

[illegible]

S.No.	Particulars	Cost Estimated (INR)	Revised Estimate (INR)	Amount Incurred
1	Sanction Cost	5,09,62,480		5,09,62,480
2	Land Acquisition/JDA	1,50,14,400	-	1,50,14,400
3	Construction Cost	92,30,26,000	-	93,62,51,289
4	Financial Cost	1,24,34,922	-	55,45,936
5	Admin Cost	4,01,58,000	1,97,86,346	5,99,44,346
6	Re-payment-TATA Capital	11,50,00,000	5,00,00,000	12,88,86,855
7	Advances to Suppliers/ Contractors	-	-	3,26,07,994
	Total	1,15,65,95,802	6,97,86,346	1,22,92,13,300
	<u>Source of Funds</u>			
1	Receipts from Customers	-	-	1,09,42,70,478
2	Loan from NBFC (Tata	-	-	18,50,00,000
3	Promoters Contribution / Investment from Associate Company	-	-	2,36,45,549
	Total	-	-	1,30,29,16,027

Yet to be incurred
-
-
-1,32,25,289
68,88,986
-
-
-
-63,36,303
-
-
-
-
-
-

Name of firm/company:				Modi Realty Mallapur LLP						Prepared by:			Rajyalakshmi			
Name of project:				Gulmohar Residency						Date:			10-Jan-24			
Details required as per RERA rules.										Statement for period upto :		Apr to Dec-2023				
Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	GST/Misc Exp & Car parking charges	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Receipts - FY 23-24	Total Receipts	Balance receivable		
1	A-102	1360	4,186	Mrs.M Prabhavathi & Mr. GLN Sastry	30-Sep-19	56,93,000	6,10,463	15,34,640	32,55,300	15,00,000	13,523	-	63,03,463	-		
2	A-103	1360	4,236	Mr.Nishin Neelambram & Mrs. Divya Pali	30-Dec-19	57,61,000	3,40,024	15,31,000	31,47,483	13,76,000	46,541	-	61,01,024	-		
3	A-105	1360	3,985	Mrs. Bathula Bhagya	9-Sep-19	54,20,000	3,01,828	13,55,000	22,50,000	20,92,000	-	24,828	57,21,828	-		
4	A-106	1360	4,085	Mr.CH. Bharathi Pushpanjali & CH.S.R. A	8-Sep-19	55,56,000	5,67,960	15,03,890	26,79,400	13,40,670	6,00,000	-	61,23,960	-		
5	A-108	1360	3,524	Dr. Khadirun Sunkesula	20-Oct-19	47,93,000	2,84,116	6,20,000	30,90,000	13,28,650	38,466	-	50,77,116	-		
6	A-109	1360	4,085	Mrs.Pagadala Varalakshmi	6-Sep-19	55,56,000	3,08,628	14,89,000	21,48,000	8,59,000	13,68,628	-	58,64,628	-		
7	A-202	1360	4,187	Mr.Ratan N Mulani	8-Apr-21	56,94,000	2,84,701	-	-	56,94,000	-	-	56,94,000	2,84,701		
8	A-203	1360	4,613	M/s.Modi Housing Pvt Ltd	24-Apr-21	62,74,000	3,13,700	-	-	5,64,740	-	60,22,960	65,87,700	-		
9	A-206	1360	4,187	Mrs.Chandra P Mulani & Mr.Jayesh P. Mu	8-Apr-21	56,94,000	2,84,700	-	-	56,94,094	-	-	56,94,094	2,84,606		
10	A-208	1360	4,613	M/s.Modi Housing Pvt Ltd	24-Apr-21	62,74,000	3,13,700	-	-	5,64,740	-	60,22,960	65,87,700	-		
11	A-209	1360	4,885	Mrs.Shalini Singh & Mr.Manoj Kumar Sin	8-Jan-21	66,43,000	4,10,721	-	12,21,000	52,22,000	-	6,10,721	70,53,721	-		
12	A-302	1360	3,563	Mrs. Bera Sandhya Rai	16-Oct-19	48,45,000	2,76,564	6,71,000	29,40,000	14,82,250	21,874	-	51,15,124	6,440		
13	A-303	1360	4,085	Mr. Lanka Sridhar	15-Sep-19	55,56,000	4,01,800	14,89,000	17,19,000	26,31,800	1,18,000	-	59,57,800	-		
14	A-305	1360	4,085	Mr N.CH.V.S.Sekhar	14-Sep-19	55,56,000	5,11,727	15,03,890	18,64,510	23,48,450	2,58,950	91,927	60,67,727	-		
15	A-306	1360	3,985	Mrs. Susmitra Samantara & Mr. Laxmikan	6-Sep-19	54,20,000	2,99,452	14,56,000	29,27,999	11,77,001	1,58,452	-	57,19,452	-		
16	A-308	1360	3,585	Mr.T.S.Ramanujam	11-Sep-21	48,76,000	2,74,628	-	-	45,85,000	5,65,628	-	51,50,628	-		
17	A-309	1360	3,885	Mr. S. V. Subba Reddy	10-Sep-19	52,84,000	4,92,212	14,35,000	16,27,000	26,88,500	-	25,712	57,76,212	-		
