

Acknowledgement Number:614551181171024

Date of filing : 17-Oct-2024

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment
Year
2024-25

PAN	AAXCA5159L		
Name	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED		
Address	5-4-187/3&4, Soham Mansion 2nd Floor MG Road , MG Road S.O. Secunderabad , HYDERABAD, HYDERABAD , 36-Telangana, 91-INDIA, 500003		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	614551181171024

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total income	2	0
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	10,56,640
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 10,56,640
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0

This return has been digitally signed by Gaurang Jayantilal Mody in the capacity of Director having PAN AIZPM3748A from IP address 122.175.12.44 on 17-Oct-2024 18:36:50 at HYDERABAD (Place) DSC S.No & Issuer 8051128 & 541742482110CN=Capricorn Sub CA for Individual DSC 2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated

Barcode/QR Code



AAXCA5159L066145511811710247f1abc2545f330020f96e575639aaf1944317644

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED		
Address	5-4-187/3&4, Soham Mansion 2nd Floor MG Road, MG Road S.O, Secunderabad, HYDERABAD, HYDERABAD, TELANGANA, 500003		
E-Mail	it_a@modiproperties.in		
Status	Company(Domestic)	Assessment Year	2024-2025
Ward		Year Ended	31.3.2024
PAN	AAXCA5159L	Incorporation Date	23/08/2022
Residential Status	Resident		
Nature of Business	REAL ESTATE AND RENTING SERVICES-Other real estate/renting services n.e.c(07005), Trade Name:AMTZ Medpolis Square Private Limited		
A.O. Code	APR-W-050-01		
Filing Status	Original		
Last Year Return Filed On	25/10/2023	Acknowledgement No.:	439870261251023
Last Year Return Filed u/s	115BAA		
Bank Name	YES BANK, No 1-8-387, Huda Lane, Off S, .P. Road, Secunderabad, Telanagana, -500003, Hyderabad, TELANGANA, A/C NO:009763700005045 , Type: Current ,IFSC: YESB0000097, Prevalidated : Yes, Nominate for refund : Yes		
Tele:	Mob:9281055264		

Computation of Total Income [As per Section 115BAA (Tax @22%)]

Income from Business or Profession (Chapter IV D)

-10,492

Profit as per Profit and Loss a/c		
Add:		12,58,427
Depreciation Debited in P&L A/c		
Interest on TDS		3,21,334
Total		5,036
Less:		15,84,797
Interest on FD	10,370	
Depreciation as per Chart u/s 32	2,40,215	
		2,50,585
		13,34,212
Brought Forward Business Loss Set off		-13,34,212
*Brought Forward Depreciation Set off (As per Annexure)		-10,492

Income from Capital Gain (Chapter IV E)

122

Long Term Capital Gain

Long Term Capital Gain u/s 112A as per Details Attached	122
Note: - Threshold Limit of Rs. 1,00,000 as given u/s 112A is the part of Total Income but in tax calculation this amount will be excluded.	

Income from Other Sources (Chapter IV F)

10,370

Interest on F.D.R.(as per Annexure)	10,370
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Gross Total Income

Total Income

Round off u/s 288 A

MAT Provisions not apply on company due to applicability of section 115BAA

Tax Due @ 22% (Company applicable for Sec 115BAA)

T.D.S./T.C.S

10,56,640

-10,56,640

10,56,640

Refundable (Round off u/s 288B)

T.D.S./ T.C.S. From

Non-Salary(as per Annexure) 10,46,510

T.C.S.(as per Annexure) 10,130

Due Date for filing of Return October 31, 2024

Comparison of Income if Company does not Opts for Section 115BAA/115BAB (Tax @25%)

1.Total income as per Section 115BAA/115BAB

2. Adjustments according to section 115BAA/115BAB

(i) Deduction under Ch VIA as per Provisions of Section 115BAA/115BAB

Gross Total Income as per Section 115BAA/115BAB

(ii) Allowed Deductions (which were disallowed under section 115BAA / 115BAB)

No Deduction exists

(iii) Allowed Brought Forward Loss (which were disallowed under section 115BAA / 115BAB)

NA

3. Gross Total Income (1-2)

Deduction under Chapter VIA

Total Income after Adjustments under section 115BAA/115BAB

Statement of Business losses Brought/Carried Forward

Assessment Year	Brought Forward	Disallowed as per 115BAA/115BAB/115BAC/115BAD	Set off	Carried Forward
2023-2024(25/10/2023)	2127080	0	1334212	792868
Total	2127080	0	1334212	792868

Statement of Unabsorbed Depreciation Brought/Carried Forward

Assessment Year	Brought Forward	Disallowed as per 115BAA/115BAB/115BAC/115BAD	Set off	Carried Forward
2023-2024(25/10/2023)	30796	0	10492	20304
Total	30796	0	10492	20304

NAME OF ASSESSEE : AMTZ MEDPOLIS SQUARE PRIVATE LIMITED A.Y. 2024-2025 PAN : AAXCA5159L
Code : AUTO-00032

*Unabsorbed Depreciation Brought Forward Adjusted with Other Source : 10370

*Unabsorbed Depreciation Brought Forward Adjusted with Long Term Income : 122

Details of Depreciation

Particulars	Rate	Opening+ Adjusted for 115BAA/B AC/BAD	More Than 180 Days	Less Than 180 Days	Total	Sales	Sales Less Than 180 days	Balance	Depreciation (Short Gain)	WDV Closing
Computer	40%	123184	0	29930	153114	0	0	153114	55260	97854
Vehicle	15%	0	1093036	0	1093036	0	0	1093036	163955	929081
Office equipments	15%	0	49999	16000	65999	0	0	65999	8700	57299
Furnitures and fixtures	10%	0	123000	0	123000	0	0	123000	12300	110700
Total		123184	1266035	45930	1435149	0	0	1435149	240215	1194934

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	YES BANK	No 1-8-387, Huda Lane, Off S. .P. Road, Secunderabad, Telanagana, -500003, Hyderabad, TELANGANA	009763700005045	YESB000009 7	Current(Prim ary)	Yes	Yes
2	YES BANK	Ground Floor, Agravanshi Plaza, Be, aring No 1-8-387, Huda Lane, Off S. .P. Road, Secunderabad, Telanagana, -500003, Hyderabad, TELANGANA	009763700004322	YESB000009 7	Current	Yes	Yes

GST Turnover Detail

S.NO.	GSTIN	Turnover
1	36AAXCA5159L1ZV	9760545
	TOTAL	9760545

Details of T.D.S. on Non-Salary(26 AS Import Date:09 Oct 2024)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year
1	AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED	HYDA30100A	5225621	522563	522563
2	AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED	HYDA30130C	5239455	523947	523947
	TOTAL		10465076	1046510	1046510

