

From: aruna@modiproperties.com
Sent: 01-06-2020 3:41 PM
To: 'preethigilluka@gmail.com'
Cc: 'sohammodi@modiproperties.com'; 'jagadish .'; 'Sambasivarao .';
'rajyalakshmi@modiproperties.com'; 'sangeetha@modiproperties.com'
Subject: Minutes of meeting between Preethi, Soham Modi, Jagadish - issue of raising bills in favour of landowners

Minutes of meeting between Preethi, Soham Modi, Jagadish on 30.05.2020.

1. The issue of raising bills in favour of landowners by the developer was discussed. Landowners already receiving installments from purchasers and are liable to pay GST on the installments received.
2. This note is for the projects Gulmohar Residency and Mayflower Platinum which are been monitored by Preethi/Pranav/Ajay Mehta on behalf of landowners and developer.
3. It is agreed that the bills raised by developer on the owners was by and large exceed the bills that the owners have to raise in favour of their prospective customers. In both the projects the developer is raising invoices in favour of the owners irrespective of whether they are sold or unsold.
4. It was agreed that in both the projects the landowners will raise GST bills in favour of prospective customers based on milestones mentioned in their respective AOS.
5. Wrt GMR the following polices shall be adopted:
 - a. First sale rate by builder closest to JDA – adopted rate Rs. 3,850/- per sft for 1,660 sft flats and Rs. 3,985/- per sft for 1,360 sft flats.
 - b. Developers to raise bills in 5 parts in favour of owner as follows:
 - i. 20% on Plinth Beam
 - ii. 25% on RCC slab
 - iii. 25% on Brick work & plastering work
 - iv. 20% Finishing works
 - v. 10% on Completion
6. Wrt MPL the following polices shall be adopted:
 - a. First sale rate by builder closest to JDA – adopted rate Rs. 3,882/- per sft for deluxe flats. For luxury flats additional amount to be charged based on engineers estimate (about Rs. 100/- per sft extra) at the time of completion.
 - b. Developers to raise bills in 5 parts in favour of owner as follows:
 - i. 10% on plinth beam
 - ii. 30% on RCC slab
 - iii. 25% on Brick work & plastering work
 - iv. 25% Finishing works
 - v. 10% on Completion
7. Accountants to make an estimate for bills to be raised by Owners in favour of their customers and Developer in favour of owner based on milestone for period upto 30-05-2020. Note that plinth beam for all flats in MPL is completed and plinth beam for blocks A&B in GMR is completed. The values mentioned in point 5b & 6b to be reviewed after the rough estimate.

Entity wise Billing

*Confidential by
left hand side added.*

Topic Name :		GST Consultancy charges of Monthly & Annual Review services			
Auditor Name:		NA			
Company Name :		NA			
S.no	Entity	Consultant Name	Monthly Return charges	Annual Return charges	Remarks
1	Rajesh Kadakia	Preethi	2,500	15,000	
2	Sharad Kadakia	Preethi	2,500	15,000	
3	SDNMKJ	Preethi	2,500	5,000	
4	JMKGEC	Preethi	2,500	5,000	
5	Modi Properties Pvt Ltd	Preethi	10,000	20,000	
6	Nilgiri Estates	Preethi	10,000	20,000	
7	Serene Constructions	Preethi	10,000	10,000	
8	Kadakia & Modi Housing	Preethi	10,000	10,000	
9	Silver Oak Villas LLP	Preethi	10,000	20,000	
10	Paramount Estates	Preethi	10,000	20,000	
11	Summit Sales LLP	Preethi	10,000	10,000	
12	Modi Reality Genome Valley LLP	Preethi	10,000	-	Though the approved fees is Rs 10,000/- P.M. Bills for services rendered upto Oct-19 were raised @ Rs 5,000/- P.M. considering the lesser Volumes. No Bills have raised for the F.Y. 19-20 as the entity has shifted to composition scheme.
13	Modi Consultancy Services	Preethi	10,000	-	Proposing to raise a bill of Rs. 5,000/- for the GST returns and review service of the entire F.Y.
14	MC Modi educational trust	Preethi	5,000	-	Approved fees is Rs 5,000/- P.M. , However, Bills will be raised at Rs 3,500 P.M. considering lesser volumes
15	GV research center Pvt Ltd	Preethi	5,000	-	Approved fees is Rs 5,000/- P.M. , However, Bills will be raised at Rs 3,500 P.M. considering lesser volumes
16	Modi Reality Mallapur LLP	Preethi	5,000	-	
17	AEDIS developers LLP	Preethi	5,000	-	
18	Mehta and Modi Realty Kowkur LLP	Preethi	5,000	-	
19	Modi Housing Pvt Ltd	Preethi	5,000	-	Approved fees is Rs 5,000/- P.M. , However, Bills will be raised at Rs 3,500 P.M. considering lesser volumes
20	Modi builders Methodist Complex	Preethi	5,000	-	Approved fees is Rs 5,000/- P.M. , However, Bills will be raised at Rs 3,500 P.M. considering lesser volumes
21	East Side Residency Annojiguda LLP	Preethi	-	-	Proposed fee - Rs 3,500 P.M.
22	Matrix Realestate Consultants LLP	Preethi	-	-	Proposed fee - Rs 3,500 P.M.
23	B N C Estates	Hiregange Associ	10,000	45,000	
24	Vista Homes	Hiregange Associ	10,000	45,000	
25	Villa Orchids	Hiregange Associ	10,000	45,000	
26	Modi Realty Miryalaguda LLP	Hiregange Associ	10,000	45,000	
Note : S. No. 13 to 22 Annual returns charges not finalised at consultant end.					



