CA INDIA

KGM & CO
Chartered Accountants

To
The Designated Partner
M/s Modi Realty Mallapur LLP
5-4-187/3&4, II floor
MG Road, Secunderabad – 500 003

Sub: Independent Practitioner's Report on Certification of Utilisation of Term loan Funds upto 15-03-2024.

1. This certificate is issued in accordance with the request made by M/s Modi Realty Mallapur LLP having registered office at 5-4-187/3&4, II floor, MG Road, Secunderabad – 500 003, pursuant to the certificate required for submission before Tata Capital Financial Services Limited.

2. The accompanying Details of utilisation and the means of finance of client confirmed by them pursuant to the declaration signed and which we have initiated for identification purposes only.

Client's Responsibility

3. It is the responsibility of the client to maintain all the accounting records, documents and related transactions as to show the financial transaction details and maintain other records supporting its contents.

Our Responsibility

4. Pursuant to the requirement by the client, it is our responsibility to examine the documents and other records of the client and certify that the Details of utilisation and the means of finance up to 15-03-2024, is in compliance with the records and documents provided to us.

5. We conducted our examination in accordance with the 'Guidance Note on Audit Reports and certificates for special purposes' by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

6. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

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

Opinion

7. Based on our examination as above, and the information and explanations along with the documents and records given to us, we certify that the Details of utilisation and means of finance up to 15-03-2024 provided by the client is in conformity with the documents and records provided by the client. Details of utilisation and the means of finance up to 15-03-2024 is given as Annexure.

Restrictions on Use

8. The certificate is addressed to and provided to the designated partner of the firm solely for the purpose to enable them to submit the same to Tata Capital Financial Services Limited and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For M/s KGM & Co
(Chartered Accountants)
FRN: 0015353S

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

CA Pranay Mehta
(Partner)
M No: 233650
UDIN: 24233650BKCZUD7081

Place: Hyderabad
Date: 28-03-2024

Annexure

Details of Utilisation and the means of finance up to 15-03-2024

a) Details of the Utilisation:

The broad breakup of the utilisation is given below and the detailed breakup is given at appendix.

SL No	Details of the Particulars	Total Amount Spent
1.	List of payments as per **Annexure-1**	1,11,00,267.00
	Total	**1,11,00,267.00**

b) Means of finance:

The above payments has been financed out of the below mentioned sources.

SL No	Details of the Receipts	Total
1	Term Loan from Tata Capital Financial Services (Disbursed as on 25/01/2024)	92,27,777.00
2	Own Contribution	18,72,490.00
	Total	**1,11,00,267.00**

<u>Annexure -1 List of payments made</u>

Date	Particulars	Amount
27-Jan-24	Payment made from Rera a/c **(Annexure-2)**	41,00,267.00
27-Jan-24	Payment made to Salasar Iron	30,00,000.00
27-Jan-24	Payment Made to Summit Sales LLP	10,00,000.00
27-Jan-24	Payment made to Aarihant Sales	5,00,000.00

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

27-Jan-24	Payment made to KN INFRA	25,00,000.00
	Total	**1,11,00,267.00**

Annexure -2 Payment made from Rera a/c

Date	Particulars	Amount
01-Feb-24	Payment made to sunitha thakur	2,00,000.00
02-Feb-24	Payment made to shaik mohsin	10,000.00
02-Feb-24	Payment made to r6 infra	2,93,390.00
02-Feb-24	Payment made to tk elevator india pvt ltd	4,35,000.00
02-Feb-24	Payment made to Mahaveer glass	2,08,287.00
02-Feb-24	Payment made to pointech constructions	4,95,000.00
02-Feb-24	Payment made to IT department	2,00,000.00
02-Feb-24	Payment made to rainbow upvc door	68,499.00
02-Feb-24	Payment made to shaik moiz	5,000.00
02-Feb-24	Payment made to yousuf ali	10,000.00
02-Feb-24	Payment made to eucmeeriyala rajkuma	6,689.00
02-Feb-24	Payment made to kailash pandey	25,000.00
02-Feb-24	Payment made to kgm co	10,800.00
02-Feb-24	Payment made to mahaveer gurjar	10,000.00
02-Feb-24	Payment made to banitha das	10,000.00
02-Feb-24	Payment made to sbm centring contract	50,000.00
02-Feb-24	Payment made to rainbow upvc door	68,499.00
02-Feb-24	Payment made to g sunitha	15,000.00
02-Feb-24	Payment made to Praveen pathak	25,000.00
02-Feb-24	Payment made to sree Srinivasa constructions	5,586.00