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
Business	194JB	9760545	10475452	(Total of Sales/ Gross receipts of business and Gross receipts from Profession in Trading Account + Total of other income) in profit & Loss A/c :10475452	976057

Other Sources	194A	704531	10370 Interest Income:10370	70453
Total		10465076	10485822	1046510

Details of T.C.S.(26 AS Import Date:09 Oct 2024)

S.No	Name of the Collector	Tax Deduction and Tax Collection Account Number of the Collector	Total tax collected	Amount out of (4) claimed during the year
1	NEON MOTORS PRIVATE LIMITED	VPNN00800C	10130	10130
	TOTAL		10130	10130

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	Business receipts	9760545	Trading Account->Sales/ Gross receipts of business Trading Account->Gross receipts from Profession Profit and Loss Account->Other income No account case gross receipts business /profession	9760545
2	GST purchases	2971832		10475452
3	GST turnover	9760544		-714907
4	Interest from deposit	714901	Interest on FDR	10370
5	Purchase of securities and units of mutual funds	10312		704531
6	Purchase of vehicle	1013000		
7	Sale of securities and units of mutual fund	10447	Sale of LTCG Shares/Mutual fund	10447
				NIL

Statement of Long Term Capital Gain Transaction Tax u/s 112A

Name of Company	ISIN	Qty	Date of Sale	Sales Price	Net Sale Price	Purchase Price	Purchase Date	Market value as on 31/01/18	Calculated Purchase cost #	Capital gain
CONSOLIDATED	INNOTREQ UIRED	0		10447	10447	10325		0	0	122
TOTAL				10447	10447	10325				122

Calculated Purchase Cost:-

(i). Lower of Market Value as on 31/01/2018 or Actual Sale Consideration

(ii). Calculated Purchase Cost = Higher of (i) or Actual Purchase Price

Signature
(Waseem Akhtar Sayed)
For AMTZ MEDPOLIS SQUARE PRIVATE
LIMITED

CompuTax : AUTO-00032 [AMTZ MEDPOLIS SQUARE PRIVATE LIMITED]

AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Standalone Balance Sheet as at 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

Particulars	Note	As at 31 March 2024	As at 31 March 2023
Equity and liabilities			
Shareholders' funds			
Share capital	3	100.00	100.00
Reserves and surplus	4	(667.20)	(2,145.58)
		(567.20)	(2,045.58)
Non-current liabilities			
Long-term borrowings	5	465.68	-
		465.68	-
Current liabilities			
Short-term borrowings	6	7,411.33	69,200.00
Trade payables	7		
- total outstanding dues of micro enterprises and small enterprises		16.20	-
- total outstanding dues of creditors other than micro enterprises and small enterprises		97.72	120.02
Other current liabilities	8	1,878.09	1,483.97
Short-term provisions	9	69.28	58.50
		9,472.62	70,862.49
Total		9,371.10	68,816.91
Assets			
Non-current assets			
Property, plant and equipment and Intangible assets			
- Property plant and equipment	10	1,126.11	135.48
Non-current investments	11	90.17	200.00
Deferred tax assets (Net)	12	219.96	-
Other non-current assets	14	1,549.28	153.03
		2,985.52	488.51
Current assets			
Trade receivables	15	1,075.42	-
Cash and bank balances	16	1,291.53	4,491.51
Short-term loans and advances	13	3,320.46	62,956.87
Other current assets	17	698.18	880.03
		6,385.58	68,328.41
Total		9,371.10	68,816.91

Corporate Information & Significant accounting policies 1 & 2

See accompanying Notes (2.1-32) forming an integral part of the Standalone Financial Statements

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 0149875

Ashish Agarwal
Partner

Membership No: 222861

UDIN: 242228618KBLIG3833

Place : Hyderabad

Date : 11 September 2024

For and on behalf of the Board of Directors of
AMTZ Medpolis Square Private Limited

Gaurang Jayantilal Mody
Director

DIN: 00522520

Place : Hyderabad

Date : 11 September 2024

Soham Satish Modi
Director

DIN: 00522546

Place : Hyderabad

Date : 11 September 2024



AMTZ Medpolis Square Private Limited
CIN: U45309TG2022PTC165875

Standalone Statement of Profit and Loss for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

Particulars	Note	Year ended 31 March 2024	Period ended 31 March 2023
Income			
Revenue from operations	18	9,760.54	-
Other income	19	714.91	942.73
Total Income		10,475.45	942.73
Expenses			
Employee benefits expense	20	4,676.99	1,193.71
Finance costs	21	1,092.37	1,025.58
Depreciation and amortisation expense	10	321.33	18.50
Other expenses	22	3,126.33	850.52
Total Expenses		9,217.03	3,088.31
Profit before tax		1,258.42	(2,145.58)
Tax expense			
Deferred tax expense/ (Income)		(219.96)	-
		(219.96)	-
Profit/ (Loss) for the period		1,478.38	(2,145.58)
Earnings per equity share			
Basic (in Rs.)	28	147.84	(214.56)
Diluted (in Rs.)		147.84	(214.56)
Face value per share (in Rs.)		10.00	10.00

Corporate Information & Significant accounting policies 1 & 2

See accompanying Notes (2.1-32) forming an integral part of the Standalone Financial Statements

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 014987S

Ashish

Ashish Agarwal
Partner

Membership No: 222861

UDIN: 24222861BKBLIG3833

Place : Hyderabad

Date : 11 September 2024

For and on behalf of the Board of Directors of
AMTZ Medpolis Square Private Limited

Gaurang
Gaurang Jayantlal Mody
Director
DIN: 00522520

Soham
Soham Satish Modi
Director
DIN: 00522546

Place : Hyderabad

Date : 11 September 2024

Place : Hyderabad

Date : 11 September 2024



AMTZ Medpolis Square Private Limited
CIN: U45309TG2022PTC165875

Standalone Cash Flow Statement for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