18	A-402	1360	3,885	Mrs.P Chaithanya & Mr.B Rajashekar	7-Sep-19	52,84,000	8,83,451	13,25,000	-	47,13,804	-	-	60,38,804	1,28,647		
19	A-403	1360	4,185	Mr. Kunwar Kant	15-Sep-19	56,92,000	3,50,894	15,20,000	17,93,438	22,29,070	5,00,386	-	60,42,894	-		
20	A-405	1360	3,885	Mrs.Srikakolapu Mani & Mr.S.S.S. Subba	8-Sep-19	52,84,000	3,37,647	14,41,270	16,27,000	12,20,000	13,28,011	1,41,366	57,57,647	-1,36,000		
21	A-406	1360	4,035	Mr. Navin Kumar Patalay	30-Sep-19	54,88,000	4,29,114	14,72,000	16,96,000	25,94,400	1,54,714	-	59,17,114	-		
22	A-408	1360	4,236	Mr Yerram Srinivas	3-Nov-19	57,61,000	3,18,213	8,75,116	24,24,000	19,21,000	8,59,097	-	60,79,213	-		
23	A-409	1360	4,285	Mr. Pavan Kumar Shakhai	14-Nov-19	58,27,000	3,22,178	15,52,000	18,11,000	16,36,000	11,50,178	-	61,49,178	-		
24	A-502	1360	4,085	Mr. Ramesh Chouti & Mrs. Navitha Chouti	8-Sep-19	55,56,000	3,04,900	14,89,000	17,19,000	10,00,000	16,56,628	-	58,64,628	-3,728		
25	A-503	1360	3,563	Mrs.Thatikunda Lalitha	16-Oct-19	48,45,000	2,71,884	6,71,000	17,66,000	26,56,250	23,634	-	51,16,884	-		
26	A-505	1360	3,985	Mr. Amit Roy	8-Sep-19	54,20,000	1,68,109	14,70,560	16,58,441	24,26,000	33,108	-	55,88,109	-		
27	A-506	1360	4,400	Mrs.P Gruha Lakshmi	9-Aug-21	59,84,000	3,05,200	-	-	43,78,000	19,11,200	-	62,89,200	-		
28	A-508	1360	4,236	Mr.Pothalaiah Sake	7-Nov-19	57,61,000	3,55,484	10,64,000	22,35,000	13,41,000	14,76,484	-	61,16,484	-		
29	A-509	1360	3,885	Mr. A.Praveen Kumar Reddy	7-Sep-19	52,84,000	3,20,764	14,27,000	16,27,000	12,20,000	12,68,200	-	55,42,200	62,564		
30	B-102	1660	4,215	Mr.U Nagaraju	24-Feb-20	69,97,000	9,11,063	2,25,000	51,42,000	-	7,60,000	17,50,000	78,77,000	31,063		
31	B-103	1660	4,616	Mr.J Shankar Rao	28-Dec-20	76,63,000	4,91,145	-	64,25,000	16,27,150	1,01,995	-	81,54,145	-		
32	B-105	1660	4,247	Mr.T Sunil	1-Nov-19	70,50,000	3,57,928	12,82,000	47,40,800	-	12,24,200	-	72,47,000	1,60,928		
33	B-106	1660	4,216	Mr. V Sharath Chandra	30-Oct-19	69,99,000	3,91,517	14,99,000	43,96,850	-	13,17,928	1,76,739	73,90,517	-		
34	B-108	1660	4,015	Mrs. Shailaja	6-Sep-19	66,65,000	4,19,510	38,45,001	22,52,000	-	9,31,749	55,760	70,84,510	-		
35	B-201	1660	4,116	Mr.Jayesh P Mulani	8-Apr-20	68,33,000	3,41,650	-	-	68,33,094	-	-	68,33,094	3,41,556		
36	B-203	1660	4,116	Mr.Suman R Mulani	8-Apr-20	68,33,000	3,41,650	-	-	68,33,000	-	-	68,33,000	3,41,650		
37	B-204	1660	4,515	Mr. D.Bhairava Prasad	9-Nov-20	74,95,000	3,80,114	-	63,05,114	15,70,000	-	-	78,75,114	-		
38	B-206	1660	4,565	Modi Properties Pvt Ltd	30-Jul-21	75,78,000	3,78,900	-	-	6,03,900	-	73,53,000	79,56,900	-		
39	B-207	1660	4,565	Modi Properties Pvt Ltd	30-Jul-21	75,78,000	3,78,900	-	-	6,03,900	-	73,53,000	79,56,900	-		
40	B-301	1660	3,815	Mr. P.Kiran Kumar	13-Sep-19	63,33,000	4,34,650	16,71,000	25,83,000	11,00,000	14,13,650	-	67,67,650	-		
41	B-302	1660	4,515	Mr.K A Jayarajashekhar	6-Feb-21	74,95,000	3,58,201	2,00,000	2,00,000	55,50,223	18,36,527	-	77,86,750	66,451		
42	B-304	1660	3,482	Mr.Satish Reddy.N & Mrs. Rishita Reddy	29-Sep-19	57,80,000	2,95,000	13,22,000	31,60,000	15,93,000	-	-	60,75,000	-		
43	B-305	1660	4,096	Mrs.Priyanka Kose & Mr. Hemanth Likhiti	21-Oct-19	67,99,000	4,45,680	17,79,000	21,42,000	32,23,950	99,730	-	72,44,680	-		
44	B-308	1660	3,815	Mr.Valiveti Purushottam & Mrs. Sundari V	18-Sep-19	63,33,000	4,05,394	16,71,000	19,83,000	29,95,650	-	88,744	67,38,394	-		
45	B-402	1660	4,116	Mrs.Neelofar Sultana	9-Nov-19	68,33,000	3,49,483	20,33,000	21,05,050	25,42,600	5,01,833	-	71,82,483	-		

Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	GST/Misc Exp & Car parking charges	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Receipts - FY 23-24	Total Receipts	Balance receivable
46	B-403	1660	4,169	Mrs. Jyoti Jain & Mr. Gautam Jain	22-Dec-19	69,20,000	3,96,693	18,09,000	21,83,000	16,37,000	16,67,828	19,865	73,16,693	-
47	B-405	1660	4,105	Mr.I.Shiv Kumar	29-Sep-19	68,14,000	5,38,729	17,84,000	37,57,003	16,19,700	1,92,026	-	73,52,729	-
48	B-406	1660	3,815	Mr. Gandluri Phani Kumar & Mrs. G Prasa	15-Sep-19	63,33,000	4,04,812	16,71,000	19,83,000	30,01,650	82,162	-	67,37,812	-
49	B-408	1660	3,915	Mr. Naga Madhusudan Sarma Vishnubutla	8-Sep-19	64,99,000	8,50,664	17,10,000	37,29,000	18,85,202	25,462	-	73,49,664	-
50	B-501	1660	3,815	Mr. Srinivasulu Chintapally	6-Sep-19	63,33,000	3,34,738	16,71,000	19,83,000	14,87,000	15,13,000	13,738	66,67,738	-
51	B-503	1660	4,096	Mr. Gajendra Likhitar	1-Nov-19	67,99,000	3,40,658	17,79,000	21,42,000	16,00,000	16,48,778	-	71,69,778	-30,120
52	B-504	1660	3,815	Mr. Kamlesh Patel & Mr. Deepak Patel	11-Sep-19	63,33,000	3,16,650	16,71,000	-	40,00,000	10,03,150	-	66,74,150	-24,500
53	B-506	1660	3,515	Mr.Shaik Thamim Ansar	30-Sep-21	58,35,000	3,29,617	-	-	42,25,000	18,35,750	1,03,867	61,64,617	-
54	B-507	1660	4,217	Mr. Jawaharlal Amugothu	14-Nov-19	70,00,000	4,74,000	12,75,000	27,35,000	16,58,000	18,06,000	-	74,74,000	-
55	B-601	1660	4,765	Mr.Govada John Rakesh Kumar	16-Jun-21	79,10,000	4,26,328	-	-	65,45,000	17,91,328	-	83,36,328	-
56	B-602	1660	4,452	Mr.Nanduri Raghu Raman	31-Dec-21	73,90,000	5,31,898	-	-	57,38,300	20,65,598	1,18,000	79,21,898	-
57	B-604	1660	4,765	Mr.M.V.K Kishore	13-May-21	79,10,000	5,78,878	-	-	64,89,000	19,99,878	-	84,88,878	-
58	B-605	1660	4,257	Mr.Ashutosh Sharma	1-Sep-20	70,66,000	5,66,020	-	12,25,000	45,28,000	18,79,020	-	76,32,020	-
59	B-608	1660	4,131	Mr.Ashfaq Ahmed Tahir	29-Oct-21	68,57,000	6,09,350	-	-	40,25,000	34,41,350	-	74,66,350	-
60	C-102	1660	4,715	Mr.Siva Niranjana Jammula	10-Jan-21	78,27,000	4,30,096	-	20,22,000	43,59,000	12,46,000	6,30,096	82,57,096	-
61	C-103	1660	4,666	Mr.Durga Bhaskar	25-Mar-21	77,45,000	3,35,078	-	25,000	63,01,500	-	17,53,578	80,80,078	-
62	C-105	1660	3,852	Mr.K.Uday Kumar Swapna	28-Oct-20	63,95,000	3,14,990	-	8,41,500	41,69,700	-	16,83,800	66,95,000	14,990
63	C-106	1660	3,852	Mr.M.R.K Prasad	26-Oct-20	63,95,000	3,14,990	-	8,41,500	41,69,700	-	16,98,790	67,09,990	-
64	C-204	1660	3,714	Mr.Sashi Kiran	25-Sep-20	61,66,000	3,08,300	-	8,45,000	39,60,724	-	14,00,000	62,05,724	2,68,576
65	C-207	1660	4,216	Mr.Pedapudi Arogya Kumar	24-Feb-20	69,98,000	4,40,047	2,27,250	17,17,400	38,66,000	-	15,68,078	73,78,728	59,319
66	C-301	1660	4,390	Mr. K Srirama	12-Jan-20	72,88,000	3,54,400	13,18,000	5,77,000	23,08,000	17,31,000	15,88,000	75,22,000	1,20,400
67	C-304	1660	4,965	Mr.T Phani Raja Krishna Kumar	25-Jul-21	82,42,000	4,10,108	-	-	42,19,000	44,65,928	-	86,84,928	-32,820
68	C-306	1660	4,277	Mr. A Praveen	19-Dec-19	71,00,000	4,32,609	12,90,000	30,09,750	17,67,150	13,88,100	77,609	75,32,609	-
