Acknowledgement Number:654626241281024 **Date of filing : 28-Oct-2024**

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), 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	ABLFM7631F		
Name	MEHTA & MODI REALTY KOWKUR LLP		
Address	5-4-187/3 & 4, SOHAM MANSION , 2ND FLOOR , M.G ROAD , SECUNDERABAD , 36-Telangana, 91-INDIA, 500003		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	654626241281024

Taxable Income and Tax Details

Current Year business loss, if any	1	0
Total Income	2	9,32,270
Book Profit under MAT, where applicable	3	0
Adjusted Total Income under AMT, where applicable	4	9,32,270
Net tax payable	5	2,90,868
Interest and Fee Payable	6	11,371
Total tax, interest and Fee payable	7	3,02,239
Taxes Paid	8	3,02,242
(+) Tax Payable /(-) Refundable (7-8)	9	(+) 0

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 SOHAM MODI in the capacity of Principal Officer having PAN ABMPM6725H from IP address 49.205.122.139 on 28-Oct-2024 11:12:43 DSC Sl.No & Issuer 3097367 & 539657110460CN=Capricorn Sub CA for Individual DSC 2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated Barcode/QR Code

ABLFM7631F056546262412810242da0feecaea0d9783e2d96f716a81b487a124a1e

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: **Mehta & Modi Realty Kowkur Llp**		
PAN	: **ABLFM7631F**		
Office Address	: 5-4-187/3 & 4, Soham Mansion , 2nd Floor, M.g Road, Secunderabad, Telangana-500003		
Status	: FIRM (LIMITED LIABILITY)	Assessment Year	: 2024 - 2025
Ward No	: WARD 11(4),HYDERABAD	Financial Year	: 2023 - 2024
D.O.I.	: 15/05/2019		
Mobile No.	: 9121282859		
Email Address	: accounts@modiproperties.com		
Method Of Accounting	: Accrual		
Name Of Bank	: Yes Bank		
MICR CODE	: 500532002		
IFSC CODE	: YESB0000097		
Address	: Begumpet, Secundrabad		
Account No.	: 009763700003091		
Return	: ORIGINAL		
Import Date	: AIS : 23-09-2024 11:58 AM	TIS : 23-09-2024 11:58 AM	
	26AS : 23-09-2024 11:58 AM		
Computation Date	: 23-10-2024 12:36 PM		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession

			925294
Mehta & Modi Realty Kowkr Llp			
Profit Before Tax As Per Profit And Loss Account		905519	
Add :			
Depreciation Disallowed			
Disallowed U/s 36	12032		
Disallowed U/s 37	26270		
	481	38783	
		944302	
Less :			
Interest On It Refund			
Allowed Depreciation	6976		
	12032	-19008	
		925294	

Income From Other Sources

Interest On It Refund			6976
Total		6976	
		6976	
Gross Total Income			
Total Income			932270
Total Income Rounded Off U/s 288A			932270
			932270

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 932270 @ 30%		279681	
		279681	
Add: Health And Education Cess @ 4%		11187	
		290868	
Less Tax Deducted At Source			
Section 194-ia: Tds On Sale Of Immovable Property	196442	196442	
		94426	
Add Interest Payable			
Interest U/s 234B	6608		
Interest U/s 234C	4763	11371	
		105797	
Tax Payable		105797	
Tax Payable Rounded Off U/s 288B		105800	

INSTALLMENT WISE INCOME BIFURCATION

SN	Particular	Up to 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	NORMAL INCOME	932270	932270	932270	932270	932270	932270
	44AD/44ADA/44AE				0	0	0
	TOTAL NORMAL INCOME	**932270**	**932270**	**932270**	**932270**	**932270**	**932270**
	TOTAL SPECIAL INCOME	**0**	**0**	**0**	**0**	**0**	**0**
	***TOTAL INCOME**	**932270**	**932270**	**932270**	**932270**	**932270**	**932270**