Particulars	Year ended 31 March 2024	Period ended 31 March 2023
Cash flow from operating activities		
Profit before tax	1,258.42	(2,145.58)
Adjustments for :		
Depreciation and amortisation expense	321.33	18.50
Interest on fixed deposit	(10.37)	(13.20)
Interest on unsecured loan	(704.53)	(929.52)
Interest Expenses	1,075.05	1,025.58
Operating profit before working capital changes	1,939.90¹	(2,044.22)
Adjustments for working capital changes:		
(Increase)/decrease in trade receivables	(1,075.42)	-
(Increase) in other assets	(21.80)	110.73
(Increase)/ decrease in other non current assets	(339.61)	(153.03)
Increase/ (decrease) in trade payables	(6.10)	120.02
Increase/ (decrease) in provisions	10.78	58.50
Increase/ (decrease) in other current liabilities	394.93	560.95
Cash generated from operating activities	902.69	(1,347.05)
Income taxes paid (net of refunds)	(1,056.64)	(153.03)
Net cash generated from/ (used in) operating activities (A)	(153.95)	(1,500.08)
Cash flow from investing activities		
Purchase of property, plant and equipment (including intangibles)	(1,311.97)	(153.98)
Loans and advances repaid/ (granted)	59,636.41	(62,956.87)
Interest received	11.53	12.05
Interest received on unsecured loans	907.02	92.95
Sale proceeds from Non - current investments (Net)	109.83	(200.00)
Net cash generated from/ (used in) investing activities (B)	59,352.82	(63,205.85)
Cash flow from financing activities		
Proceeds from issue of equity shares	-	100.00
Proceeds from/ (repayment of) long term borrowings (net)	465.68	-
Proceeds from/ (repayment of) short term borrowings (net)	(61,788.67)	69,200.00
Interest paid	(1,075.86)	(102.56)
Net cash generated from/(used in) financing activities (C)	(62,399)	69,197
Net (decrease)/increase in cash and cash equivalents (A+B+C)	(3,199.98)	4,491.51
Cash and cash equivalents at the beginning of the year	4,491.51	-
Cash and cash equivalents at the end of the year	1,291.53	4,491.51

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AMTZ Medpolis Square Private Limited
CIN: U45309TG2022PTC165875

Standalone Cash Flow Statement for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

Notes:

1. The above cash flow statement has been prepared under the "Indirect Method" as set out in AS-3 on Cash Flow Statements
2. Cash and bank balances comprises of:

Particulars	As at 31 March 2024	As at 31 March 2023
Cash in hand	16.66	9.72
Balance with banks		
- in current accounts	1,274.87	681.79
- Fixed deposits	-	3,800.00
Cash and cash equivalents (as per AS-3 Cash flow statement)	1,291.53	4,491.51
Other bank balance		
Cash and bank balances as per Note 16	1,291.53	4,491.51

3. Reconciliation of liabilities from financing activities:

(a) Short term borrowings

Particulars	As at 31 March 2024	As at 31 March 2023
Opening Balance	69,200.00	-
Proceeds	6,296.48	74,225.00
Current maturities of long term borrowings	245.63	
Repayment	(68,330.78)	5,025.00
As at 31 March 2024	7,411.33	69,200.00

Corporate Information & Significant accounting policies 1 & 2

See accompanying Notes (2.1-32) forming an integral part of the Standalone Financial Statements

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 014987S

Ashish Agarwal

Partner

Membership No: 222861

UDIN: 24222861BKBLIG3833



For and on behalf of the Board of Directors of
AMTZ Medpolis Square Private Limited

Gaurang Jayantilal Mody

Director

DIN: 00522546

Place : Hyderabad

Date : 11 September 2024

Soham Satish Modi

Director

DIN: 00522546

Place : Hyderabad

Date : 11 September 2024



AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2024

1 Corporate Information

AMTZ Medpolis Square Private limited is a company incorporated under the Companies Act, 2013 with CIN: U45309TG2022PTC165875 on 23 August 2022 having its registered office at 5-4-187/3 and 4, Soham Mansion, M G Road, Secunderabad, Hyderabad, Telangana - 500003.

The Company is engaged in providing management consultancy services, construction services on contractual basis, to the companies engaged in setting-up and operating laboratories for pharmaceutical and medical devices.

2 Significant accounting policies

2.1 Basis of accounting and preparation of financial statements

The financial statements have been prepared under the historical cost convention on accrual basis of accounting in accordance with Indian Generally Accepted Accounting Principles ["GAAP"] in compliance with the provisions of the Companies Act, 2013 and the Accounting Standards as specified in the Companies (Accounting Standards) Rules, 2006 read with Rule 7(1) of the Companies (Accounts) Rules, 2014 issued by the Ministry of Corporate Affairs in respect of section 133 of the Companies Act, 2013. Further, the guidance notes/announcements issued by the Institute of Chartered Accountants of India (ICAI) are also considered, wherever applicable except to the extent where compliance with other statutory promulgations override the same requiring a different treatment. The accounting policies have been consistently applied by the Company and are consistent with those used in the previous year, unless otherwise mentioned in the notes.

i. Use of estimates

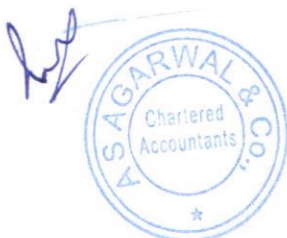
The preparation of financial statements in conformity with GAAP requires that the management of the Company to make estimates and assumptions that affect the reported amounts of income and expenses of the period, the reported balances of assets and liabilities and the disclosures relating to contingent liabilities as of the date of the financial statements. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the period in which these results are known/materialised.

ii. Cash and bank balances

Cash comprises cash in hand and deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

iii. Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.



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AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2024

2.2 Summary of significant accounting policies

a. Revenue Recognition

The Company recognises revenue from services as per the agreement entered with the customers.

Other Income

Interest income is recognized on a time proportion basis.

b. Property, plant and equipment, Intangible assets and Depreciation

Property, plant and equipment are carried at cost less accumulated depreciation and impairment losses, if any. The cost of fixed assets includes interest on borrowings attributable to acquisition of qualifying fixed assets up to the date the asset is ready for its intended use and other incidental expenses incurred up to that date. Subsequent expenditure relating to fixed assets is capitalized only if such expenditure results in an increase in the future benefits from such asset beyond its previously assessed standard of performance.

The intangible assets, if any, shall be recorded at cost and shall be carried at cost less accumulated amortization and accumulated impairment losses, if any.

Depreciation on assets is provided over their estimated useful life using written down value method and in the manner specified under Schedule II to the Companies Act, 2013. For assets acquired or disposed off during the year, depreciation is provided for on pro-rata basis with reference to the month of acquisition or disposal.

The residual value of the assets is estimated to be 5% of the Cost of acquisition for the purpose of computing depreciation. The Management estimates the useful life to be as follows:

Asset	Management estimate
Furniture & Fixture	10 years
Office Equipment	5 years
Computers	3 years
Vehicles	8 years

d. Foreign Currency Transactions and Translations

i. Initial Recognition

Transactions in foreign currencies entered into by the Company are accounted at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.

ii. Measurement of Foreign Currency Monetary Items at the Balance Sheet Date

Foreign currency monetary items (other than derivative contracts) of the Company outstanding at the Balance Sheet date are restated at the year-end rates.

Non-monetary items are carried at historical cost. Exchange differences arising out of these translations are charged to the Statement of Profit and Loss.

iii. Treatment of Exchange Differences

Exchange differences arising on settlement / restatement of short-term foreign currency monetary assets and liabilities of the Company are recognized as income or expense in the Statement of Profit and Loss.



