

FORM - 4
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 18-04-2024

RERA Registration Number: P02200001314
Project Name: Greenwood Heights
Promoter Name: Mehta & Modi Realty Kowkur LLP
Cost of Real Estate Project: _____

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Telangana State Real Estate (Regulation and Development) Rules, 2017.

The Promoter in compliance with section 4(2)(I)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: Mehta & Modi Realty Kowkur LLP
Designated Account Number: 250001021950
Bank Name: Indusind Bank
IFSC Code: INDB00000006
Branch Name: Mumbai

We have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. _____

Sr. No.	Particulars	Estimated Cost (Rs.)	Incurred Cost (Rs.)
1 (a).	Land Cost:		
i.	The costs incurred by the promoter for acquisition of ownership and title of the land parcels proposed for the real estate project, including its lease charges, interest costs, which shall also include overhead cost, marketing and/or brokerage costs, legal cost and supervision cost.00	-	-
ii.	Any security deposits, payments payable to land owner(s) in connection with the Joint development agreement.	-	-
iii.	Amount paid for acquisition of Transferable Development Rights in accordance with applicable laws;	-	-
iv.	Consideration payable to the outgoing developer to relinquish ownership and title rights over the land parcel forming part of the real estate project;	-	-
v.	Amounts payable to State Government or Competent Authority or any other Statutory Authority of the State or Central Government, towards Stamp Duty, Transfer charges, Registration fees, land/zone change conversion charges, NALA charges, any taxes in relation to the land etc.	-	-
	Sub-Total of Land Cost	-	-

Page 1 of 4



b)	Development Cost/ Cost of Construction:		
(i)	(1) Estimated Cost of Construction as certified by Engineer		
	(2) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-	-
	Note:- (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered) as on 31-03-2024		
	(3) On-site and off-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. mobilization advances to contractors, procurement advances to vendors, construction equipment, site preparations and so on and onsite and offsite construction activities, payments/ instalments to local authority, and all other items of expenditure for the construction, marketing and sale of the project;	-	-
(ii)	Fees, Charges, Interest etc. and taxes and penalties to any competent authority or statutory or local authority of the Central or State Government under any laws or rules or regulations for the time being in force; and	-	-
(iii)	Principal sum and interest payable to financial institutions, scheduled banks, nonbanking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-	-
	Sub-Total of Development Cost	-	-
2	Total Estimated Cost of the Real Estate Project [1(a) +1(b)] of estimated column		-
3	Total Cost Incurred of the Real Estate Project [1(a) + 1(b)] of Incurred Column.		-
4	Percentage of completion of construction work (as per Project Architect's Certificate)		0.00%
5	Proportion of the cost incurred on Land Cost to the Total Estimated Cost.		#DIV/0!
6	Proportion of the cost incurred on Construction Cost to the Total Estimated Cost.		#DIV/0!
7	Total percentage of completion of construction as per CA (i.e 3/2)		#DIV/0!
8	Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of Completion of construction (Lower of 4 & 7)		#DIV/0!
9	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		-
10	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		#DIV/0!



APPROVED BY
17 MAY 2021
M. JAYA PRAKASH
Sr. Manager Accounts

2 Borrowings / Mortgage Details (If Applicable)**A. Borrowing Details**

1. Name of the Lender:	Bajaj housing finance ltd
2. Amount Disbursed:	10,00,00,000
3. Amount pending for disbursement from Lender:	7,96,09,333
4. Amount to be repaid to lender:	2,03,90,667

B. Mortgage Details

1. Mortgaged to (Name of the Entity/ Institution) :
2. Amount Disbursed:
3. Amount pending for disbursement:
4. Amount to be repaid to lender:

-

-

-

3**Details of transactions in the designated RERA Bank Account (include pre RERA transactions in case of ongoing projects, wherever applicable)**

a. Total number of units booked	53 units
b. Total amount realized from sale of units during the quarter	25,73,950
c. Total amount deposited into the bank out of sale proceeds during the quarter	17,84,265
d. % of Deposit made	70.00%