69	C-307	1660	4,215	Mr.Raji Reddy	19-Feb-20	69,97,000	3,49,850	2,25,000	10,75,000	27,36,000	16,57,000	16,53,850	73,46,850	-
70	C-402	1660	3,913	Mr.Ravi Kanth & Mrs.Bharti	31-Oct-20	64,95,000	2,72,578	-	3,49,000	6,09,000	36,15,125	22,77,453	68,50,578	-83,000
71	C-405	1660	4,290	Mr.R Prasad Rao	2-Jan-20	71,22,000	3,61,528	12,93,300	13,920	28,01,080	16,89,000	15,89,439	73,86,739	96,789
72	C-406	1660	3,973	Mr.S Satish	25-Oct-20	65,95,000	3,30,289	-	4,74,000	29,85,900	17,92,800	16,19,878	68,72,578	52,711
73	C-501	1660	4,316	Mr.O.Vasudeva Sharma/Mrs.O.Naga Sudh	19-Feb-20	71,64,000	2,66,269	13,00,000	5,66,000	22,66,000	17,00,000	15,98,269	74,30,269	-
74	C-502	1660		Mr.Ramakant Singh	2-Dec-23	97,83,000	-					2,25,000	2,25,000	95,58,000
75	C-504	1660	5,114	Mr.Rahul Jonnalagadda	21-Jul-22	84,90,000	3,35,350	-	-	-	70,03,000	19,42,328	89,45,328	-1,19,978
76	C-505	1660	4,488	Mr.Sanjay Bhattacharjee	19-Jan-22	74,50,000	5,68,451	-	-	36,50,000	22,55,064	21,13,387	80,18,451	-
77	C-507	1660	4,215	Mrs.Shylaja Amaram	3-Jan-20	69,97,000	3,90,959	13,00,000	4,83,000	21,82,000	16,99,000	17,23,959	73,87,959	-
78	C-601	1660	5,935	Mr.Sarat Chandra	18-Apr-23	98,52,000	4,92,600	-	-	-	-	1,03,67,000	1,03,67,000	-22,400
79	C-604	1660	5,458	Mr.Sujat Kumar Mishra	28-Feb-22	90,60,000	4,53,000	-	-	2,36,250	72,37,190	21,31,504	96,04,944	-91,944
80	C-606	1660	5,895	Mr.Koushik Ram	8-Apr-23	97,86,000	4,89,300	-	-	-	-	1,03,06,128	1,03,06,128	-30,828
81	C-607	1660	5,308	Mrs.Shilpa & Mr.Hari Krshna	1-Mar-22	88,11,000	4,45,978	-	-	5,25,000	66,75,000	20,32,550	92,32,550	24,428
82	D-103	1660	5,001	Mr.B.V.V.Santosh	6-Aug-22	83,01,000	4,20,478	-	-	-	64,10,000	23,36,878	87,46,878	-25,400
83	D-105	1660	4,666	Ms.Rachapudi Lakshmi Padamaja	16-Feb-21	77,46,000	4,29,338	-	14,12,000	49,03,000	12,31,000	6,29,338	81,75,338	-
84	D-106	1660	4,666	Mr.Ravi Prasad R.V.S.K	16-Feb-21	77,46,000	4,29,338	-	14,12,000	49,03,000	12,31,000	6,29,338	81,75,338	-
85	D-108	1660	4,877	Ms.S.Radhika & Mr.S.Giridhar	26-Apr-21	80,96,000	5,98,268	-	-	44,00,000	38,41,531	4,52,737	86,94,268	-
86	D-301	1660	4,865	Mrs.Seetha Reddy Narayana Reddy	12-Apr-21	80,76,000	4,01,274	-	-	46,40,000	32,36,000	6,01,092	84,77,092	182
87	D-302	1660	5,357	Mr.Vemagiri Paul Devadatham	26-Jan-22	88,92,000	4,35,428	-	-	51,25,000	35,67,000	6,35,428	93,27,428	-
88	D-304	1660	3,863	Mr.Chaganti Mallikarjuna Bhanu	24-Feb-21	64,12,000	3,51,428	-	25,000	49,27,000	-	18,11,428	67,63,428	-
89	D-305	1660	4,877	Mr.Venkatayogi Sudarshan	22-Feb-23	80,95,000	4,35,578				-	85,30,750	85,30,750	-172
90	D-307	1660	4,915	Ms.Geetha	31-Aug-21	81,59,000	3,94,268	-	-	47,00,000	32,59,000	5,93,268	85,52,268	1,000
91	D-308	1660	4,765	Mr.Kolipara Mohan Rao	4-Feb-21	79,10,000	4,26,328	-	14,80,500	31,50,000	26,24,794	10,81,034	83,36,328	-
92	D-402	1660	5,238	Mr.Sudheer A	15-Dec-21	86,95,000	7,60,578	-	-	56,52,000	22,14,000	15,89,578	94,55,578	-
93	D-403	1660	5,665	Mr.P.N.S Raghu Narayana	28-May-22	94,04,000	6,06,432	-	-	-	99,92,200	18,232	1,00,10,432	-
94	D-405	1660	4,766	Mr.Jalapati Venu Gopal	4-Feb-21	79,12,000	3,85,600	-	8,25,000	37,37,000	28,50,000	6,95,000	81,07,000	1,90,600