02-Feb-24	Payment made to Ramakrishna	1,238.00
02-Feb-24	Payment made to sree sai sharanya	12,600.00
02-Feb-24	Payment made to vivid world	550.00
02-Feb-24	Payment made to suppremier engineering	36,327.00
02-Feb-24	Payment made to k krishna	10,000.00
02-Feb-24	Payment made to sree Srinivasa	5,586.00
02-Feb-24	Payment made to praful sanitary	93,634.00
02-Feb-24	Payment made to kailash pandey	94,495.00
02-Feb-24	Payment made to boreddy murali	15,000.00
02-Feb-24	Payment made to n rama krishna	10,000.00
02-Feb-24	Payment made to hanmanth bohin	15,000.00
02-Feb-24	Payment made to thirupathi raju	10,000.00
02-Feb-24	Payment made to jvm enterprises	1,238.00
02-Feb-24	Payment made to jayamma	15,000.00
02-Feb-24	Payment made to supnavkar electrical	37,524.00
02-Feb-24	Payment made to bogi reddy obula red	15,000.00
02-Feb-24	Payment made to maylaram narsing	25,000.00
02-Feb-24	Payment made to Priyanka devi	10,000.00
02-Feb-24	Payment made to banita das	11,385.00
02-Feb-24	Payment made to sri sai civil	50,000.00
02-Feb-24	Payment made to reflections electric	22,513.00
02-Feb-24	Payment made to p praveen kumar	10,000.00
02-Feb-24	Payment made to m chandrakala	3,528.00
02-Feb-24	Payment made to caps gold pvt ltd	65,000.00
02-Feb-24	Payment made to abasha	10,000.00

KGM & CO. Chartered Accountants Firm Reg.No. 015351S Secunderabad

02-Feb-24	Payment made to om sri building	25,600.00
02-Feb-24	Payment made to vidya shankar	50,000.00
02-Feb-24	Payment made to ravichand mach	15,000.00
02-Feb-24	Payment made to hanmanth bohin	25,000.00
02-Feb-24	Payment made to rekha pande	50,000.00
02-Feb-24	Payment made to chandrakal	4,554.00
02-Feb-24	Payment made to madhu babu	5,880.00
02-Feb-24	Payment made to chandrakal	17,078.00
02-Feb-24	Payment made to suprainbow upvc door	68,499.00
02-Feb-24	Payment made to Janardhan prasad	20,000.00
02-Feb-24	Payment made to mahender	3,643.00
02-Feb-24	Payment made to pointech construction	6,831.00
02-Feb-24	Payment made to mohammed khudoos	10,000.00
02-Feb-24	Payment made to supv green media pvt	7,641.00
02-Feb-24	Payment made to misc expenses	1,500.00
02-Feb-24	Payment made to wokrishna steel rail	10,000.00
02-Feb-24	Payment made to shah enterprises	500.00
02-Feb-24	Payment made to sri laxmi ganesh	4,838.00
02-Feb-24	Payment made to praveen kumar	1,634.00
02-Feb-24	Payment made to ramakrishna	5,148.00
02-Feb-24	Payment made to satyam plumber	4,505.00
02-Feb-24	Payment made to kailash pandey	13,662.00
02-Feb-24	Payment made to supom sri building	16,960.00
02-Feb-24	Payment made to kailash pan	2,475.00
02-Feb-24	Payment made to vivek kumar	25,000.00

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

02-Feb-24	Payment made to sasports	4,928.00
02-Feb-24	Payment made to saroj kumar	10,000.00
02-Feb-24	Payment made to sfs hardware	1,534.00
02-Feb-24	Payment made to ask genuine lifts	1,73,000.00
02-Feb-24	Payment made to shoba	10,000.00
02-Feb-24	Payment made to boddu narsing rao	10,000.00
02-Feb-24	Payment made to bishu datta	10,000.00
02-Feb-24	Payment made to b ram babu	8,197.00
02-Feb-24	Payment made to t kurmanna	12,348.00
02-Feb-24	Payment made to pavan kumar	6,983.00
02-Feb-24	Payment made to thirupathi raju	10,000.00
02-Feb-24	Payment made to chandrakal	13,662.00
02-Feb-24	Payment made to nandana fire	10,000.00
02-Feb-24	Payment made to Prabhakar reddy	4,554.00
02-Feb-24	Payment made to n nagaraju	5,000.00
02-Feb-24	Payment made to pointech construction	6,831.00
02-Feb-24	Payment made to Vineela	6,983.00
02-Feb-24	Payment made to kileshwari barghaiya	20,000.00
02-Feb-24	Payment made to Janardhan	2,475.00
02-Feb-24	Payment made to sree sai sharanya	12,915.00
03-Feb-24	Payment made to siva Parvathi cement	7,997.00
03-Feb-24	Payment made to shaik mohsinf	5,000.00
03-Feb-24	Payment made to sri ganesh timber depo	6,856.00
03-Feb-24	Payment made to siva Parvathi cement bricks	17,594.00
03-Feb-24	Payment made to t kurmanna	10,290.00