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AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2024

e. Investments:

Current Investments are carried at lower of cost and market value determined on an individual investment basis.

Long term investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary in the value of investment.

f. Earnings per Share:

Basic and Diluted Earnings per Share (EPS) is reported in accordance with Accounting Standard (AS) – 20, "Earnings per Share", issued by the Institute of Chartered Accountants of India and notified under Section 133 of the Companies Act, 2013. EPS is computed by dividing the net profit or loss for the year by the weighted average number of Equity Shares outstanding during the year.

g. Employee Benefits:

Employees Provident fund and Miscellaneous Provisions Act, 1952 are not applicable to the Company as the Company does not have the required number of employees on its rolls. The Company has no policy of encashment of leaves. Accordingly, no provision has been made in respect of employee benefits in terms of AS-15 "Employee Benefits".

h. Provisions and Contingent Liabilities:

- i. Provisions are recognized for liabilities that can be measured only by using a substantial degree of estimation, if:
 - a) The Company has a present obligation as a result of a past event;
 - b) Probable outflow of resources is expected to settle the obligation; and
 - c) The amount of the obligation can be reliably estimated.
- ii. Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.
- iii. Contingent Liability is disclosed in the case of
 - a) A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation
 - b) A present obligation when no reliable estimate is possible, and
 - c) A possible obligation arising from past events where the probability of outflow of resources is not remote.
- iv. Contingent Assets are neither recognized, nor disclosed.
- v. Provisions, Contingent Liabilities, and Contingent Assets are reviewed at each Balance Sheet date.

i. Taxes:

Tax on income for the current year is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961.

Deferred Tax is recognized on timing differences between the accounting income and the taxable income for the year, and qualified using the tax rates and laws enacted or substantively enacted as on the Balance Sheet date.



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AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2024

Deferred Tax Assets are recognized and carried forward to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

j. Impairment of Assets:

As at each Balance Sheet date, the carrying amount of assets is tested for impairment so as to determine:

- i) The provision for impairment loss, if any required; or
- ii) The reversal, if any, required of impairment loss recognized in previous period.

Impairment loss is recognized when the carrying amount of an asset exceeds its recoverable amount. Recoverable amount is determined:

- i) In the case of an individual assets, at the higher of the net selling price and the value in use;
- ii) In the cash generating unit (a group of assets that generates identified, independent cash flows), at the higher of cash generating unit's net selling price and the value in use;

(Value in use is determined as the present value of estimated future cash flows from the continuing use of an asset from its disposal at the end of its useful life).

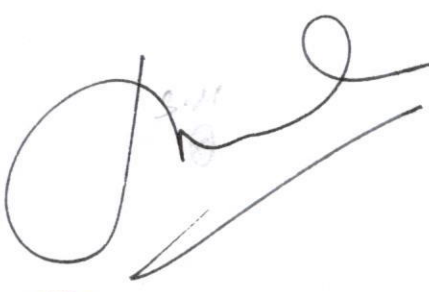
k. Leases

Lease arrangements where the risk and rewards are incidental to ownership of an asset substantially vest with the lessor are recognised as operating lease. Lease payments under operating lease are recognised as an expense in the statement of profit and loss as per the lease agreement over the lease term.

l. Operating cycle

Based on the nature of activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.







AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

3 Share capital

	As at 31 March 2024		As at 31 March 2023	
	No. of shares	Amount	No. of shares	Amount
Authorised share capital				
Equity shares of Rs. 10 each	1,00,000	1,000.00	1,00,000	1,000.00
	1,00,000	1,000.00	1,00,000	1,000.00
Issued, subscribed and fully paid up shares				
Equity shares of Rs. 10 each	10,000	100.00	10,000	100.00
	10,000	100.00	10,000	100.00

a) Reconciliation of share capital

	As at 31 March 2024		As at 31 March 2023	
	No. of shares	Amount	No. of shares	Amount
At the beginning of the year	10,000	100.00		
Shares issued during the year	-	-	10,000	100.00
Balance at the end of the year	10,000	100.00	10,000	100.00

b) Details of shareholders holding more than 5% shares in the Company

	As at 31 March 2024		As at 31 March 2023	
	No. of shares	% Holding	No. of shares	% Holding
Equity shares of Rs. 10 each				
Haritah Global Private Limited (Formerly known as JMK GEC Realtors Private Limited)	-	0.00%	4,000	40.00%
Modi Properties Private Limited*	9,999	99.99%	2,000	20.00%
Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)	-	0.00%	4,000	40.00%
	9,999	99.99%	10,000	100.00%

* The beneficial interest of 1 equity shares registered in the name of Mr. Soham Satish Modi lies with Modi Properties Private Limited. Thereby, Modi Properties Private Limited holds 100% of the equity share capital.

c) Equity Shares held by the Holding Company

	As at 31 March 2024		As at 31 March 2023	
	No. of shares	% Holding	No. of shares	% Holding
Equity shares of Rs. 10 each				
Modi Properties Private Limited*	9,999	99.99%	2,000	20.00%
	9,999	99.99%	2,000	20.00%

* The beneficial interest of 1 equity shares registered in the name of Mr. Soham Satish Modi lies with Modi Properties Private Limited. Thereby, Modi Properties Private Limited holds 100% of the equity share capital.

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- A circular stamp for "A. SAGARWAL & CO. Chartered Accountants".
- A circular stamp for "AMTZ MEDPOLIS SQUARE PVT. LTD. SEC-BAD".

AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

d) Terms/rights attached to shares:

The Company has one class of equity shares having a par value of Rs. 10 each. Each holder of equity shares is entitled to one vote per share.

The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing annual general meeting, except interim dividend. During the year ended 31 March 2024, no dividend has been declared by the Board of directors (Previous year - Nil).

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company after distribution of all preferential amounts and distribution will be in proportion to the number of equity shares held by the shareholders.

e) Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2024 is as follows:

Promoter name	Shares held by promoters %				% Change during the year
	As at 31 March 2024		As at 31 March 2023		
	No. of shares	% of total shares	No. of shares	% of total shares	
Haritah Global Private Limited (Formerly known as JMKGEC Realtors Private Limited)	-	0.00%	4,000	40.00%	-40.00%
Modi Properties Private Limited	9,999	99.99%	2,000	20.00%	79.99%
Verdant Corporation Private Limited (Formerly Known as SDNMKJ Realty Private Limited)	-	0.00%	4,000	40.00%	-40.00%
Soham Satish Modi	1	0.01%	-	-	0.01%
	10,000	100.00%	10,000	100.00%	0.00%

* The beneficial interest of 1 equity shares registered in the name of Mr. Soham Satish Modi lies with Modi Properties Private Limited. Thereby, Modi Properties Private Limited holds 100% of the equity share capital.