INCOME WISE ADVANCE TAX BIFURCATION

SN	Particular	Up To 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	TAX ON NORMAL INCOME	279681	279681	279681	279681	279681	279681
	TAX + SURC + HECESS	**290868**	**290868**	**290868**	**290868**	**290868**	**290868**
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	196442	196442	196442	196442	196442	196442
	BALANCE TAX	94426	94426	94426	94426	94426	94426
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	**14164**	**42492**	**70820**	**94426**	**94426**	**94426**

ADVANCE TAX INSTALLMENTS

Installment	Due Date	Due Installment		Minimum Advance Tax to be Paid to avoid Interest u/s 234C		Advance Tax Paid			Interest U/s 234C Payable on	Interest U/s 234C
		%	Amount	%	Amount	Date	Amount	Gross Amount		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)=(4-9)	(11)
Ist	15-06-2023	15%	14164	12%	11331	-	0	0	14164	423
IInd	15-09-2023	45%	42492	36%	33993	-	0	0	42492	1272
IIIrd	15-12-2023	75%	70820	75%	70820	-	0	0	70820	2124
IVth	15-03-2024	100%	94426	100%	94426	-	0	0	94426	944

Information regarding Turnover/Gross Receipt Reported for GST	
GSTR No.	36ABLFM7631F1Z3
Amount of turnover/Gross receipt as per the GST return filed	66288625

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2023	Addition		Deduction	Total	Dep for the Year	WDV as on 31/03/2024
			More than 180 Days (Before 05-10-23)	Less than 180 Days (On or After 05-10-23)				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
COMPUTERS								
COMPUTER	40%	30,080.00	0.00	0.00	0.00	30,080.00	12,032.00	18,048.00
Total		**30,080.00**	**0.00**	**0.00**	**0.00**	**30,080.00**	**12,032.00**	**18,048.00**

As per Form 26AS [File Creation Date: 23-09-2024] last imported on 23-09-2024 11:58 AM

Details of Tax Deducted at Source on Sale of Immovable Property u/s 194IA

Sr. No.	TDS Certificate Number	Name of Deductor	PAN of Deductor	Acknowledgement Number	Total Transaction Amount	Transaction Date	TDS Deposited / TDS B/F	Date of Deposit	Date of Deduction	TDS Credit Claimed in own hands
1	HRMAZBA	MODI PROPERTIES PRIVATE LIMITED	AABCM4761E	AK20215300	8440000	01/02/2024	84400	02/03/2024	01/02/2024	84400
2	XNQZYQA	SURAJ PREMI	AIHPP9569N	AK00502316	500000	17/04/2023	5000	18/04/2023	17/04/2023	5000
3	HXQPQFA	SURAJ PREMI	AIHPP9569N	AK05123333	550000	21/06/2023	5500	12/07/2023	21/06/2023	5500
4	HAVJMOA	VIJAY KUMAR	AYQPK2305Q	AK15500914	9379000	24/12/2023	97542	24/12/2023	24/12/2023	97542
5	HRJTDQA	SURAJ PREMI	AIHPP9569N	AK21529760	200000	11/03/2024	2000	14/03/2024	11/03/2024	2000
6	HXBANLA	SIDDHARTH SUNDRAM	BVHPS4938N	AK04118940	200000	24/05/2023	2000	25/06/2023	24/05/2023	2000

Grand Total	19269000		196442		196442

DISALLOWED U/S 36

Sr. No.	Particulars	Amount
1	Emloyee Contribution of ESI	2319.00
2	Emloyee Contribution of PF	23951.00
	Total	**26270.00**

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	GST late fee and Interest	481.00
	Total	**481.00**

Details of Partners/Members

Name	PAN	Percentage of share	Address	Status	DPIN, in case partner in LLP	Rate of Interest on Capital	Remuneration Paid / Payable	Aadhaar Number/ Enrolment Id
MODI PROPERTIES PRIVATE LIMITED	AABCM4761E	50	5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G ROAD, SECUNDERABAD TELANGANA - 500003	Domestic Company	00522546	0	0	
ANAND SURESH MEHTA	ACQPM3840C	50	A-701, WELKIN PARK, NR OLD AIRPORT, BEGUMPET, HYDERABAD TELANGANA - 500016	Individual	01314936	0	0	
SOHAM SATISH MODI	ABMPM6725H	0	5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G ROAD, SECUNDERABAD TELANGANA - 500003	Principal Officer	00522546	0	0	
Total		**100.00**					**0.00**	