Entity wise Billing

Topic Name :		GST Consultancy charges of Monthly Review services			
Auditor Name:		Preethi Gilluka, Pranay Mehta			
Company Name :		KGM & Co			
S.no	Entity	Approved Fees Per Month	Approval Reference	Billing Status	Remarks
1	Rajesh Kadakia	2,500	Mail 1	Billed upto Oct-19	
2	Sharad Kadakia	2,500	Mail 1	Billed upto Oct-19	
3	SDNMKJ	2,500	Mail 1	Billed upto Oct-19	
4	JMKGEC	2,500	Mail 1	Billed upto Oct-19	
5	MPPL	10,000	Mail 1	Billed upto Oct-19	
6	Nilgiri Estates	10,000	Mail 1	Billed upto Oct-19	
7	Serene Constructions	10,000	Mail 1	Billed upto Oct-19	
8	Kadakia & Modi Housing	10,000	Mail 1	Billed upto Oct-19	
9	Silver Oak Villas LLP	10,000	Mail 1	Billed upto Oct-19	
10	Modi Reality Genome Valley LLP	10,000	Mail 1	Billed upto Oct-19	Though the approved fees is Rs 10,000/- P.M. Bills for services rendered upto Oct-19 were raised @ Rs 5,000/- P..M. considering the lesser Volumes.
11	Paramount Estates	10,000	Mail 1	Billed upto Oct-19	
12	Summit Sales LLP	10,000	Mail 1	Billed upto Oct-19	
13	Modi Consultancy Services	10,000	Mail 1	Billed upto Mar-19	No Bills have raised for the F.Y. 19-20 as the entity has shifted to compositon scheme. Proposing to raise a bill of Rs. 5,000/- for the GST returns and review service of the entire F.Y.
14	MC Modi educational trust	5,000	Mail 2	Billing to Start from Oct-19	Approved fees is Rs 5,000/- P.M. , However, Bills will be raised at Rs 3,500 P.M. considering lesser volumes
15	GV research center Pvt Ltd	5,000	Mail 2	Billing to Start from Oct-19	Approved fees is Rs 5,000/- P.M. , However, Bills will be raised at Rs 3,500 P.M. considering lesser volumes
16	Modi Reality Mallapur LLP	5,000	Mail 2	Billing to Start from Oct-19	
17	AEDIS developers LLP	5,000	Mail 2	Billing to Start from Oct-19	
18	Mehta and Modi Realty Kowkur LLP	5,000	Mail 2	Billing to Start from Oct-19	
19	Modi Housing Pvt Ltd	5,000	Mail 2	Billing to Start from Oct-19	Approved fees is Rs 5,000/- P.M. , However, Bills will be raised at Rs 3,500 P.M. considering lesser volumes
20	Modi builders Methodist Complex	5,000	Mail 2	Billing to Start from Oct-19	Approved fees is Rs 5,000/- P.M. , However, Bills will be raised at Rs 3,500 P.M. considering lesser volumes
21	East Side Residency Annojiguda LLP		Mail 3	Billing to Start from Mar-20	Proposed fee - Rs 3,500 P.M.
22	Matrix Realestate Consultants LLP		Mail 3	Billing to Start from Mar-20	Proposed fee - Rs 3,500 P.M.