Reconciliation for the Quarter

a. Opening Date (Quarter Start Date)	1-Sep-2023
b. Opening Balance as per Bank Statement (To match with the previous quarter closing bank balance)	-
c. Deposits during the Quarter on account of sale	17,84,265
d. Other Deposits made (if any)	-
e. Withdrawals during the Quarter from Sale Proceeds	16,51,135
f. Other Withdrawals made (if any)	-
g. Closing balance as per Bank Statement	1,33,130
h. Closing Date (Quarter End Date)	31-Mar-2024

Cumulative Reconciliation from the beginning of the project:

a. Opening Balance of the account	-
b. Total deposits made from the sale proceeds	-
c. Total deposits made other than sale proceeds (if any)	-
d. Total Withdrawals made from the sale proceeds	-
e. Total withdrawals made other than those from sale proceeds (if any)	-
f. Closing balance for the current quarter (a+b+c)-(d+e)	-



This certificate is being issued for the project _____ with RERA Registration No. _____ in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Qualifications / Observations : If any

We hereby certify that the total amount collected / realised from the allottees on account of sale / booking of units during the quarter is Rs. _____ out of which Rs. _____ is deposited into the project designated bank account as per section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016.

Yours Faithfully,

For R S Bajaj and Associates

ICAI Firm Registration No. 107106S

Signature of the Chartered Accountant

Name: Shyam Sunder Bajaj

Membership Number: 238260

Address: 8-2-603/23/A/B/24, Banjara Hills,
Hyderabad, Telangana.

Contact Details: +91-9581503030

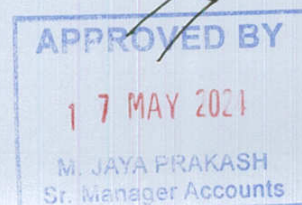
Email id: info@rsbajaj.co.in

Website Link: www.rsbajaj.co.in

(Additional Information for Projects)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	-
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	-
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	-
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	-
5	Amount to be deposited in Designated Account – 70%	0.00%