Details of Taxpayer Information Summary

S. N.	Information Category (1)	Income Head (2)	Section (3)	Processed Value (4)	Derived Value (5)	As per Computation/ ITR (6)	Difference (7)=(5)-(6)	As per 26AS (8)	Difference (9)=(8)-(6)
1	**Sale of land or building**	Capital Gain	194IA	151734330.00	151734330.00	0.00	151734330.00	19269000.00	19269000.00
2	**Receipts from transfer of immovable property**			19269000.00	19269000.00				
3	**GST turnover**	Profit & Loss A/c		66288625.00	66288625.00	70931342.00	-4642717.00	0.00	-70931342.00
4	**GST purchases**	Profit & Loss A/c		29403168.00	29403168.00	0.00	29403168.00		

MEHTA & MODI REALTY KOWKUR LLP
BALANCE SHEET AS ON 31ST DAY OF MARCH, 2024

Liabilities		Amount (Rs.)	Assets		Amount (Rs.)
Partners' / Members' Fund			**Fixed Assets**		
Partners' / Members' capital		81583884	Gross Block	30080	
Loan Funds			Less: Depreciation	12032	18048
Secured Loans			**Current Assets, Loans and Advances**		
Rupee Loans from Banks		20390667	**Current Assets**		
Unsecured Loans			**Inventories**		
Rupee Loans from Others		1540500	Work-in-progress		113689075
Current Liabilities and Provisions			Sundry Debtors (Others)		57984381
Current Liabilities			**Cash and Bank Balances**		
Sundry Creditors (Others)	7259721		Balance with banks	892809	
Income received in advance	42468248		Cash-in-hand	112240	1005049
Other payables	561190	50289159	**Loans and Advances**		
Provisions			Advances recoverable in cash or in kind or for value to be received	23077698	
Provision for Income Tax		93558	Deposits, loans and advances to corporate and others	10667846	33745544
Advances					
From persons specified in section 40A(2)(b) of the I.T. Act		52544329			
TOTAL		**206442097**	**TOTAL**		**206442097**

MEHTA & MODI REALTY KOWKUR LLP
TRADING ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2024

Particulars		Amount (Rs.)	Particulars		Amount (Rs.)
To Opening Stock of Finished Goods		129100849	**Sales/Gross Receipts**		
Direct Expenses			By Sale of services	70559914	
To Other direct expenses			By Other operating revenues		
Construction Material Dealers	11286431		Interest from Customers	371428	70931342
Labour Services	18559443		By Closing Stock of Finished Stocks		113689075
Other Direct Expenses	13633266				
To Gross Profit		43479140			
TOTAL		**184620417**	**TOTAL**		**184620417**

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2024

Particulars		Amount (Rs.)	Particulars	Amount (Rs.)
To Rents		72320	By Gross Profit	12040428
Compensation to employees			**Other income**	
To Salaries and wages	1528761		By Interest income	15664
To Contribution to any other fund	179910	1708671		
To Workmen and staff welfare expenses		123025		
To Sales promotion including publicity (other than advertisement)		1245540		
Professional / Consultancy Fees / Fee for Technical Services				
To Paid to Others		803014		
To Audit Fee		57359		
To Other expenses				
Bank charges	422			
Admin Expenses	2283775			
Miscellanoues Exp	8990			
Newspaper & Peridicals	16118			
Postage and Courier	150			
Printing and Stationary	28888			
Repairs and maintenance	7678			
Automobiles	15			
Round off	375288			
Project Management				