Sl no	Unit no.	Super-built-up area in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	GST/Misc Exp & Car parking charges	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Receipts - FY 23-24	Total Receipts	Balance receivable
95	D-406	1660	4,191	Mrs. B Jyothi Lakshmi & Mr. B Gopi	15-Jan-20	69,57,000	5,18,850	12,93,000	-	27,44,000	24,46,000	9,92,850	74,75,850	-
96	D-408	1660	4,666	Mr.Kiran Kumar K	8-Feb-21	77,46,000	4,18,128	-	12,25,000	32,42,000	18,48,000	18,49,128	81,64,128	-
97	D-501	1660	3,943	Mr.Praneeth Mada	13-Feb-21	65,46,000	4,14,833	-	3,12,000	29,67,000	30,67,000	6,14,833	69,60,833	-
98	D-503	1660	5,527	Mr.Nimmala Harsh Goud	27-May-22	91,75,000	5,55,297	-	-	-	96,33,750	91,615	97,25,365	4,932
99	D-504	1660	4,473	Mrs.Santoshi Rajaram Naresh Peruri	11-Apr-21	74,26,000	9,49,968	-	-	29,62,250	29,75,750	24,85,000	84,23,000	-47,032
100	D-506	1660	4,916	Mr.Raviprasad Ch	16-Aug-21	81,60,000	3,87,616	-	-	47,00,000	29,53,000	9,46,000	85,99,000	-51,384
101	D-507	1660	4,766	Mr.Chaitanya Gangadhar Dontabhaktuni	24-Mar-21	79,12,000	3,94,062	-	25,000	45,40,000	31,50,000	5,91,062	83,06,062	-
102	D-601	1660	5,115	Ms.Lavanya Rani	14-Oct-21	84,91,000	3,46,650	-	-	15,75,000	45,00,000	-	60,75,000	27,62,650
103	D-602	1660	5,616	Mr.Sandeep Reddy	26-May-22	93,23,000	4,96,978	-	-	-	76,23,000	21,96,978	98,19,978	-
104	D-604	1660	5,115	Ms.Neeta rao	31-Oct-21	84,91,000	4,44,782	-	-	48,80,005	20,38,000	19,69,373	88,87,378	48,404
105	D-605	1660	4,163	Mr.G Naveen Reddy	26-May-21	69,10,000	3,76,328	-	-	35,74,000	18,82,000	18,30,328	72,86,328	-
106	D-608	1660	3,811	Mr.A Ram Prasad	8-Jan-21	63,27,000	3,00,658	-	2,25,000	27,97,000	35,00,000	5,00,000	70,22,000	-3,94,342
107	E-301	1660	5,946	Mr.Garimella Krishna	2-Dec-23	98,70,000	-	-	-	-	-	2,25,000	2,25,000	96,45,000
108	E-306	1660	4,729	Mr.Khadirun Sunkesulu	2-Sep-23	78,50,000	-	-	-	-	-	19,12,000	19,12,000	59,38,000
109	E-307	1660	4,770	Mr.V.S.S Ganesh Kumar Karri	7-Sep-23	79,19,000	-	-	-	-	-	21,55,000	21,55,000	57,64,000
110	E-405	1660	6,024	Mr.Srikanth Sharma	21-Sep-23	1,00,00,000	-	-	-	-	-	31,00,000	31,00,000	69,00,000
111	E-504	1660	4,699	Mr.Rakesh.G.R.	4-Nov-23	78,00,000	-	-	-	-	-	17,20,000	17,20,000	60,80,000
112	E-505	1660	5,454	Mr.Jaideep C	11-Oct-23	90,53,000	-	-	-	-	-	32,18,000	32,18,000	58,35,000
113	E-607	1660	4,759	Mr.Krishna Prasad Ch	21-Sep-23	79,00,000	-	-	-	-	-	20,91,425	20,91,425	58,08,575
114	F-102	1360	4,785	Mr.Neeraja Sri Ram	18-Mar-21	65,08,000	3,31,880	-	2,25,000	49,66,000	16,05,228	43,652	68,39,880	-
115	F-106	1360	3,650	Mr.N V Maruthi Phanidhar	5-Aug-20	49,64,000	3,16,818	-	34,32,000	17,80,200	-	68,618	52,80,818	-
116	F-203	1360	5,306	M/s.Modi Housing Pvt Ltd	5-Apr-22	72,16,000	3,60,800	-	-	-	2,25,000	72,99,720	75,24,720	52,080
117	F-302	1360	4,184	Mr.Sanjay Majumder	5-Sep-20	56,90,000	3,38,159	-	15,74,400	24,73,000	19,47,600	33,159	60,28,159	-
118	F-303	1360	4,385	Mr.Syed Akbar Pasha	29-Feb-20	59,64,000	2,98,200	2,25,000	8,95,000	15,64,000	33,30,000	2,79,028	62,93,028	-30,828
119	F-305	1360	4,435	Mrs. Jyothirmayee	5-Mar-20	60,32,000	3,72,914	-	9,00,000	37,66,000	14,73,428	2,65,486	64,04,914	-
120	F-306	1360	4,331	Mrs.T Vaishnavi/Mr.Srujan	26-Feb-20	58,90,000	5,75,328	2,25,000	9,00,000	40,00,000	8,16,000	5,24,328	64,65,328	-
121	F-402	1360	4,485	Mr.K Pranav	5-Aug-20	61,00,000	2,95,000	-	16,46,800	19,00,000	23,84,000	3,69,000	62,99,800	95,200
122	F-403	1360	3,624	Mr.Satya Amar Charanjeewarao Vakacharla	19-Feb-20	49,28,000	2,46,400	2,25,000.00	-	22,35,400	22,66,800	4,78,100	52,05,300	-30,900
123	F-405	1360	4,435	Mrs.Naga Srinivasa	6-Oct-20	60,32,000	3,01,600	-	12,07,000	-	51,26,600	-	63,33,600	-
124	F-406	1360	4,385	Mr.Thatiparti Surekha & thatiparti sreekanth	18-Jun-20	59,64,000	3,29,028	-	36,20,000	13,88,000	9,29,000	3,56,028	62,93,028	-
125	F-502	1360	4,385	Mrs.S B V Naveena	18-Jun-20	59,64,000	3,27,087	-	11,20,000	23,22,000	28,26,528	22,559	62,91,087	-
126	F-503	1360	3,648	Mr. Roshan Singh Chouhan	8-Feb-20	49,61,000	2,53,478	2,35,000	-	21,86,000	20,18,516	7,69,534	52,09,050	5,428
127	F-505	1360	5,806	Ms.Shraddha Naik	31-Aug-22	78,96,000	4,75,928	-	-	-	65,99,000	17,72,928	83,71,928	-
128	F-506	1360	4,265	Mrs.G Shiva Kumari	5-Sep-20	58,00,000	3,59,998	-	19,38,500	16,98,500	18,15,000	7,07,998	61,59,998	-
129	F-602	1360	4,200	Ms.Padmaja Rani & Naimisha	18-Aug-21	57,12,000	2,48,428	-	-	31,67,600	27,32,031	60,797	59,60,428	-
130	F-603	1360	4,936	Ms.Asra Fatima	13-Aug-21	67,13,000	2,51,659	-	-	38,72,000	26,53,450	4,55,200	69,80,650	-15,991
131	F-605	1360	6,007	Ms.Sneha Chidara	14-Nov-23	81,70,000	-	-	-	-	-	37,67,328	37,67,328	44,02,672
132	F-606	1360	4,297	Mr.Meet Bharat Mehta	2-Aug-21	58,44,000	1,46,200	-	-	2,25,000	15,00,000	-	17,25,000	42,65,200
133	G-103	1360	4,835	Mrs.Sushama Patwardhan	28-Dec-20	65,75,000	3,96,830	-	12,11,000	41,31,000	53,420	15,76,410	69,71,830	-
134	G-207	1360	4,081	Mrs.Renuka A	28-Dec-20	55,50,000	3,10,688	-	2,25,000	25,51,000	15,43,000	15,33,000	58,52,000	8,688
135	G-301	1360	3,803	Mr.Niresh Thalyyal	15-Mar-21	51,72,000	3,20,913	-	2,00,000	22,23,000	15,30,000	15,39,913	54,92,913	-
136	G-303	1360	3,950	Mr.Naveen Kumar Ginige	7-Jan-21	53,72,000	2,58,600	-	2,25,000	24,62,000	14,87,200	12,73,028	54,47,228	1,83,372
137	G-304	1360	4,935	Mr.Sateesh Kumar Surya	18-Aug-21	67,12,000	3,25,600	-	-	38,72,000	15,84,000	16,16,100	70,72,100	-34,500
138	G-306	1360	4,935	Mr.Sreekar Suri	13-Apr-21	67,12,000	3,25,600	-	-	37,12,000	22,96,000	10,39,600	70,47,600	-10,000
139	G-307	1360	4,686	Mr.Shivaji S.Kadam	28-Dec-20	63,73,000	3,24,078	-	12,25,000	15,15,000	18,00,000	21,82,058	67,22,058	-24,980
140	G-402	1360	6,040	Mr.Aparna Nori	18-Jan-23	82,14,000	4,04,028	-	-	-	-	86,24,700	86,24,700	-6,672
141	G-403	1360	4,686	Mrs.Shivarapu Radhika	28-Dec-20	63,73,000	2,23,842	-	11,91,000	30,25,000	10,00,000	13,81,480	65,97,480	-638
142	G-405	1360	4,981	Mr.Shiva Kumar Prathap	21-Aug-21	67,74,000	3,44,128	-	-	39,18,000	16,35,000	15,92,000	71,45,000	-26,872
143	G-406	1360	5,703	Mr.Konduru Sreekanth	28-May-22	77,56,000	3,96,178	-	-	-	63,58,000	17,85,800	81,43,800	8,378