Page 4 of 4



Name of firm/company: Name of project: Details required as per RERA rules.			Melita & Modi Reality Kowkur LLP Greenwood Heights		Prepared by: Date:		S.Nagamalleswar Rao 15-Apr-24							
			Statement for period upto		Jan to Mar 2024									
Sl no	Block No.	Super-build-up area in sqft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts for earlier qtrs in this FY 19-20	Receipts for current qtr. 20-21	Receipts for current qtr. 21-22	Receipts for current qtr. 22-23	Receipts for current qtr. 23-24	Total Receipts	Total receipts without GST	Balance receivable
1	A	115	1945	3,195 Mrs S Meenakshi/Mr. S Radhakrishna	31-01-2024	62,15,000	-	6,77,000	30,74,000	14,72,000	-	52,23,000	49,74,286	12,40,714
2	A	117	1945	2,683 Mrs.Ambika Bahri	16-08-2022	52,18,000	-	-	-	-	-	15,18,100	14,45,810	37,72,190
3	A	214	1945	4,521 Ms.Modi consultancy services	30-01-2023	87,94,000	-	-	-	-	-	3,12,940	2,98,038	84,95,962
4	A	301	1715	4,956 Mrs.Sasmita Nanda	30-06-2022	85,00,000	-	-	-	-	-	65,64,058	86,21,008	-1,21,008
5	A	304	1715	4,823 Mr.A. Seshu Sai Raghuram	30-04-2023	82,71,000	-	-	-	-	-	87,16,564	83,01,490	-30,490
6	A	305	1715	4,634 Mrs.Sasmita Nanda	24-10-2021	79,47,000	-	-	-	-	-	17,08,849	83,63,099	-16,900
7	A	314	1945	4,295 Mr Kiran Shetty	28-04-2021	83,53,055	-	-	-	-	-	18,24,042	83,93,449	-40,390
8	A	316	1945	4,823 Mr.Chandan Dutta	26-08-2022	93,80,300	-	-	-	-	-	10,76,250	90,30,490	3,49,810
9	A	317	1945	4,873 Mr. Vishal Mishra	28-08-2023	94,77,445	-	-	-	-	-	1,00,41,503	95,63,336	-85,891
10	A	402	1715	3,645 Mr.Harish Akula	19-01-2023	62,52,000	-	-	-	-	-	24,84,266	66,10,266	62,95,491
11	A	403	1715	5,423 Mr.Rahul Ponaganti	31-03-2024	93,00,000	-	-	-	-	-	25,000	23,810	92,76,190
12	A	405	1715	4,134 Mr.MVR Murtli & Mrs.Shipra Gupta	27-01-2021	70,89,000	-	13,14,000	28,94,001	32,25,746	320	74,34,067	70,80,064	8,936
13	A	414	1945	4,195 Mr.Kowsikh chakraborty	10-03-2021	81,58,555	-	2,26,250	49,35,500	24,02,500	4,80,833	80,45,083	76,61,984	4,96,571
14	A	415	1945	4,544 Mr.Lakshmanan shannmugha sundaram	04-12-2021	88,39,000	-	-	54,55,800	35,97,580	2,08,000	92,61,380	88,20,362	18,638
15	A	417	1945	4,922 Mr.Lt Col. Vijay Kumar	30-04-2023	95,73,000	-	-	-	-	-	99,23,342	94,50,802	1,22,198
16	A	515	1945	4,292 Mr. Venkataramana murthy	28-06-2021	83,47,250	-	-	49,86,113	32,18,250	5,51,830	87,56,193	83,39,231	8,019
17	A	516	1945	4,595 Mrs.Rani singh/Mr.Darmendar singh	19-03-2022	89,37,000	-	-	26,250	86,37,100	7,22,000	93,85,350	89,38,429	-1,429
18	A	602	1715	4,872 Mrs K Sharadha/Mr.K Sai Charan	26-04-2022	83,55,000	-	-	-	87,81,750	6,35,945	94,17,695	89,69,233	-614,233
19	A	605	1715	4,781 Mrs.Preeti Pratyush Veer	14-02-2022	82,00,000	-	-	15,27,750	71,19,068	24,546	86,71,364	82,58,442	-58,442
20	A	617	1945	4,871 Mr.N.Mithun Chakravarthy	21-08-2022	94,75,000	-	-	-	43,25,011	38,00,010	81,25,021	77,38,115	17,36,885
21	A	702	1715	4,922 Mr.Lt Col.C Bijju/Mrs.Deepa Bijju	24-08-2023	84,40,500	-	-	-	-	-	89,61,553	85,34,812	-94,312
22	B	106	1715	3,634 Mr.Thachar Ragash & Mrs.Sikha Ragash	22-12-2019	62,33,000	11,85,000	-	38,04,000	8,00,000	-	57,89,000	55,13,333	7,19,667
23	B	109	1715	4,423 Dr.Alluri Suma	11-07-2021	75,85,750	-	-	69,29,750	15,39,288	96,087	80,69,125	76,81,071	-95,321
24	B	110	1715	4,584 K Baby Lakshmi	28-08-2021	78,62,000	-	-	79,60,100	3,33,000	-	82,93,100	78,98,190	-36,190