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

03-Feb-24	Payment made to mohammed khudoos	10,000.00
03-Feb-24	Payment made to bohini naveen kumar	10,000.00
03-Feb-24	Payment made to chandrakala	3,985.00
03-Feb-24	Payment made to badakala bhakara rao	10,000.00
03-Feb-24	Payment made to anardhan	2,772.00
03-Feb-24	Payment made to ravichand	10,000.00
03-Feb-24	Payment made to Sunitha	10,000.00
03-Feb-24	Payment made to eshwar rao	10,000.00
03-Feb-24	Payment made to meeriyala rajkumar	21,063.00
03-Feb-24	Payment made to hanmanth bohin	10,000.00
03-Feb-24	Payment made to praveen kumar	1,089.00
03-Feb-24	Payment made to rama krishna	10,000.00
03-Feb-24	Payment made to banitha das	10,000.00
03-Feb-24	Payment made to satyamplumbe	4,678.00
03-Feb-24	Payment made to oemisc expenses	8,000.00
03-Feb-24	Payment made to sree srinivasa	4,655.00
03-Feb-24	Payment made to ramakrishn	5,098.00
03-Feb-24	Payment made to shoba	5,000.00
03-Feb-24	Payment made to banita das	13,933.00
03-Feb-24	Payment made to seven hills enterprises	2,974.00
03-Feb-24	Payment made to pointech constructions	6,831.00
03-Feb-24	Payment made to bogi reddy obula	10,000.00
03-Feb-24	Payment made to bogi reddy obula	10,000.00
03-Feb-24	Payment made to srikanth jena	1,980.00
03-Feb-24	Payment made to yousuf al	10,000.00

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

03-Feb-24	Payment made to Deepak kumar	2,475.00
03-Feb-24	Payment made to Janardhan prasad	10,000.00
03-Feb-24	Payment made to k krishna	10,000.00
03-Feb-24	Payment made to sree Srinivasa constructions	4,655.00
03-Feb-24	Payment made to Priyanka devi	10,000.00
03-Feb-24	Payment made to Rekha pandey	10,000.00
03-Feb-24	Payment made to kailash pan	2,475.00
03-Feb-24	Payment made to supkrk agencies	472.00
03-Feb-24	Payment made to srikanth jena	10,000.00
03-Feb-24	Payment made to wokrishna steel rai	10,000.00
03-Feb-24	Payment made to thirupathi raju	10,000.00
03-Feb-24	Payment made to pointech constructi	5,692.00
03-Feb-24	Payment made to bishu datta	10,000.00
03-Feb-24	Payment made to jayamma	10,000.00
03-Feb-24	Payment made to kailash pandey	11,385.00
03-Feb-24	Payment made to oemisc expenses	17,550.00
03-Feb-24	Payment made to chandrakal	11,385.00
03-Feb-24	Payment made to maylaram narsing	10,000.00
03-Feb-24	Payment made to mahaveer gurjar	10,000.00
03-Feb-24	Payment made to oemisc expenses	1,500.00
03-Feb-24	Payment made to abasha	10,000.00
03-Feb-24	Payment made to vivek kumar	10,000.00
03-Feb-24	Payment made to contboddu narsing ra	10,000.00
03-Feb-24	Payment made to oemisc expenses	22,892.00
03-Feb-24	Payment made to kileshwari barghaiya	10,000.00

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

03-Feb-24	Payment made to chandrakal	2,352.00
03-Feb-24	Payment made to ramakrishna	2,475.00
03-Feb-24	Payment made to saroj kumar	5,000.00
03-Feb-24	Payment made to vidya shankar	10,000.00
07-Feb-24	Payment made to gudibanda aruna	26,880.00
16-Feb-24	Payment made to shaik mohsinfcm	10,000.00
16-Feb-24	Payment made to siva Parvathi cement bric	5,495.00
16-Feb-24	Payment made to kailash	3,168.00
16-Feb-24	Payment made to yousuf ali	15,000.00
16-Feb-24	Payment made to jai mathaji traders	1,402.00
16-Feb-24	Payment made to pointech construction	6,831.00
16-Feb-24	Payment made to chandrakala	13,662.00
16-Feb-24	Payment made to summit sales llp logi.	50,000.00
Total		**41,00,267.00**

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