Sl no	Unit no.	Super-built-up area in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	GST/Misc Exp & Car parking charges	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Receipts - FY 22-23	Receipts - FY 23-24	Total Receipts	Balance receivable
144	G-501	1360	4,736	Dr.Panjola Ashok	6-Dec-20	64,41,000	3,27,478	-	11,91,000	25,50,000	13,00,000	16,84,878	67,25,878	42,600
145	G-502	1360	4,385	Mr.S. Yuvar	17-Oct-21	59,63,000	2,98,150	-	-	27,81,000	17,89,000	14,91,150	60,61,150	2,00,000
146	G-504	1360	4,685	Mrs.Aruna & Mr.Chandra Sekhar Reddy	28-Mar-21	63,72,000	3,49,428	-	25,000	47,33,000	15,30,000	4,33,428	67,21,428	-
147	G-505	1360	5,956	Mr.Ravuri Susheel Kumar	17-Oct-22	81,00,000	4,07,600	-	-	-	66,08,000	18,99,600	85,07,600	-
148	G-507	1360	4,685	Mr.PV Ravi Kiran	14-Mar-21	63,72,000	3,49,428	-	2,25,000	34,66,000	15,30,000	15,00,428	67,21,428	-
149	G-601	1360	4,100	Mr.Karthik Mylavarupu	30-Jun-21	55,76,000	2,78,800	-	-	7,54,000	35,92,000	10,30,000	53,76,000	4,78,800
150	G-603	1360	4,850	Ms.Ramala Kavitha	23-May-22	65,96,000	3,50,494	-	-	-	51,39,000	17,73,628	69,12,628	33,866
151	G-604	1360	5,185	Mrs.Neeta Rao	31-Oct-21	70,52,000	3,52,600	-	-	40,53,005	16,71,000	-	57,24,005	16,80,595
152	G-607	1360	4,450	Mr.Surya Kiran	31-Oct-21	60,52,000	3,13,675	-	-	7,25,000	40,13,000	16,47,428	63,85,428	-19,753
153	H-105	1360	5,772	Mr.Alok Kanti Samaddar	9-Jun-22	78,50,000	3,92,500	-	-	-	45,28,000	31,22,000	76,50,000	5,92,500
154	H-204	1360	5,985	Mr.T. Lavanya	9-Oct-22	81,40,000	3,32,050	-	-	-	46,93,000	38,85,000	85,78,000	-1,05,950
155	H-207	1360	5,672	Mr.Srinivas Vemparala	20-Apr-22	77,14,000	3,85,700	-	-	-	38,97,764	42,17,828	81,15,592	-15,892
156	H-301	1360	5,422	Mr.Satish Sonbarao Gudup	20-Mar-22	73,74,000	2,12,700	-	-	25,000	36,20,000	11,50,000	47,95,000	27,91,700
157	H-303	1360	6,019	Mr.Giridhar . L	15-Oct-23	81,86,000	4,09,300	-	-	-	-	66,79,000	66,79,000	19,16,300
158	H-304	1360	5,751	Mr.E.Venkat Sridhar	29-Jun-22	78,21,000	3,26,800	-	-	-	46,10,005	19,26,000	65,36,005	16,11,795
159	H-306	1360	4,385	Mr.Sunkara Ravendranath Choudhary	16-Aug-22	59,64,000	2,24,600	-	-	-	25,92,000	31,00,000	56,92,000	4,96,600
160	H-402	1360	6,011	Dr.Ramakrishna Manikyam	16-Jul-23	81,75,000	2,45,250	-	-	-	-	67,54,000	67,54,000	16,66,250
161	H-403	1360	6,056	Mr.Vinod Kumar Jakkanagari	30-Nov-23	82,36,000	-	-	-	-	-	2,25,000	2,25,000	80,11,000
162	H-405	1360	5,757	Mr.Kanakaiah Mallaiah Kondur	26-May-22	78,29,000	2,25,750	-	-	-	45,35,000	20,74,750	66,09,750	14,45,000
163	H-406	1360	4,953	Mr.Jahnavi Nayak	31-Dec-22	67,36,000	1,62,400	-	-	-	-	52,21,000	52,21,000	16,77,400
164	H-501	1360	5,931	Mr.Sandipa Roy	29-Oct-22	80,66,000	4,03,300	-	-	-	10,75,000	74,23,708	84,98,708	-29,408
165	H-502	1360	6,006	Mr.Surya Teja.G	9-Jul-23	81,68,000	4,08,400	-	-	-	-	67,47,000	67,47,000	18,29,400
166	H-504	1360	5,441	Mr.Mahesh Rathod	27-Mar-22	74,00,000	3,70,000	-	-	25,000	44,45,000	29,33,000	74,03,000	3,67,000
167	H-505	1360	5,434	Mr.M.S Raghavendra Rao	6-Mar-22	73,90,000	3,69,500	-	-	13,33,000	29,30,000	17,58,000	60,21,000	17,38,500
168	H-507	1360	5,434	Mr.M.V.N Abhishek Rao	14-Mar-22	73,90,000	3,69,500	-	-	2,25,000	40,38,000	17,58,000	60,21,000	17,38,500
169	H-601	1360	6,006	Mr.Vinay Harsh Puttaboyina	2-Apr-23	81,68,000	4,08,400	-	-	-	-	66,61,324	66,61,324	19,15,076
170	H-604	1360	6,004	Mr.Subrahmanyam V.V.S	19-Jun-23	81,66,000	4,08,300	-	-	-	-	67,32,000	67,32,000	18,42,300
171	H-607	1360	5,422	Mr.Jnanesha A.C	6-Mar-22	73,74,000	3,68,700	-	-	25,000	13,00,000	46,20,000	59,45,000	17,97,700
172													-	
173													-	
	TOTAL	2,57,760	4,613			#####	6,23,10,031	6,69,48,917	15,13,56,658	37,08,77,703	30,18,88,446	25,79,12,278	#####	10,23,30,029
													#####	
								-	-	-	-9,45,32,396			

