	0.00		0.00	
	Finance cost	4,902,688.00		0.00	
	Depreciation and Amortisation expense	1,327,984.00		0.00	
	Other expenses	5,476,300.00		0.00	
	Total expenses	12,060,409.00		0.00	
V	Share of Profit/(Loss) in Associates	-130,981.00		0.00	
VI	Profit before exceptional and extraordinary items and tax (III-IV +V)	6,638,792.00		0.00	
VII	Exceptional items	0.00		0.00	
VIII	Profit before extraordinary items and tax (VI-VII)	6,638,792.00		0.00	
IX	Extraordinary items	0.00		0.00	
X	Profit before tax (VIII-IX)	6,638,792.00		0.00	
XI	Tax Expense				
	(1) Current tax	2,343,462.00		0.00	
	(2) Deferred tax	-150,452.00		0.00	
XII	Profit (Loss) for the period from continuing operations (X-XI)	4,445,782.00		0.00	
XIII	Profit/(Loss) from discontinuing operations	0.00		0.00	
XIV	Tax expense of discontinuing				

XV	Profit /(Loss) from discontinuing operations (after tax) (XIII-XIV)	0.00	0.00
XVI	Profit/ (Loss) (XII+XV)	4,445,782.00	0.00
	(1) Profit/(Loss) attributable to equity shareholders of the Parent	4,445,782.00	0.00
	(2) Profit/(Loss) attributable to Minority Interest	0.00	0.00
XVII	Earnings per equity share before extraordinary items		
	(1) Basic	167.71	0.00
	(2) Diluted	167.71	0.00
XVIII	Earnings per equity share after extraordinary items		
	(1) Basic	167.71	0.00
	(2) Diluted	167.71	0.00

II. Detailed Profit and Loss items (Amount in Rupees)

A. Details of earning in foreign exchange

Particulars	Current reporting period	Previous reporting period
Export of goods calculated on FOB basis	0.00	0.00
Interest and dividend	0.00	0.00
Royalty	0.00	0.00
Know-how	0.00	0.00
Professional and consultation fees	0.00	0.00
Other income	0.00	0.00
Total Earning in Foreign Exchange	0	0

B. Details of expenditure in foreign exchange

Particulars	Current reporting period	Previous reporting period
Import of goods calculated on CIF basis		
(i) Raw material	0.00	0.00
(ii) Component and spare parts	0.00	0.00
(iii) Capital goods	0.00	0.00
Expenditure on account of		
Royalty	0.00	0.00
Know-how	0.00	0.00
Professional and consultation fees	0.00	0.00
Interest	0.00	0.00
Other matters	0.00	0.00
Dividend paid	0.00	0.00
Total Expenditure in foreign exchange	0	0

III. *Financial parameters - Profit and loss account items (Amount in Rupees) during the reporting period

1	Proposed Dividend	0.00
2	Revenue subsidies or grants received from government authority(ies)	0.00
3	Rent paid	135,000.00
4	Consumption of stores and spare parts	0.00
5	Gross value of transaction with related parties as per AS-18 (If applicable)	9,210,389.00
6	Bad debts of related parties as per AS-18 (If applicable)	0.00

Segment III: Auditor's Report

- I. (a) In case of a government company, whether Comptroller and Auditor-General of India (CAG of India) has commented upon or supplemented the audit report under section 143 of the Companies Act, 2013 ☐ Yes ☐ No

II. Details of remark(s) made by auditors and applicability of CARO, 2015

1. *Whether auditors' report has been qualified or has any reservations or contains adverse remarks ☐ Yes ☒ No
3. *Whether Companies (Auditors' Report) Order, 2015 (CARO) applicable ☐ Yes ☒ No

SEGMENT-IV: Miscellaneous

1. *Whether the Secretarial Audit is applicable ☐ Yes ☒ No
2. *Whether detailed disclosures with respect to Directors' report under section 134(3) is attached. ☒ Yes ☐ No

Attachments

1. *Consolidated financial statements duly authenticated as per section 134(including Board's report, auditors' report and other documents)
2. *Statement of subsidiary/associate companies/joint ventures as per section 129 - Form AOC-1
4. Details of other entity(s)
6. Secretarial Audit Report
7. Directors' report as per sub-section (3) of section 134
8. Optional attachments if any.

Attach

Attach

Attach

Attach

Attach

Attach

List of attachment

Annual Report.pdf
AOC-1.pdf
Board Report.pdf

Remove attachment

Declaration

I am authorized by the Board of Directors of the Company vide *resolution number *dated (DD/MM/YYYY) to sign this form and declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I further declare that:

1. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the company.
2. All the required attachments have been completely and legibly attached to this form.

*To be digitally signed by



*Designation

*Director identification number of the director; or PAN of the manager or CEO or CFO; or Membership number of the secretary

Certificate by Practicing professional

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and Rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original/certified records maintained by the Company/applicant which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that:

1. The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order;
2. All the required attachments have been completely and legibly attached to this form;
3. It is understood that I shall be liable for action under Section 448 of the Companies Act, 2013 for wrong certification, if any found at any stage.

* ☒ Chartered Accountant (in whole time practice) ☐ Cost Accountant (in whole time practice)
☐ Company Secretary (in whole time practice)

*Whether associate or fellow ☒ Associate ☐ Fellow



*Membership Number

228160

Note: Attention is drawn to provisions of Section 448 and 449 which provide for punishment for false statement / certificate and punishment for false evidence respectively.

Modify

Check Form

Prescrutiny

Submit

This eForm has been taken on file maintained by the Registrar of Companies through electronic mode and on the basis of statement of correctness given by the company

MINISTRY OF CORPORATE AFFAIRS
RECEIPT
G.A.R.7

SRN : F86947660

Service Request Date : 06/12/2023

Payment made into : ICICI Bank

Received From :

Name : Shruti Agarwal
Address : 3-3-116/A
Kachiguda
Hyderabad, Andra Pradesh
India - 500027

Entity on whose behalf money is paid

CIN: U70101TG2010PTC067667
Name : SDNMKJ REALTY PRIVATE LIMITED
Address : 5-2-223
GOKUL DISTILLERY ROAD
SECUNDERABAD, Telangana
India - 500003

Full Particulars of Remittance

Service Type: eFiling

Service Description	Type of Fee	Amount(Rs.)
Fee for Form AOC-4 CFS	Normal	500.00
	Additional	3800.00
Total		4300.00

Mode of Payment: Credit Card- ICICI Bank

Received Payment Rupees: Four Thousand Three Hundred Only

Note –The Registrar may examine this eForm any time after the same is processed by the system under Straight Through Process (STP). In case any defects or incompleteness in any respect is noticed by the Registrar , then this eForm shall be treated and labeled as defective and the eForm shall have to be filed afresh with the fee and additional fee, as applicable. (Please refer Rule 10 of the Companies (Registration offices offices and Fees) Rules, 2014)