4 Reserves and surplus

Surplus/ (deficit) in the Statement of Profit and Loss

	As at 31 March 2024	As at 31 March 2023
Balance at the beginning of the year	(2,145.58)	-
Add : Profit/ (loss) for the year	1,478.38	(2,145.58)
Balance at the end of the year	(667.20)	(2,145.58)
Total	(667.20)	(2,145.58)




AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

5 Long-term borrowings

Secured

Term loan

- from banks (Refer Note - a)

Less: Current maturities of Long term borrowings

As at 31 March 2024	As at 31 March 2023
711.31	-
(245.63)	-
465.68	-

a) Terms of secured loan

The Company availed term loan (Commercial Vehicle Loan) from ICICI Bank for the vehicle to be used for business purpose. The overall loan amount sanctioned is Rs. 8,10,000. The loan carries an interest rate of 9.75% p.a.

6 Short-term borrowings

Loans and advances from related parties*

- from others

Current maturities of long term borrowings (Refer Note 5)

As at 31 March 2024	As at 31 March 2023
7,165.70	69,200.00
245.63	-
7,411.33	69,200.00

*During the year, the Company had taken unsecured demand loan from its Group companies. Further, interest @ 7.25% p.a. is being paid on such loan.

7 Trade payables

Total outstanding dues of micro and small enterprises (Refer note 7.2 below)

Total outstanding dues of creditors other than micro enterprises and small enterprises (Refer Note 7.1 below)

As at 31 March 2024	As at 31 March 2023
16.20	-
97.72	120.02
113.92	120.02

7.1 Trade Payables ageing schedule

Ageing for trade payables outstanding as at 31 March 2024 is as follows:

Particulars	Outstanding for following periods from due date of payment					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	16.20	-	-	-	16.20
Others	-	97.72	-	-	-	97.72
Disputed dues - MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
Total	-	113.92	-	-	-	113.92



AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

Ageing for trade payables outstanding as at 31 March 2023 is as follows:

Particulars	Outstanding for following periods from due date of payment					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-	-
Others	-	120.02	-	-	-	120.02
Disputed dues - MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
Total	-	120.02	-	-	-	120.02

7.2 The disclosure pursuant to Micro, Small and Medium Enterprises Development Act, 2006

The principal amount and the interest due thereon remaining unpaid to

- Principal amount	16.20	-
- Interest thereon, included in finance cost	-	-

The amount of interest paid by the buyer in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.

- -

The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro, Small and Medium Enterprises Development Act, 2006.

- -

The amount of interest accrued and remaining unpaid at the end of each accounting year; and

- -

The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure.

- -

Disclosure of payable to vendors as defined under the 'Micro, Small and Medium Enterprises Development Act, 2006' is based on the information available with the Company regarding the status of registration of such vendors under the said Act, as per the intimation received from them on requests made by the Company.

8 Other current liabilities

Statutory dues payable
Employee Compensation payable
Rent payable
Interest accrued and due on borrowings
Reimbursement payable

As at 31 March 2024	As at 31 March 2023
633.10	132.19
250.81	242.06
66.05	-
922.21	923.03
5.92	186.70
1,878.09	1,483.97



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AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

9 Short-term provisions

	As at 31 March 2024	As at 31 March 2023
Provision of Audit fees	58.50	58.50
Provision for Expenses	10.78	-
	<u>69.28</u>	<u>58.50</u>

Property, plant and equipment & Intangible assets

10 Property, plant and equipment

Gross block	Computers	Office equipment	Vehicles	Furniture and Fixture	Total
Balance as at 01 April 2022	-	-	-	-	-
Additions	94.07	59.91	-	-	153.98
Disposals	-	-	-	-	-
Balance as at 31 March 2023	<u>94.07</u>	<u>59.91</u>	<u>-</u>	<u>-</u>	<u>153.98</u>
Additions	29.93	66.00	1,093.04	123.00	1,311.97
Disposals	-	-	-	-	-
Balance as at 31 March 2024	<u>124.00</u>	<u>125.91</u>	<u>1,093.04</u>	<u>123.00</u>	<u>1,465.94</u>
Accumulated depreciation					
Balance as at 01 April 2022	-	-	-	-	-
Depreciation	14.81	3.69	-	-	18.50
Reversal on disposal of assets	-	-	-	-	-
Balance as at 31 March 2023	<u>14.81</u>	<u>3.69</u>	<u>-</u>	<u>-</u>	<u>18.50</u>
Depreciation	58.66	40.84	201.08	20.76	321.33
Reversal on disposal of assets	-	-	-	-	-
Balance as at 31 March 2024	<u>73.47</u>	<u>44.53</u>	<u>201.08</u>	<u>20.76</u>	<u>339.84</u>
Net block					
Balance as at 31 March 2023	<u>79.25</u>	<u>56.22</u>	<u>-</u>	<u>-</u>	<u>135.48</u>
Balance as at 31 March 2024	<u>50.53</u>	<u>81.38</u>	<u>891.96</u>	<u>102.24</u>	<u>1,126.11</u>



AMTZ Medpolis Square Private Limited

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Notes forming part of standalone financial statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

11 Non-current investments	As at 31 March 2024	As at 31 March 2023
Other Investments		
(a) Investments in equity instruments of associate companies, unquoted		
AMTZ Medpolis Square 801 Private Limited	20.00	100.00
2000 shares (31 March 2023: 10,000 shares) of Rs. 10 each *		
AMTZ Medpolis Square 4554 Private Limited	20.00	100.00
2000 shares (31 March 2023: 10,000 shares) of Rs. 10 each *		
AMTZ Medpolis Square 702 Private Limited (Formerly known as	20.00	-
AMTZ Medpolis Square 405 Private Limited)		
2000 shares (31 March 2023: Nil) of Rs. 10 each		
AMTZ Medpolis Square 3663 Private Limited)	20.00	-
2000 shares (31 March 2023: Nil) of Rs. 10 each		
	80.00	200.00
Others		
(b) Other non-current investments (Equity shares)		
ITC Limited	10.17	-
25 shares (31 March 2023: Nil) of Rs. 406.78 each		
	10.17	-
Total investments	90.17	200.00
Aggregate amount of quoted investments	10.17	-
Market value of Quoted Investments	10.71	-
Aggregate amount of unquoted investments	80.00	200.00

*During the previous year the beneficial interest of 1 equity share registered in the name of Soham Satish Modi also lies with AMTZ Medpolis Square Private Limited

12 Deferred tax assets (Net)	As at 31 March 2024	As at 31 March 2023
Deferred Tax Asset		
- Depreciation on fixed assets	17.32	-
- Brought forward losses	202.64	-
	219.96	-
Net Deferred Asset	219.96	-