Quality Control	100271			
Penalty, Interest and Late fees	481			
Firm Professional Tax	2500			
Customer Relation	540890			
Business promotion expenses	3403348			
Balance Written off	6233			
Automobile & Hire Charges	119243	6894290		
Interest				
To Paid in India, or paid to a resident (To other than Partners)		234322		
To Depreciation and amoritisation		12032		
To Net Profit		**905519**		
		12056092		**12056092**
To Balance carried to Balance Sheet in partner's account		**905519**	By Net Profit	**905519**
TOTAL		**905519**	TOTAL	**905519**

Nature of Business

OTHER THAN THOSE DECLARING INCOME UNDER SECTIONS 44AD/44ADA/44AE

SN	Business Code	Description	Trade Name
1	06010 - CONSTRUCTION - Other construction activity n.e.c.	Real Estate Developers	Mehta and Modi Realty Kowkur LLP

SOHAM MODI
(Principal Officer)

KGM&CO
Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

To the Partners of Mehta and Modi Realty Kowkur LLP [LLP IN: AAN-2897]

Opinion

We have audited the financial statements of Mehta and Modi Realty Kowkur LLP, which comprise the balance sheet at March 31st 2024, and the profit and loss account for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the entity as at March 31, 2024, and of its financial performance for the year then ended in accordance with the Accounting Standards issuedby the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in India, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidencewe have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the aforesaid Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financialstatements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity'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 entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the entity's financial reporting process.

KGM & CO Chartered Accountants Firm Reg. No. 015355S Secunderabad

1st Floor, Soham Mansion, 5-4-187/3 & 4, M.G. Road, Ranigunj, Secunderabad - 500 003. (T.S.)
Mobile : 9700076877 E-mail : pranay@kgmco.in Website : www.kgmco.in

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 financial statements.

For KGM & Co
Chartered Accountants
Firm's Registration No.015353S

Pranay Mehta
Partner
Membership.233650
UDIN: 24233650BKDACX2361
Place: Hyderabad
Date: 30-09-2024

M/s. MEHTA & MODI REALTY KOWKUR LLP
LLP IN: AAN-2897
Balance Sheet as at 31-03-2024

(Amount in Rs.)

	Particulars	Note	31 March 2024	31 March 2023
I	**EQUITY AND LIABILITIES**			
1	**Partners' Funds**			
	(i) Partners' Contribution	3	1,00,000	1,00,000
	(ii) Partners' Current Account	3	8,14,83,884	6,99,66,365
				-
2	**Non-current liabilities**		8,15,83,884	7,00,66,365
	Long-term borrowings	4	2,33,90,774	5,12,10,270
			2,33,90,774	5,12,10,270
3	**Current liabilities**			
	Trade payables	5	72,59,721	1,38,83,311
	Other current liabilities	6	9,41,14,160	9,08,82,920
	Short-term provisions	7	93,558	-
			10,14,67,439	10,47,66,231
	Total		**20,64,42,098**	**22,60,42,866**
II	**ASSETS**			
1	**Non-current assets**			
	Property, Plant and Equipment and Intangible assets			
	Property, Plant and Equipment	8	18,048	30,080
	Other non-current assets	9	1,06,67,846	1,16,72,826
			1,06,85,894	1,17,02,906
2	**Current assets**			
	Inventories	10	11,36,89,075	12,91,00,849
	Trade receivables	11	5,79,84,381	5,72,54,746
	Cash and bank balances	12	10,05,049	9,12,958
	Short Term Loans and Advances	13	2,30,77,699	2,67,04,926
	Other current assets	14	-	3,66,481
			19,57,56,204	21,43,39,960
	Total		**20,64,42,098**	**22,60,42,866**
	Brief about the Entity	1		
	Summary of significant accounting policies	2		
	The accompanying notes are an integral part of the financial statements			

As per my report of even date
For KGM & Co
Chartered Accountants
Firm's Registration No.015353S

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 30-09-2024
UDIN: 24233650BKDACX2361

For and on behalf of the Partners
MEHTA & MODI REALTY KOWKUR LLP

SOHAM MODI
DIN:00522546

ANAND MEHTA
DIN:01314936

M/s. MEHTA & MODI REALTY KOWKUR LLP
LLP IN: AAN-2897
Statement of Profit and Loss for the year ended 31-03-2024

(Amount in Rs.)