Preethi Gilluka <preethigilluka@gmail.com>

Fwd: Auditing of GST returns

Pranay Mehta <capranaymehta@gmail.com>
To: preethigilluka@gmail.com

12 October 2018 at 12:16

Sent from my iPad

Begin forwarded message:

From: <aruna@modiproperties.com>
Date: 16 July 2018 at 6:54:51 PM IST
To: <capranaymehta@gmail.com>
Cc: "Soham Modi" <sohammodi@modiproperties.com>
Subject: Auditing of GST returns

Pranay,

As discussed I am hereby confirming the following:

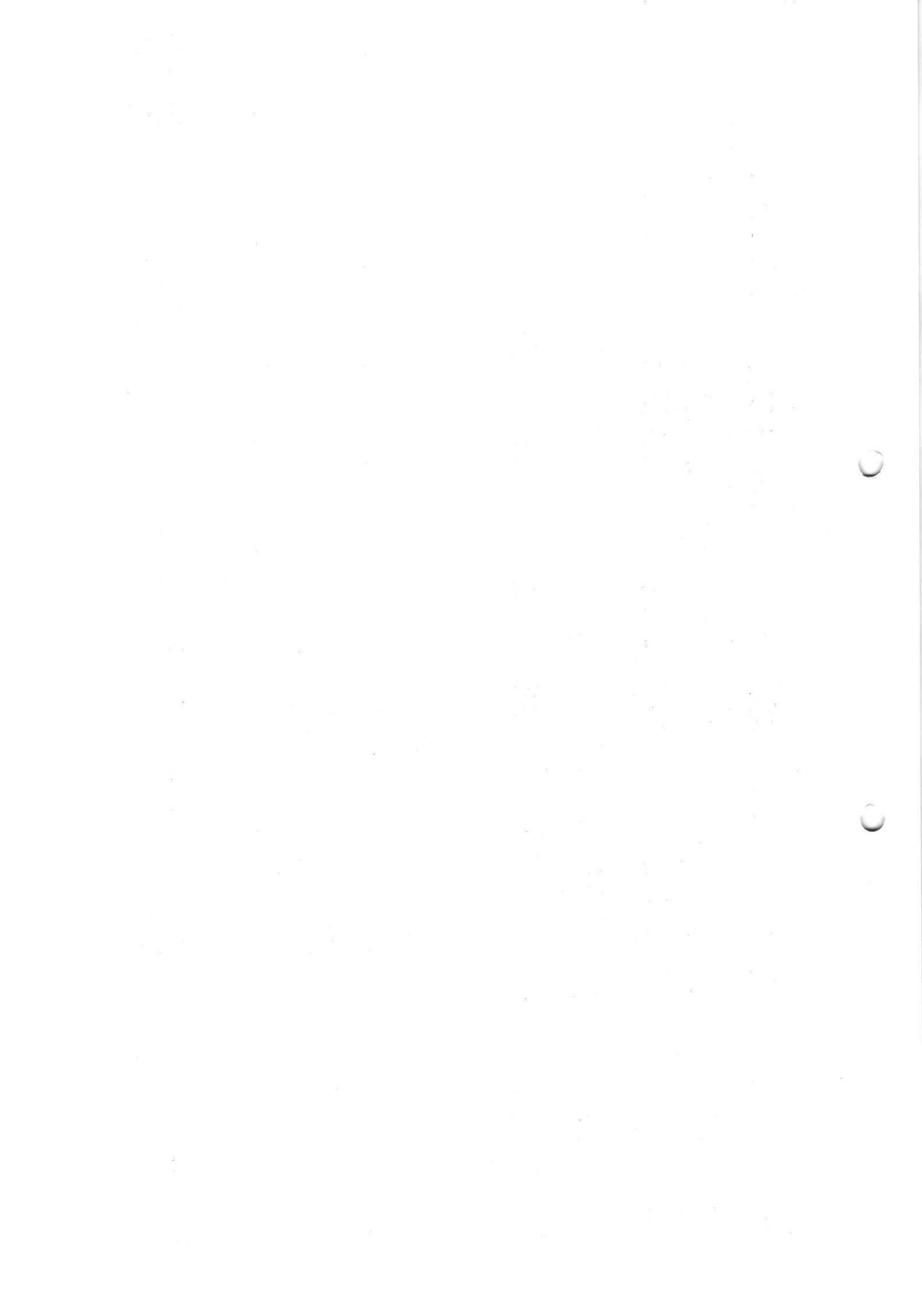
1. GST returns of the projects mentioned below shall be sent to you on a monthly basis for auditing and certification.
2. You will help us cross check and correct the GST returns that have been already filed or overdue from July, 2017 to June, 2018 (12 months).
3. You will help us ensure that all procedures are been correctly followed and payments are being made as per rules. You will also help us in troubleshooting and correction of errors. ITC has to be cross checked and corrected.
4. You shall train our accountants in all aspects related to preparing, filing and cross checking GST returns + ITC.
5. The consultancy charges for each project per month shall Rs. 10,000/- + GST. The consultancy charges for review of GST returns filed from July, 2017 to June, 2018 shall be Rs. 25,000/- + GST per project. The consultancy charges shall be reviewed from 1.4.19.
6. The projects which require your consultancy are:
 - a. Silveroak Villas LLP
 - b. Kadakia & Modi Hosuing
 - c. Serene Constructions
 - d. Nilgiri Estates
 - e. Paramount Estates
 - f. Modi Consultancy Services
 - g. Modi Properties Pvt. Ltd.
 - h. Greens Group – Sharad Kadakia, Rajesh Kadakia, SRPL/JRPL
 - i. Summit Sales LLP
 - j. Modi Realty Genome Valley