Modi Properties

Asst.Year.2018-19

Add	Amount received	98,01,298
Less	Transfer from Loan	1,71,650
Less	Amount paid during the year	50,000
Less loss	loss during the year	11,488
	Total	95,68,160

Less

Asst.Year.2019-20

Add	opening Balance	95,68,160
Add	Amount received	1,02,75,124
Less	Amount Paid During the year	50,000
Less	loss during the year	2,62,009
	Total	1,95,31,275

Less
Less

Asst.Year.2020-21

Add	opening Balance	1,97,13,880
Add	Amount received	1,48,21,502
Less	Withdrew	2,55,70,000
Less	Loss	32,25,429
	Total	57,39,953

Less
Add
Less
Less

Asst.Year.2021-22

Add	opening Balance	57,39,952.38
Add	Amount received	73,79,731.00
Less	Amounts withdrawn during the year	1,16,88,654.00
Less	share loss	29,19,343.00
	Total	-14,88,313.62

Add
Add
Less
Less

Asst.Year.2022-23

Less	opening Balance	-14,88,313.00
Add	Amount received	3,80,00,000.00
Less	Withdrew	2,12,18,356.00
Add	Share profit	2,43,13,311.00
	Total	3,96,06,642.00

Add
Add
Less
Add

Asst.Year.2023-24

Add	opening Balance	3,96,06,642.00
Less	withdrew in moth April	1,50,000.00
Less	withdrew in moth may	46,50,000.00

Add
Less
Add

Less	withdrew in moth june	1,50,000.00
Less	withdrew in month July	24,25,000.00
Less	withdrew in month Aug	66,85,000.00
Less	withdrew in month Sep	64,25,000.00
Less	withdrew in month oct	54,00,100.00
Less	withdrew in month Nov	61,50,000.00
Add	Amount received Dec	50,00,000.00
Less	withdrew in month Nov	33,25,152.00
Less	withdrew in month Jan'23	28,75,000.00
Add	Amount received feb'23	2,50,000.00
Less	withdrew in month Feb'23	32,25,000.00
Less	withdrew in month Mar'23	87,59,228.01
Add	Amount received Mar'23	1,66,19,344.81
	Total	1,12,56,506.80