13 Loans and advances	As at 31 March 2024		As at 31 March 2023	
	Long-term	Short-term	Long-term	Short-term
Unsecured, considered good				
Loans and advances to related parties (Refer Note below)*	-	3,295.78	-	62,850.00
Advances to employees	-	24.68	-	12.14
Advance to suppliers	-	-	-	94.72
	-	3,320.46	-	62,956.87

* All the above loans have been given for business purposes



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AMTZ Medpolis Square Private Limited
CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024
(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

Loans granted to related parties repayable on demand:

Type of borrower	As at 31 March 2024		As at 31 March 2023	
	Amount outstanding*	% of Total^	Amount outstanding*	% of Total^
Associate company*	3,295.78	99.26%	-	-
Wholly owned subsidiary*	-	-	62,850	99.83%

* The Company has given surplus funds available to its associate companies. The management does not consider these loans to be part of financial assets/ loans given by the Company. Thus, the Company does not meet the criteria to be regarded as Non-Banking Finance Company ('NBFC') and therefore, is not carrying on any NBFC activities as defined under section 45-IA of the Reserve Bank of India Act, 1934.

^ represents percentage to the total Loans and Advances in the nature of loans

14 Other non-current assets

	As at 31 March 2024	As at 31 March 2023
Security Deposit	110.00	-
Balance with government authorities	1,439.28	153.03
	1,549.28	153.03

15 Trade receivables

	As at 31 March 2024	As at 31 March 2023
Unsecured, considered good	1,075.42	-
Unsecured, considered doubtful	-	-
	1,075.42	-
Less: Provision for doubtful receivables	-	-
	1,075.42	-

15.1 Trade Receivables ageing schedule

Ageing for trade receivables – non-current outstanding as at 31 March 2024 is as follows:

Particulars	Outstanding for following periods from due date of payment						Total
	Not due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade receivables							
- considered good		1,075.42	-	-	-	-	1,075.42
Total		1,075.42	-	-	-	-	1,075.42

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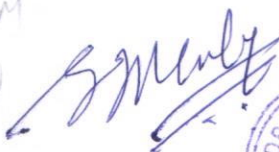
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AMTZ Medpolis Square Private Limited
CIN: U45309TG2022PTC165875

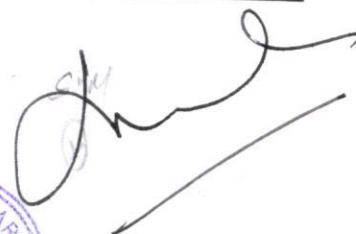
Notes forming part of standalone financial statements as at and for the year ended 31 March 2024
(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

16 Cash and bank balances	As at 31 March 2024	As at 31 March 2023
Cash and cash equivalents		
Cash in hand	16.66	9.72
Balances with the banks		
- In current accounts	1,274.87	681.79
Fixed deposits with original maturity of less than of 3 months	-	3,800.00
Other bank balances	-	-
	1,291.53	4,491.51
17 Other current assets	As at 31 March 2024	As at 31 March 2023
Accrued Interest on Fixed deposits	-	1.16
Accrued Interest on Unsecured loans	634.08	836.57
Security deposit	35.00	35.00
Prepaid expenses	24.95	-
Reimbursement receivable	4.15	7.30
	698.18	880.03
18 Revenue from operations	Year ended 31 March 2024	Period ended 31 March 2023
Revenue from services	9,760.54	-
	9,760.54	-
19 Other income	Year ended 31 March 2024	Period ended 31 March 2023
Interest income on fixed deposit	10.37	13.20
Interest on unsecured loan	704.53	929.52
Miscellaneous income	0.01	0.00
	714.91	942.73
20 Employee benefits expense	Year ended 31 March 2024	Period ended 31 March 2023
Salaries, wages & bonus	4,660.42	1,179.13
Staff Welfare Expenses	16.57	-
Other employee benefits	-	14.58
	4,676.99	1,193.71
21 Finance costs	Year ended 31 March 2024	Period ended 31 March 2023
Interest expense		
- On borrowings	1,075.05	1,025.58
- On TDS	5.04	-
- On GST	8.16	-
Other borrowing cost		
- Loan Processing charges	4.12	-
	1,092.37	1,025.58







AMTZ Medpolis Square Private Limited
CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024
(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

22 Other expenses

	Year ended 31 March 2024	Period ended 31 March 2023
Advertisement and Sales promotion expense	136.43	546.37
Auditor's remuneration (Refer Note 23)	65.00	65.00
Operating Expenditure	99.27	-
Bank charges	0.37	0.01
Insurance	20.68	-
Legal and Professional charges	319.95	57.60
Power and fuel	110.75	-
Miscellaneous expenses	22.05	3.75
Other expenditure	11.67	5.51
Postage, Printing and stationery	62.77	27.39
Lease Rent (Refer Note 30)	520.00	58.10
Rates and taxes	0.50	10.10
Security guard charges	618.50	-
Transportation charges	18.99	-
Repairs & maintenance	170.74	4.52
Site expenditure	100.20	72.16
Travelling Expenses	848.47	-
	3,126.33	850.52

23 Auditor's remuneration

As auditors:

Statutory audit fees

Year ended 31 March 2024	Period ended 31 March 2023
65.00	65.00
65.00	65.00

24 Contingent Liabilities:

Claims against the Company not acknowledged as debt: Rs. Nil (Previous Year: Rs. Nil)

25 Capital and Other Commitments:

a. Capital Commitments:

Estimated amount of contracts remaining to be executed on Capital Account (Net of Capital Advance) are Nil (Previous Year: Rs. Nil)

26 The Company has outstanding obligations and its current liabilities exceed cash and cash equivalents as at 31 March 2024 by Rs 8,181.09 thousands. The Company has taken short term borrowings from the shareholder promoters to fund its business plans. The promoters of the Company has given assurance to provide funds to the company for meeting its future obligations and sustaining its operations. Accordingly, the financial statement of the Company have been prepared on a Going Concern Basis.



AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

27 Other Statutory Information

- i. The Company does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.
- ii. The Company does not have any transactions with companies struck off.
- iii. The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- iv. The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- v. The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- vi. The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- vii. The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- viii. The Company does not have any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.)
- ix. The Company has not revalued its Property, Plant and Equipment during the year ended 31 March 2024.
- x. The Company has not held any Immovable property any time during the year ended 31 March 2024

28 Earnings per share

The amount considered in ascertaining the Company's earnings per share constitutes the net profit after tax. The number of shares used in computing basic earnings per share is the weighted average number of shares outstanding during the period. The number of shares used in computing diluted earnings per share comprises the weighted average number of shares considered for deriving basic earnings per share and also the weighted average number of shares which could have been issued on conversion of all dilutive potential shares.