I hope the above in order.

Regards,

Soham Modi.

Sent on behalf of Mr. Soham Modi by K. Aruna.



(11/5)

From: Preethi Gilluka <preethigilluka@gmail.com>
Sent: 18 11 2019 5.41 PM
To: Soham Modi
Cc: Gst Modi; Pranay Mehta
Subject: GST Review and Compliance of Modi Group

Dear Sir,

Greetings,

It has been informed to me to extend the GST compliances and review services to the following entities.

S.No	Entity Name	
1	MC Modi Educational Trust	✓
2	GV Research Centre Private Limited	✓
3	Modi Realty Mallapur LLP	✓
4	Modi Realty Muraharipally LLP	X
5	AEDIS Developers LLP	✓
6	Mehta and Modi Kowkur LLP	✓
7	Modi Housing Private Limited	✓
8	Modi Builders Methodist Complex	✓

The Scope of work continues to be the same as is being practiced in the case of existing entities.

We propose a fee of Rs 5,000 + GST as applicable per entity, per month.

Request your confirmation for the same to proceed further.

We thank you for providing us the opportunity and strive in providing you the best of our services.

Thanks & Regards,

Preethi Gilluka
Partner
KGM & Co. Chartered Accountants
Ph. No. 9849215550

✓
APPROVED BY
29 NOV 2019
SOHAM MODI
MANAGING DIRECTOR





Preethi Gilluka <preethigilluka@gmail.com>

Fw: Request of approval for Preethi Gst Monthly review services of ESR & Matrix Realestate Consultants

2 messages

jagadish . <jagadish@modiproperties.com>

27 April 2020 at 14:20

To: Preethi Gilluka <preethigilluka@gmail.com>

Cc: Sahithi Valivety <sahithi.kgmco@gmail.com>, Neha Tiwari <nehatiwari.kgmco@gmail.com>

Preethi Ma'm

This is the confirmation mail for taking of GST monthly review services of below entities.

01 East Side Residency Annojiguda LLP

02 Matrix Realestate Consultants LLP

Kindly find the below mail which is approved by soham sir.

Regards,

Jagadish,

Manager Accounts | +91 9966945418 | jagadish@@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad -03 | Ph: +91 40 6633 5551

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

----- Forwarded Message -----

From: "sohammodi@modiproperties.com" <sohammodi@modiproperties.com>**To:** 'jagadish .' <jagadish@modiproperties.com>**Cc:** 'Accounts Managers Modi Properties' <ac@modiproperties.com>; 'Rajyalakshmi' <rajyalakshmi@modiproperties.com>; 'Swathi' <swathi.k@modiproperties.com>**Sent:** Monday, April 27, 2020, 01:23:36 PM GMT+5:30**Subject:** RE: Request of approval for Preethi Gst Monthly review services of ESR & Matrix Realestate Consultants

approved

Regards,

Soham Modi

From: jagadish . <jagadish@modiproperties.com>**Sent:** 27 04 2020 12:51 PM**To:** Soham Modi <sohammodi@modiproperties.com>**Cc:** Accounts Managers Modi Properties <ac@modiproperties.com>; Rajyalakshmi <rajyalakshmi@modiproperties.com>; Swathi <swathi.k@modiproperties.com>**Subject:** Request of approval for Preethi Gst Monthly review services of ESR & Matrix Realestate Consultants

Dear Soham Sir,

Please approve below entities to take Preethi GST monthly review services.