Less
Less
Less
Less
Less
Less
Less
Less
Less
Less
Add

Asst.Year.2024-25

Add	opening Balance	1,12,56,506.50
Less	withdrew in moth April	23,40,000.00
Less	withdrew in moth may	12,80,000.00
Less	withdrew in moth june	1,70,000.00
Less	withdrew in month July	2,10,000.00
Less	withdrew in month Aug	25,50,000.00
Less	withdrew in month Sep	21,90,000.00
Add	Amount received Sep'23	2,95,281.00
Less	Income tax F.Y.2022-23	65,17,550.10
Less	withdrew in month Oct	2,65,000.00
Less	withdrew in month Nov	1,75,000.00
Less	withdrew in month Dec	6,40,000.00
	Total	-47,85,762.60

Add
Less
Less
Less
Less
Less
Less
Less
Less
Less
Less

Anand Mehta

Asst.Year.2018-19

loss	11,488.20
Total loss	11,488.20

Asst.Year.2019-20

loss	11,488.20
Loss during the Year	2,62,009.94
Total Loss	2,73,498.14

Asst.Year.2020-21

opening loss	2,80,862.00
Amout invested	1,86,51,502.00
Amount withdrew	92,25,000.00
Share loss	32,25,429.00
Total	59,20,211.00

Asst.Year.2021-22

opening Balance	59,20,211.00
Amount received	42,04,731.00
withdrew	49,37,524.00
Share loss	29,19,343.00
Total	22,68,075.00

Asst.Year.2022-23

opening Balance	22,68,075.00
Amount received	1,10,00,000.00
withdrew	2,27,95,806.00
Share Profit	2,43,13,310.19
Total	1,47,85,579.19

Asst.Year.2023-24

opening Balance	1,47,85,579.19
withdrew in moth April	1,50,000.00
Amount received in may	45,00,000.00

withdrew in moth May	1,50,000.00
withdrew in moth june	1,50,000.00
withdrew in month July	1,50,000.00
withdrew in month Aug	1,50,000.00
withdrew in month Sep	1,50,000.00
withdrew in month oct	8,50,000.00
withdrew in month Nov	1,50,000.00
withdrew in month Dec	1,50,000.00
withdrew in month Jan'23	1,50,000.00
withdrew in month Feb'23	1,50,000.00
withdrew in month Mar'23	58,49,228.00
Amount received Mar'23	1,66,19,344.81
Total	2,77,05,696.00

Asst.Year.2024-25

opening Balance	2,77,05,696.00
withdrew in moth April	76,50,000.00
withdrew in moth may	1,50,000.00
withdrew in moth june	1,50,000.00
withdrew in month July	1,50,000.00
withdrew in month Aug	1,50,000.00
withdrew in month Sep	1,50,000.00
Income tax F.Y.2022-23	65,17,550.10
withdrew in month Oct	1,50,000.00
withdrew in month Nov	1,50,000.00
withdrew in month Dec	1,50,000.00
Total	1,23,38,145.90

Loan details

Name of firm/compan	Modi Realty Mallapur LLP	Prepared by:		Rajyalakshmi								
Name of project:	Gulmohar Residency	Date:		10-Jan-24								
Loan Details		Statement for period upto		Apr to Dec-2023								
Secured loans												
Sl. No.	Loan type	Name of lender	Total loan amount in Rs.	Principal repaid upto FY 19-20 in Rs.	Principal repaid upto FY 20-21 in Rs.	Principal repaid upto FY 21-22 in Rs.	Principal repaid upto FY 22-23 in Rs.	Principal repaid upto FY 23-24 in Rs.	Balance loan upto end of this qtr. in Rs.	Loan start date	Loan end date	EMI or principal repayment per month in Rs.
1	Secured	Tata Capital Financial Services Ltd	4,50,00,000	82,23,459	1,41,82,166	2,23,85,308	2,09,067	-	0	10-08-2019	10-04-2023	10,00,000
2	Secured	Tata Capital Financial Services I	7,00,00,000	-	-	3,83,81,222	3,17,86,103	-	-1,67,325	NA	NA	NA
3	Secured	Tata Capital Financial Services I	7,00,00,000	-	-	-	-	1,37,19,530	5,62,80,470			
4	Secured	DSR	-	-	-	-	-	-	-	NA	NA	NA
4	Subtotal - Secured loans		18,50,00,000	82,23,459	1,41,82,166	6,07,66,530	3,19,95,170	1,37,19,530	5,61,13,145			
5	Un-secured	Rahul Mehta	1,07,00,000	-	-	82,75,000	24,25,000	-	-	NA	NA	NA
6	Un-secured	Paramount Builders	70,08,258	-	-	69,54,644	53,614	-	-	NA	NA	NA
7	Un-secured	Mahidra & Mahindra Finance-T	14,88,682	-	-	61,810	2,69,238	1,41,415	10,16,219	NA	NA	NA
8	Un-secured	Mahidra & Mahindra Finance-W	5,50,000	-	-	-	87,941	50,212	4,11,846	NA	NA	NA
9	Un-secured		-	-	-	-	-	-	-	NA	NA	NA
10	Subtotal - Un-secured loans		1,97,46,940	-	-	1,52,91,454	28,35,793	1,91,627	14,28,066			
11	Total		20,47,46,940	82,23,459	1,41,82,166	7,60,57,984	3,48,30,963	1,39,11,157	5,75,41,211			