25	B	112	1715	3,732 Mr.Push Kumar	23-02-2020	64,00,000	25,000	51,35,000	5,00,000	10,60,000	-	67,20,000	64,00,000	-
26	B	113	1715	3,732 Mr.Push Kumar	16-10-2021	58,00,000	-	-	60,98,000	-	-	29,778	58,35,979	-35,979
27	B	207	1715	3,382 Mrs. T. Geeta Rani	22-12-2023	84,40,000	-	-	-	-	-	3,09,000	3,09,000	2,94,286
28	B	208	1715	4,522 M/S Modi properties pvt ltd	13-07-2022	77,54,500	-	-	2,98,475	-	-	2,25,000	2,14,286	81,45,714
29	B	209	1715	4,284 M/S.Modi housing pvt ltd	03-01-2022	73,47,500	-	-	2,98,475	-	-	2,25,000	2,14,286	75,40,214
30	B	210	1715	4,085 M/S.Modi housing pvt ltd	29-07-2021	70,06,000	-	-	2,95,060	-	-	2,95,060	2,84,262	70,63,238
31	B	211	1715	4,085 M/S.Modi housing pvt ltd	29-07-2021	70,06,000	-	-	2,95,060	-	-	2,95,060	2,81,010	67,24,990
32	B	212	1715	4,085 M/S.Modi housing pvt ltd	29-07-2021	70,06,000	-	-	2,95,060	-	-	2,95,060	2,81,010	67,24,990
33	B	307	1715	3,634 Mr.Dennis Antony & Mrs.Jennifer Dennis	29-07-2021	70,06,000	-	-	2,95,060	-	-	2,95,060	2,81,010	67,24,990
34	B	310	1715	3,743 Mr.Krishna chandra biswas/Mr.Koushik bisw	31-10-2019	62,33,000	11,60,000	6,23,000	32,00,000	14,67,468	99,817	65,50,285	62,38,367	-5,367
35	B	313	1220	4,180 Mrs.Divya Uday	07-08-2021	64,19,000	-	-	51,86,000	15,54,000	19,190	67,59,190	64,37,324	-18,324
36	B	406	1715	3,732 Mr.Gangadharra Kiran Kumar	28-09-2020	51,00,000	-	20,65,000	23,30,000	12,70,000	1,34,195	67,99,195	55,23,043	-4,23,043
37	B	408	1715	3,634 Mr.Vikash Sahu & Mrs.Meena Sahu	31-01-2020	64,00,000	11,85,000	5,22,000	44,93,000	5,84,000	-	67,84,000	64,60,952	-60,952
38	B	409	1715	3,032 Mrs.Suman R Mulani / Mr.Ratan N Mulani	30-10-2019	62,33,000	11,60,000	6,23,000	17,25,000	29,39,514	1,34,204	65,81,718	62,68,303	-35,303
39	B	411	1715	3,724 Mrs T Saranvalhi	13-03-2020	52,00,000	48,60,000	3,40,000	-	-	-	32,00,000	49,52,381	2,47,619
40	B	412	1715	3,634 Mrs.Nidhi Sinha & Mr.SP Vijaya Kumar	02-06-2020	63,86,000	-	36,81,000	14,65,000	15,40,368	-	52,00,000	63,67,970	18,030
41	B	506	1715	3,634 Mr.Prasenjit Das & Mrs.Himani Das	30-10-2020	62,33,000	11,60,000	23,48,000	14,75,000	8,00,000	-	66,86,368	63,67,970	18,030
42	B	509	1715	3,032 Mr.Ratan N Mulani / Mrs.Suman R Mulani	30-10-2019	62,33,000	11,60,000	6,23,000	32,00,000	16,01,738	7,17,650	65,00,650	61,91,095	41,905
43	B	512	1715	3,634 Mrs.Deepa Suraj Premi & Mr.Suraj Premi	13-03-2020	52,00,000	48,60,000	3,40,000	-	-	-	52,00,000	62,71,179	-38,179
44	B	513	1220	4,276 Mrs.Tabitha Premi Kaza	30-10-2019	62,33,000	2,25,000	15,56,875	31,73,000	-	-	52,00,000	49,52,381	2,47,619
45	B	607	1715	3,032 Mrs.Rashmi Singh & Mr.Asis Singh	25-05-2021	52,17,000	-	15,75,000	32,57,000	-	-	15,55,266	65,10,141	62,00,134
46	B	608	1715	3,634 Mrs.Rashmi Singh & Mr.Asis Singh	29-07-2021	52,00,000	-	7,00,000	32,57,000	12,76,510	-	61,08,510	58,17,628	-6,00,628
47	B	610	1715	3,885 Mrs.Kanalesh	30-06-2021	62,33,000	11,85,000	5,22,000	18,17,000	30,57,468	-	7,00,000	62,68,065	-35,065
48	B	611	1715	4,334 Mr.Sai krishna mohan	17-07-2021	66,62,000	-	19,43,000	35,70,000	12,33,000	2,40,095	69,86,095	66,53,424	8,576
49	B	706	1715	4,822 Mr.Suraj Panday	28-06-2021	74,33,000	-	62,82,100	-	15,74,330	-	78,56,430	74,82,314	-49,314
	B				13-08-2022	82,69,000	-	-	-	81,19,450	6,61,671	83,62,972	83,62,972	-93,972