01 East Side Residency Annojiguda LLP

02 Matrix Realestate Consultants LLP

Regards,

Jagadish,

Manager Accounts | +91 9966945418 | jagadish@@modiproperties.com

Modi Properties Pvt. Ltd. | www.modiproperties.com

5-4-187/ 3 & 4, M G Road, Secunderabad -03 | Ph: +91 40 6633 5551

Don't just buy a flat or villa! Buy a great lifestyle!

We build affordable flats & villas in gated communities.

Preethi Gilluka <preethigilluka@gmail.com>
To: "jagadish ." <jagadish@modiproperties.com>

27 April 2020 at 19:38

Sure Sir

[Quoted text hidden]

-

Thanks & Regards,

Preethi Gilluka

Partner

KGM & Co. Chartered Accountants

Ph. No. 9849215550

Tax Invoice

KGM & Co
 5-4-187/3&4, 1st Floor
 Soham Mansion
 M.G.Road
 Secunderabad
 GSTIN/UIN: 36AASF7372D1ZY
 State Name : Telangana, Code : 36
 E-Mail : capranaymehta@gmail.com

Invoice No.
2019-2020 /363
 Supplier's Ref.

Dated
12-Nov-2019
 Other Reference(s)

Buyer

Nilgiri Estates
 GSTIN/UIN : 36AAHFN0766F1ZA
 State Name : Telangana, Code : 36
 Place of Supply : Telangana

SI No.	Particulars	HSN/SAC	Amount
1	Professional Fees GSTR 9 and 9C for FY 17-18	9982	20,000.00
2		CGST	1,800.00
3		SGST	1,800.00
Total			23,600.00

Amount Chargeable (in words)
Twenty Three Thousand Six Hundred INR Only

E. & O.E

Company's PAN : **AASF7372D**

Company's Bank Details
 Bank Name : **Yes Bank Account**
 A/c No. : **009763400001514**
 Branch & IFS Code : **SP Road & YESB0000097**

for KGM & Co
Breetri
 Authorised Signatory

SUBJECT TO HYDERABAD JURISDICTION
 This is a Computer Generated Invoice





Tax Invoice

KGM & Co
 5-4-187/3&4, 1st Floor
 Soham Mansion
 M.G.Road
 Secunderabad
 GSTIN/UID: 36AASF7372D1ZY
 State Name : Telangana, Code : 36
 E-Mail : capranaymehta@gmail.com

Invoice No.
2019-2020 /362
 Supplier's Ref.

Dated
12-Nov-2019
 Other Reference(s)

Buyer
Silver Oak Villas LLP
 GSTIN/UID : 36ADBFS3288A2Z7
 State Name : Telangana, Code : 36
 Place of Supply : Telangana

Sl No.	Particulars	HSN/SAC	Amount
1	Professional Fees GSTR 9 and 9C FY 17-18	9982	20,000.00
2		CGST	1,800.00
3		SGST	1,800.00
Total			23,600.00

Amount Chargeable (in words)
Twenty Three Thousand Six Hundred INR Only

23,600.00
 E. & O.E

Company's PAN : **AASF7372D**

Company's Bank Details
 Bank Name : **Yes Bank Account**
 A/c No. : **009763400001514**
 Branch & IFS Code : **SP Road & YESB0000097**

for KGM & Co

Authorised Signatory



SUBJECT TO HYDERABAD JURISDICTION

This is a Computer Generated Invoice

Tax Invoice

KGM & Co
 5-4-187/3&4, 1st Floor
 Soham Mansion
 M.G.Road
 Secunderabad
 GSTIN/UIN: 36AASF7372D1ZY
 State Name : Telangana, Code : 36
 E-Mail : capranaymehta@gmail.com
 Buyer

Invoice No.
2019-2020 /361
 Supplier's Ref.