Particulars	Year ended 31 March 2024	Period ended 31 March 2023
Net profit after tax attributable to equity shareholders (in thousands)	1,478.38	(2,145.58)
Weighted average number of shares outstanding during the year - Basic	10,000	10,000
Weighted average number of shares outstanding during the year - Diluted	10,000	10,000
Basic earnings per share (in Rs.)	147.84	(214.56)
Diluted earnings per share (in Rs.)	147.84	(214.56)
Nominal value per equity share (in Rs.)	10.00	10.00



AMTZ Medpolis Square Private Limited
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Notes forming part of standalone financial statements as at and for the year ended 31 March 2024
(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

29 Related party disclosures

In accordance with the requirements of Accounting Standard (AS) 18, 'Related Party Disclosures' as specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended), the names of the related party where control exists/able to exercise significant influence along with the aggregate transactions and year end balances with them as identified and certified by the management are as follows:

a. Names of related parties and description of relationship (with whom transactions have taken place)

Description of relationship	Name of related parties
Holding Company	Modi Properties Private Limited (W.e.f. 27.04.2023)
Key management personnel	Soham Satish Modi (Director w.e.f. 23 August 2022) Waseem Akhtar Sayed (Up to 30 October 2023) Gaurang Jayantilal Mody (Director w.e.f. 1 November 2023)
Wholly owned companies	AMTZ Medpolis Square 4554 Private Limited (Up to 27.04.2023) AMTZ Medpolis Square 801 Private Limited (Up to 27.04.2023)
Associate Companies	AMTZ Medpolis Square 3663 Private Limited (W.e.f. 19.02.2024) AMTZ Medpolis Square 4554 Private Limited (W.e.f. 28.04.2023) AMTZ Medpolis Square 801 Private Limited (W.e.f. 28.04.2023) AMTZ Medpolis Square 702 Private Limited (Formerly known as AMTZ Medpolis Square 405 Private Limited) (W.e.f. 30.08.2023)
Enterprises in which Key Management personnel and /or their	Haritah Global Private Limited (Formerly Known as "JMK GEC Realtors Private Limited") Verdant Corporation Private Limited (formerly known as "SDNMKJ Realty Private Limited") Modi Properties Private Limited GV Research Centres Private Limited AMTZ Medpolis Square 6336 Private Limited AMTZ Medpolis Square 1881 Private Limited AMTZ Medpolis Square 2772 Private Limited AMTZ Medpolis Square 7227 Private Limited Summit Sales LLP Modi Soham HUF Modi Housing Private Limited

b. Transactions with related parties

Particulars	Year ended 31 March 2024	Period ended 31 March 2023
Soham Satish Modi		
Subscription to share capital	-	95.00
Unsecured loan taken	-	25.00
Waseem Akhtar Sayed		
Subscription to share capital	-	5.00



AMTZ Medpolis Square Private Limited
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Notes forming part of standalone financial statements as at and for the year ended 31 March 2024
(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

GV Research Centres Private Limited Payment made on behalf of the AMTZ Medpolis Square Private Limited	-	10.12
Haritah Global Private Limited (Formerly known as JMK GEC Realtors Private Limited) Unsecured loan taken	-	17,000.00
Interest on unsecured loan	116.80	205.60
Sale of investment in equity shares	80.00	-
Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited) Unsecured loan taken	-	51,500.00
Interest on unsecured loan	412.95	732.10
Sale of investment in equity shares	80.00	-
Modi Properties Private Limited Unsecured loan taken	6,296.48	5,700.00
Interest on unsecured loan	494.93	87.89
Services fee	146.98	186.70
Modi Housing Private Limited Purchases and Service fee	5.92	-
Modi Soham HUF Payment made on behalf of the AMTZ Medpolis Square Private Limited	50.00	-
AMTZ Medpolis Square 1881 Private Limited Payment made by AMTZ Medpolis Square Private Limited	9.16	18.95
AMTZ Medpolis Square 2772 Private Limited Payment made by AMTZ Medpolis Square Private Limited	9.00	19.55
AMTZ Medpolis Square 3663 Private Limited Payment made by AMTZ Medpolis Square Private Limited	9.00	39.34
Investment in equity shares	20.00	-
AMTZ Medpolis Square 4554 Private Limited Unsecured loan given	1,741.97	21,900.00
Interest income on unsecured loan	345.35	331.38
Investment in equity shares	-	100.00
Payment made on behalf of the AMTZ Medpolis Square Private Limited	10.50	0.02
Sale of service	4,880.27	-
AMTZ Medpolis Square 6336 Private Limited Payment made by AMTZ Medpolis Square Private Limited	-	4.15



AMTZ Medpolis Square Private Limited
CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024
(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

AMTZ Medpolis Square 702 Private Limited (Formerly known as AMTZ Medpolis Square 405 Private Limited)		
Payment made by AMTZ Medpolis Square Private Limited	100.92	3.15
Investment in equity shares	20.00	
AMTZ Medpolis Square 7227 Private Limited		
Payment made by AMTZ Medpolis Square Private Limited	12.66	38.08
AMTZ Medpolis Square 801 Private Limited		
Unsecured loan given	2,311.16	40,950.00
Interest income on unsecured loan	359.18	598.15
Investment in equity shares	-	100.00
Payment made by AMTZ Medpolis Square Private Limited	98.13	0.26
Sale of service	4,880.27	-
Summit Sales LLP		
Purchases	67.34	59.01
Service fee	111.35	

c. Balances with related parties (as at year end)

Particulars	As at 31 March 2024	As at 31 March 2023
AMTZ Medpolis Square 4554 Private Limited		
Unsecured loan receivable	2,834.62	21,900.00
Interest receivable on unsecured loan	310.81	298.24
Investment in equity share	20.00	100.00
Service fee receivable	537.71	-
AMTZ Medpolis Square 801 Private Limited		
Short term loan receivable	461.16	40,950.00
Interest receivable on unsecured loan	323.27	538.33
Investment in equity share	20.00	100.00
Service fee receivable	537.71	-
AMTZ Medpolis Square 6336 Private Limited		
Reimbursement receivable	4.15	4.15
AMTZ Medpolis Square 702 Private Limited (Formerly known as AMTZ Medpolis Square 405 Private Limited)		
Reimbursement receivable	-	3.15
Investment in equity shares	20.00	
Haritah Global Private Limited (Formerly known as JMK GEC Realtors Private Limited)		
Share capital	-	40.00
Unsecured loan payable	-	14,000.00
Interest payable on unsecured loan	105.12	185.04

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AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

Verdant Corporation Private Limited (Formerly known as SDNMKJ Realty Private Limited)		
Share capital	-	40.00
Unsecured loan payable	-	49,500.00
Interest payable on unsecured loan	371.57	658.89
Modi Properties Private Limited		
Share capital	99.99	20.00
Unsecured loan payable	7,165.70	5,700.00
Interest payable on unsecured loan	445.44	79.10
Service fee payable	-	186.70
Modi Housing Private Limited		
Service fee payable	3.86	-
AMTZ Medpolis Square 3663 Private Limited		
Investment in equity shares	20.00	
Summit Sales LLP		
Service fee payable	-	20.35

30 Leases

The Company has entered into operating lease agreements for certain premises and such leases include non-cancellable leases. Lease rent expense recognised in the Statement of profit and loss for the year ended 31 March 2024 in respect of operating lease (non-cancellable) is Rs. 520.00 thousands (31 March 2023: Rs. 58.10 thousands)

Certain non-cancellable operating leases extend upto a maximum of two years from their respective dates of inception. Maximum obligations on long term non-cancellable operating leases in accordance with the rent stated in the respective agreements are as under:

	As at 31 March 2024	As at 31 March 2023
Not later than 1 year	432.00	210.00
Total	432.00	210.00

31 Regrouping/ Reclassification:

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosures.