Sl no	Block No.	Unit no.	Super-built-up area in sq ft	Sale rate in Rs/sq ft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts for earlier qtrs in this F.Y 19-20	Receipts for current qtr. 20-21	Receipts for current qtr. 21-22	Receipts for current qtr. 22-23	Receipts for current qtr. 23-24	Total Receipts	Total receipts without GST	Balance receivable
50	B	708	1715	3,032	Mrs.Bhavana Lulla Meltra	29-07-2021	52,00,000	-	7,00,000	-	-	-	7,00,000	6,66,667	45,33,333
51	B	709	1715	3,032	Mrs.Chandra P Mulani / Mr.Jayesh P Mulani	29-07-2021	52,00,000	-	52,00,000	-	-	-	52,00,000	49,52,381	2,47,619
52	B	711	1715	3,032	Mrs.Vibha Anand Meltra	28-07-2021	52,00,000	-	12,50,000	-	-	-	12,50,000	11,90,476	40,09,524
53	B	712	1715	3,032	Mrs.Vibha Anand Meltra	28-08-2021	52,00,000	-	12,50,000	-	-	-	12,50,000	11,90,476	40,09,524
		Total	92665	4,071		2356815	37,72,46,855	1,81,65,000	3,32,14,125	9,96,69,988	8,72,95,429	6,90,75,739	30,74,20,280	29,27,81,219	8,44,65,636
		53													
Note : Cancelled Plots & Booking amt refunded															
1	A	714	1945		Mr.COL.J.Alexander	22-06-2022	94,75,000	-	-	-	-	-	-	-	-
2	A	104	1715	4,823	Mr.V.S.V.Krishna Mohan	04-03-2023	82,71,000	-	-	-	25,000	-	25,000	-	-
3	B	308	1715	Shifted to A 115	Mrs S Meenakshi/Mr.K. Srinivasn	29-06-2020	49,90,000	-	-	-	-	2,25,000	2,25,000	-	-