Dated
12-Nov-2019
 Other Reference(s)

Kadakia and Modi Housing
 GSTIN/UIN : 36AAHFK8714A1ZJ
 State Name : Telangana, Code : 36
 Place of Supply : Telangana

SI No.	Particulars	HSN/SAC	Amount
1	Professional Fees GSTR 9 and 9C for FY 17-18	9982	20,000.00
2		CGST	1,800.00
3		SGST	1,800.00
Total			23,600.00

Amount Chargeable (in words)

Twenty Three Thousand Six Hundred INR Only

E. & O.E

Company's PAN : AASF7372D

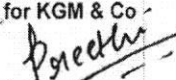
Company's Bank Details

Bank Name : Yes Bank Account

A/c No. : 009763400001514

Branch & IFS Code: SP Road & YESB0000097

for KGM & Co


 Authorised Signatory

SUBJECT TO HYDERABAD JURISDICTION

This is a Computer Generated Invoice



(CAL)

From: Preethi Gilluka <preethigilluka@gmail.com>
Sent: 18 11 2019 5.41 PM
To: Soham Modi
Cc: Gst Modi; Pranay Mehta
Subject: GST Review and Compliance of Modi Group

Dear Sir,

Greetings,

It has been informed to me to extend the GST compliances and review services to the following entities.

S.No	Entity Name	
1	MC Modi Educational Trust	✓
2	GV Research Centre Private Limited	✓
3	Modi Realty Mallapur LLP	✓
4	Modi Realty Muraharipally LLP	X
5	AEDIS Developers LLP	✓
6	Mehta and Modi Kowkur LLP	✓
7	Modi Housing Private Limited	✓
8	Modi Builders Methodist Complex	✓

The Scope of work continues to be the same as is being practiced in the case of existing entities.

We propose a fee of Rs 5,000 + GST as applicable per entity, per month.

Request your confirmation for the same to proceed further.

We thank you for providing us the opportunity and strive in providing you the best of our services.

Thanks & Regards,

Preethi Gilluka
Partner
KGM & Co. Chartered Accountants
Ph. No. 9849215550

APPROVED BY
29 NOV 2019
SOHAM MODI
MANAGING DIRECTOR

(11/5)

From: Preethi Gilluka <preethigilluka@gmail.com>
Sent: 18 11 2019 5:41 PM
To: Soham Modi
Cc: Gst Modi; Pranay Mehta
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3	Modi Realty Mallapur LLP	✓
4	Modi Realty Muraharipally LLP	X
5	AEDIS Developers LLP	✓
6	Mehta and Modi Kowkur LLP	✓
7	Modi Housing Private Limited	✓
8	Modi Builders Methodist Complex	✓

The Scope of work continues to be the same as is being practiced in the case of existing entities.

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We thank you for providing us the opportunity and strive in providing you the best of our services.

—
Thanks & Regards,

Preethi Gilluka
Partner
KGM & Co. Chartered Accountants
Ph. No. 9849215550

✓
APPROVED BY
29 NOV 2019
SOHAM MODI
MANAGING DIRECTOR

List of GST Registered Companies/Firms/LLP

Prepared by : Jagadish		
S. No.	Firm / Company/Individual Name	Auditor Name
1	Modi Properties Pvt. Ltd.	Preethi
2	SDNMKJ Realty Pvt Ltd.	Preethi
3	JMKGEC Realtors Pvt Ltd.	Preethi
4	GV Research centers pvt ltd	Preethi
5	GV Discovery Centers Pvt Ltd	NA
6	Aedis Developers LLP	Preethi
7	B & C Estates	Hiregange
8	Eastside Residency Annojiguda LLP	Preethi
9	MC Modi Educational Trust	Preethi
10	Metha & Modi Reality Kowkooor LLP	Preethi
11	Modi & Modi Constructions	NA
12	Modi Builders Methodist Complex	Preethi
13	Modi Consultancy Services	Preethi
14	Modi Housing Pvt Ltd	Preethi
15	Modi Realty (Mallapur) LLP new	Preethi
16	Modi Realty (Miryalaguda) LLP	Hiregange
17	Modi Realty (Pocharam) LLP	NA
18	Modi Realty (Vikarabad) LLP	NA
19	Modi Realty Genome Vallay LLP	Preethi
20	Matrix Realestate Consultants LLP	NA
21	Niligiri Estates	Preethi
22	Paramount Estates	Preethi
23	Serene Constructions LLP	Preethi
24	Silver Oak Realty	NA
25	Silver Oak Villas LLP	Preethi
26	Summit Sales LLP	Preethi
27	Villa Orchid LLP	Hiregange
28	Vista Homes	Hiregange
29	Kadakia & Modi Housing	Preethi
30	Rajesh Kadakia	Preethi
31	Sharad Kadakia	Preethi
32	Razia Banu	NA
33	Syed Mehdi	NA