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AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

32 Additional Regulatory Information

- Ratios

Ratios	Numerator	Denominator	FY 2023-24	FY 2022-23	Variance	Reason
Current Ratio (in times)	Total current assets	Total current liabilities	0.67	0.96	-30%	Primarily due to decrease in short term borrowings
Debt-Equity Ratio (in times)	Total Debt ¹	Total equity	-13.89	-33.83	-59%	Primarily due to decrease in short term borrowings
Debt Service Coverage Ratio (in times)	Earning for Debt Service ²	Debt service ³	2.63	-1.07	-345%	Primarily due to increase in EBITDA
Return on Equity Ratio (in %)	Profit for the year less Preference dividend	Average total equity	-1.13	NA	NA	
Inventory turnover ratio (in times)	Cost of goods sold	Average inventory	NA	NA	NA	
Trade Receivables turnover ratio (in times)	Revenue from operations	Average trade receivables	18.15	NA	NA	
Trade payables turnover ratio (in times)	Cost of goods sold	Average trade payables	NA	NA	NA	
Net capital turnover ratio (in times)	Revenue from operations	Average working capital	-3.16	NA	NA	
Net profit ratio (in %)	Profit for the year	Revenue from operations	15.15%	NA	NA	

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AMTZ Medpolis Square Private Limited

CIN: U45309TG2022PTC165875

Notes forming part of standalone financial statements as at and for the year ended 31 March 2024

(All amounts expressed in Indian rupees Thousands, except share data or as otherwise stated)

- Ratios

Ratios	Numerator	Denominator	FY 2023-24	FY 2022-23	Variance	Reason
Return on Capital employed (in %)	Profit before tax and finance costs	Capital employed ⁴	-2315.55%	NA	NA	
Return on investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	NA	NA	NA	

¹ Long-Term borrowings + Short-Term borrowings

² Net profit after tax + Non-operating cash exp like depreciation + Interest

³ Term loan Interest + Principal repayments

⁴ Tangible Network + Total Debt + Deferred tax liability

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 014987S

For and on behalf of the Board of Directors of
AMTZ Medpolis Square Private Limited

Ashish Agarwal

Partner

Membership No: 222861

UDIN: 24222861BKBLIG3833

Place : Hyderabad

Date : 11 September 2024



Gaurang Jayantilal Mody

Director

DIN: 00522546

Place : Hyderabad

Date : 11 September 2024

Soham Satish Modi

Director

DIN: 00522520

Place : Hyderabad

Date : 11 September 2024



A S AGARWAL & Co.

Chartered Accountants

3-3-116/A, Kachiguda
Hyderabad – 500 027
Telangana, India
Tel: +91 40 4018 3449

INDEPENDENT AUDITOR'S REPORT

To the Members of AMTZ Medpolis Square Private Limited

Report on the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone financial statements of AMTZ Medpolis Square Private Limited ("the Company") which comprise the Standalone balance sheet as at March 31, 2024, and the Standalone statement of profit & loss, for the year ended March 31, 2024, and Standalone cash flow statement for the year ended March 31, 2024 and notes to the Standalone financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Standalone financial statements").

In our opinion, and to the best of our information and according to the explanations given to us, the aforesaid Standalone financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and of its Standalone profit/ loss and its Standalone cash flows for the year ended March 31, 2024.

Basis for Opinion

We have conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of this report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Standalone financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the Standalone financial statements and our auditors' report thereon.



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Our opinion on the Standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the Standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ('the Act') with respect to the preparation of these Standalone financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, as applicable.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities, selection and application of appropriate accounting policies, making judgements and estimates that are reasonable and prudent, and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility

Our objective is to obtain reasonable assurance about whether the Standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always



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detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone financial statements.

As part of an audit in accordance with SAs, We exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Company's Internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Standalone financial statements, including the disclosures, and whether the Standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We have communicated with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we have identified during our audit.

We have also provided those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all



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relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ('the Order'), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we report that the said order is not applicable to the Company.
2.
 - A) As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanation which to best of our knowledge and belief were necessary for the purpose of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from examination of those books.
 - c) The Standalone Balance Sheet and the Statement of Standalone Profit and Loss dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid Standalone financial statements comply with the Accounting Standards prescribed under section 133 of the Act, as applicable.
 - e) On the basis of the written representations received from the directors as on 31 March 2024, taken on record, none of the director is disqualified as on 31 March 2024, from being appointed as a director in terms of Section 164(2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, the Ministry of Corporate Affairs vide its circular no G.S.R 583(E) dated 13th June 2017 exempts companies having turnover of less than Rs. 50 crores and aggregate borrowings from banks and other financial institutions of less than Rs. 25 crores from reporting the same. AMTZ Medpolis Square Private Limited being a company satisfying the aforementioned conditions is therefore exempted from the above reporting requirements.



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- B) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to best of information and according to the explanation given to us:
- a) The Company does not have any pending litigations which would impact its financial position.
 - b) The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - c) There are no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - d)
 - i) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether,
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or
 - provide any guarantee, security, or the like on behalf of the Ultimate Beneficiaries.
 - ii) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether,
 - directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or
 - provide any guarantee, security, or the like on behalf of the Ultimate Beneficiaries.
 - iii) Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to



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believe that the representations under subclause (d)(i) and (d)(ii) contain any material misstatement.

- e) No dividend has been declared or paid during the year by the Company and thus Section 123 of the Act is not applicable to the Company during the year.
 - f) Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account with the feature of recording audit trail facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.
- C) The Company being a private limited company, the other matters to be included in the Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended, in respect of whether the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act, is not applicable.

For A S Agarwal & Co
Chartered Accountants

(Firm Registration No: 014987S)



Ashish Agarwal
Partner

M. No. 222861

UDIN: 24222861BKB11613833



Place: Hyderabad

Date: 11 September 2024