[Handwritten Signature]



Mehta & Modi Realty Kowkur LLP (23-24)

MG Road, Ranigunj
Secunderabad

Trial Balance

1-Jan-24 to 31-Mar-24

Page 1

Particulars	Closing Balance	
	Debit	Credit
Capital Account		8,09,68,365.45
Fixed Capital		1,00,000.00
FCAP-Anand Suresh Mehta		50,000.00
FCAP-Modi Properties Pvt Ltd		50,000.00
Partners Capital		8,08,68,365.45
SHAREHOLDER-Modi Properties Pvt Ltd		7,37,41,856.23
SHAREHOLDER-Mr.Anand S Mehta		71,26,509.22
Loans (Liability)		2,33,90,773.56
Secured Loans		2,03,90,666.56
SL-Project Loans		2,03,90,666.56
SL-Bajaj Housing Finance Ltd		2,03,90,666.56
Unsecured Loans		30,00,107.00
USL-Malve Durga Das		11,29,700.00
USL-Mattay Shyam Sunder		4,10,800.00
USL-Paramount Builders		14,59,607.00
Current Liabilities	2,32,72,085.66	5,43,02,810.32
Duties & Taxes		3,76,690.92
INPUT		
OUTPUT		1,25,601.92
Output CGST 3.75%		46,812.50
Output CGST 9%		11,825.46
Output RCM CGST 9%		4,163.00
Output RCM SGST 9%		4,163.00
Output SGST 3.75%		46,812.50
Output SGST 9%		11,825.46
TDS Payable		2,51,089.00
TDS-0.10% Purchase		105.00
TDS-1% Contract		4,604.00
TDS-10% Interest		31,546.00
TDS-10% Professional Charges		40,243.00
TDS-2% Contract		1,09,458.00
TDS-2% Equipment Hire Charges		42.00
TDS-5% Commission/Brokerage		24,588.00
TDS-Salaries		40,503.00
Sundry Creditors	2,30,16,085.66	63,71,336.64
Deposits	2,56,000.00	
DEPR-Soham Modi HUF	1,00,000.00	
DEPR- SSLLP Logistics	50,000.00	
DEPR-Summit Builders	1,00,000.00	
DEPR-Sunrise Enterprises	6,000.00	
Instalments Receivable		4,74,83,380.76
Instalments Receivable		4,74,83,380.76
Outstanding Expenses		71,402.00
EOY-Audit Fees Payable		49,500.00
EOY-ESI Payable		861.00
EOY-PF Payable		10,041.00
EOY-PT Payable		11,000.00
Carried Over	2,32,72,085.66	15,86,61,949.33

continued ...

Particulars	Closing Balance	
	Debit	Credit
Brought Forward	2,32,72,085.66	15,86,61,949.33
Fixed Assets	30,080.00	
FA-Computers & Peripherals	30,080.00	
Current Assets	19,97,72,993.91	5,16,72,253.98
Deposits (Asset)	1,04,11,846.00	
DEP-REG/BPCL/EXP Card, Etc.	96,846.00	
DEP-TSSPDCL Deposit	96,846.00	
DEP-Mukta Agarwal	16,50,000.00	
DEP-Nilesh Agarwal	17,00,000.00	
DEP-Nilesh Agarwal HUF	16,50,000.00	
DEP-Prem Kumar Sanghi	3,15,000.00	
DEP-Prem Kumar Sanghi Deposit	17,00,000.00	
DEP-Prem Kumar Sanghi HUF	16,50,000.00	
DEP-Sushma Sanghi	16,50,000.00	
Loans & Advances (Asset)	17,55,472.22	5,12,69,834.00
Construction Material Vendors Advances		
Expenses Card Advances	1,24,925.00	
ECARD-A Suresh Petty Cash	6,611.00	
ECARD- E.Prasad	12,124.00	
ECARD-G Murali Mohan ICICI	2,961.00	
ECARD-K Sanjeeth Singh ICICI	10,000.00	
ECARD-P.Prabhakar	93,229.00	
Others	14,28,976.22	5,10,84,722.00
OTHLOAN-Greenwood Welfare Association Loan	8,20,000.00	
OTHLOAN-GST-Electronic Cash Ledger	2,90,062.22	
OTHLOAN-Modi Consultancy Services		1,67,60,440.00
OTHLOAN-Modi Housing Pvt Ltd		2,66,00,120.00
OTHLOAN-Modi Properties Pvt Ltd		77,24,162.00
OTHLOAN-Shreyas Services	1,24,872.00	
OTHLOAN-TDS Receivable F.Y 2023-24	1,94,042.00	
Staff	2,01,571.00	1,85,112.00
EMP-A Suresh Salary A/c	1,86,571.00	
EMP-Bhatnagar Abhishek		20,831.00
EMP-Dulla Devi		18,440.00
EMP-Ilam Ramakrishna		22,663.00
EMP-Krishman Sanjeet Singh Commission	10,000.00	
EMP-Krisman Sanjeet Singh Salary		34,548.00
EMP-Lingaraju Anusha		11,523.00
EMP-Naikam Anitha		17,350.00
EMP-Naikam Anitha Comission		8,661.00
EMP-Sada Nagamalleswara Rao Salary A/c		34,475.00
EMP-S Sunil Kumar Commission	5,000.00	
EMP-S Sunil Kumar Salary		16,621.00
Sundry Debtors	5,79,84,780.84	4,02,419.98
Cash-in-Hand	1,13,240.00	
Cash	1,13,240.00	
Bank Accounts	5,60,309.73	
BANK-Indusind CA 250001011960	85,583.70	
BANK-Indusind Collection 250001092006	25,000.00	
BANK-Yes Bank Current -009763700003091	4,09,835.24	
BANK-Yes Bank Sub Ac-018363700000840	39,890.79	
Carried Over	22,30,75,159.57	21,03,34,203.31

continued ...

Mehta & Modi Realty Kowkur LLP (23-24)

Trial Balance : 1-Jan-24 to 31-Mar-24

Page 3

Particulars	Closing Balance	
	Debit	Credit
Brought Forward	22,30,75,159.57	21,03,34,203.31
Inventory	12,89,47,345.12	
INV-WIP	12,89,47,345.12	
Sales Accounts		23,71,862.50
REVENUE-Extraspects		74,362.50
REVENUE-From Unit Sales Exempt		7,65,833.00
REVENUE-From Unit Sales GST		15,31,667.00
Purchase Accounts	1,79,90,004.30	2,17,000.00
Construction Material-Registered Delears	7,38,740.63	
Aggregate	18,285.60	
Aggregate GST 5%	18,285.60	
Cement	12,900.00	
Cement GST 28%	12,900.00	
Chemicals	760.00	
Chemicals GST 18%	760.00	
Doors, Door Frames & Hardware	57,349.41	
Doors, Door Franes & Hardware GST 18%	57,349.41	
Electrical	1,16,333.67	
Electrical GST 18%	1,16,333.67	
False Celing	14,300.00	
False Celing GST 18%	14,300.00	
Paints	8,912.00	
Paints GST 18%	8,912.00	
Plumbing	1,62,510.79	
Plumbing GST 18%	1,62,135.97	
Plumbing GST 28%	136.72	
Plumbing GST 5%	238.10	
Steel	1,50,886.48	
Steel GST 18%	1,50,886.48	
Sundry Purchases	42,251.00	
Sundry Purchases GST 12%	966.00	
Sundry Purchases GST 18%	40,865.00	
Sundry Purchases -NIL Rated	420.00	
Tiles, Granite, Etc.	1,12,601.68	
Tiles, Granite, Etc. GST 18%	1,12,601.68	
Windows	41,650.00	
Windows GST 18%	41,650.00	
Construction Materials-Composition Bills	14,566.00	
Steel-COMP	14,566.00	
Construction Materials-Nil Rated	3,760.00	
Consumables-NIL RATED	3,760.00	
Construction Materials-Unregistered Delears	76,548.00	
Chemicals-URD	6,750.00	
Doors, Door Frames & Hardware-URD	54,432.00	
Printing & Stationery-UD	11,826.00	
Sundry Purchases-URD	3,540.00	
Department Work	1,18,406.00	
DPUD-Dept Work	1,18,406.00	
Equipment Useage Charges	8,400.00	
EUC-G Mannem	8,400.00	
Carried Over	24,10,65,163.87	21,29,23,065.81

continued ...

Particulars	Closing Balance	
	Debit	Credit
Brought Forward	24,10,65,163.87	21,29,23,065.81
Labour Services Registered	1,19,85,400.00	
LSRD-Allowance for Consumables	23,97,080.00	
LSRD-Allowance for Equipment	47,94,160.00	
LSRD-Labour Charges	47,94,160.00	
Labour Services Unregistered	2,19,260.00	
LSUD-Allowance for Consumables	43,852.00	
LSUD-Allowance for Equipment	87,704.00	
LSUD-Labour Charges	87,704.00	
Other Expenses	48,24,923.67	2,17,000.00
FEXP-Interest on Secured Loans	8,45,655.00	
OE-Cleaning Machine Rent(Roots)	17,550.00	
OE-Electricity Supply	1,11,437.00	
OE-Ineligible ITC	26,24,260.07	
OE-Misc.Expense UD	12,412.00	
OE-Misc. Services	214.00	
OERD-Consultancy Charges	4,08,764.74	
OERD-Consultancy Charges IGST	3,08,399.86	
OERD-Consumables, Repairs & Maint 18%	24,052.00	
OERD-Consumables,Repairs & Maint 5%	688.00	
OERD-House Keeping Service Comp	66,527.00	
OERD-Logestics Expenses	31,500.00	
OE-Referral Incentive	5,000.00	
OE-Salaries-Construction Division	1,62,538.00	
OE-Security Services	86,580.00	
OE-Transportation Charges UD	14,000.00	
OEUD-House Keeping Services	55,521.00	
OE-Water & Electricity Supply Permit Fee		2,17,000.00
OIE-Allowances for Statutory Payment Contractor	42,629.00	
OIE- Petrol/Diesel Expenses	7,196.00	
Direct Incomes		2,14,286.00
REVENUE-Forefited Amount 5%		2,14,286.00
Indirect Incomes		10,927.30
INCOME-Interest From Unsecure Loans		2,951.00
INCOME-Interest on IT Refund		6,976.30
INCOME-Penalty		1,000.00
Indirect Expenses	26,05,724.20	
Financial Expenses	1,01,097.00	
FEXP-Bank Charges	422.00	
FEXP-Interest on Unsecured Loans	1,00,675.00	
Other Indirect Expenses	1,23,359.93	
OIE-Audit Fee	55,000.00	
OIE-News Paper & Periodicals	1,843.00	
OIE-Postage & Courier	150.00	
OIE-Rounded Off	5.93	
Printing & Stationery @5%	52,811.00	
Printing & Stationery GST 12%	2,830.00	
Printing & Stationery - Nil Rated	10,720.00	
Professional Services	12,61,861.27	
PS-Admin-Audit	5,02,355.13	
PS-Automobile & Hire Charges	943.00	
Carried Over	24,36,70,888.07	21,31,48,279.11

continued ...

Particulars	Closing Balance	
	Debit	Credit
Brought Forward	24,36,70,888.07	21,31,48,279.11
<i>PS-Customer Realation</i>	96,823.73	
<i>PS-Project Management</i>	82,612.00	
<i>PS-Purchase</i>	19,867.41	
<i>PS-Quality Control</i>	11,503.00	
<i>PS-Sales & Marketing-Brokerage</i>	5,47,757.00	
Promotion Expenses	6,97,470.00	
<i>PROMO-Discount</i>	1,83,250.00	
<i>PROMORD-Brochures,Flyers & Stationery Comp</i>	330.00	
<i>PROMORD-Hoarding GST @18%</i>	1,52,000.00	
<i>PROMORD-Print Media @ GST 12%</i>	3,360.00	
<i>PROMORD-Print Media @ GST 18%</i>	1,63,530.00	
<i>PROMOUD- Hoarding Rents</i>	1,95,000.00	
Salaries & Employee Benefits	4,21,936.00	
<i>SAL-ESI Employer Contribution</i>	9,380.00	
<i>SAL-Food & Brverage</i>	1,311.00	
<i>SAL-PF Adminstration Charges</i>	2,738.00	
<i>SAL-PF Employer Contribution</i>	29,670.00	
<i>SAL-Salaries</i>	3,57,926.00	
<i>SAL-Staff Conveyance</i>	5,143.00	
<i>SAL-Staff Mobile Allowance</i>	12,768.00	
<i>SAL-Staff Welfare Expenses</i>	3,000.00	
Profit & Loss A/c		3,05,22,608.96
Grand Total	24,36,70,888.07	24,36,70,888.07