	Particulars	Note	31 March 2024	31 March 2023
I	Revenue from Operations	15	7,09,31,342	11,44,75,250
II	Other Income	16	15,664	21,343
III	**Total Income (I+II)**		**7,09,47,006**	**11,44,96,593**
IV	**Expenses:**			
	Construction Cost Incurred	17	4,34,79,140	13,80,85,851
	Changes in inventories	18	1,54,11,774	-3,34,86,496
	Employee benefits expense	19	18,31,696	16,06,620
	Finance costs	20	2,34,744	5,297
	Depreciation and amortization expense	8	12,032	7,520
	Other expenses	21	90,72,101	73,50,503
	Total expenses		**7,00,41,487**	**11,35,69,295**
VII	**Profit before Tax (V-VI)**		**9,05,519**	**9,27,298**
VIII	**Tax expense:**			
(a)	Current tax		2,90,000	3,14,661
(b)	Earlier Year Income Tax		-	-
(c)	Deferred tax charge/ (benefit)		-	-
			2,90,000	**3,14,661**
IX	**Profit/(Loss) for the year (VII-VIII)**		**6,15,519**	**6,12,637**
	Brief about the Entity	1		
	The accompanying notes are an integral part of the financial statements	2		

As per my report of even date
For KGM & Co
Chartered Accountants
Firm's Registration No.015353S

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

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 30-09-2024
UDIN: 24233650BKDAC×2361

For and on behalf of the Partners
MEHTA & MODI REALTY KOWKUR LLP

SOHAM MODI
DIN:00522546

ANAND MEHTA
DIN:01314936

M/s. MEHTA & MODI REALTY KOWKUR LLP
LLP IN: AAN-2897
Asst. Year 2023-2024

Note 1: Background of the Entity:

The entity is a LLP concern. It is engaged in the business that of Real Estate Development other related service in relation to real estate business.

Note 2: Notes forming part of Financial Statements:

1. Significant Accounting Policies

a. Basis of Preparation of Financial Statements:

The financial statements have been prepared to comply in all material respects with the Indian Generally Accepted Accounting Principles (GAAP) including the accounting standards issued by The Institute of Chartered Accountants of India. The financial statements have been prepared on an accrual basis and under the historical cost convention. The financial statements are presented in Indian rupees rounded off to the nearest rupee.

The accounting policies adopted in the preparation of financial statements are consistent with those of previous

b. Use of Estimates:

The preparation of financial statements in conformity with Indian GAAP requires judgments, estimates and assumptions to be made that affect the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities which are recognized in the period in which the results are known/materialized.

c. Revenue Recognition:

Revenue from property development activity which are in substance similar to delivery of goods in recognized when all significant risks and rewards of ownership in the land and/or building are transferred to the customer and a reasonable expectation of collection of the sale consideration from the customer exists.

Revenue from these property development activities which have the same economic substance as that of a construction contract is recognized based on the 'Percentage of Completion method' (POC).

The revenue is recognized where the progress on the project has reached to a reasonable stage of 25% completion. The work percentage of work completion is determined with reference to the proportion of project cost incurred for work performed upto the balance sheet date bear to the estimated total cost of each project.

The estimated of cost and revenue are reviewed by management periodically and effect of any change in such estimates is recognized in the period in which such changes are determined.

Interest is recognized on a time proportion basis taking into account the amount outstanding and the applicable rate of interest.

d. Fixed Assets:

Fixed Assets are stated at historical cost net of tax / duty credit availed, if any. Cost comprises the cost of acquisition / construction and any cost attributable to bring the asset to its working condition for its intended use.

e. Depreciation on Fixed Assets:

Depreciation on Fixed assets is provided on W.D.V. method at the rates and in the manner specified under I.T. Act/Rules.

f. Inventories:

Inventories are valued at the lower of cost and net realizable value. The net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and estimated costs necessary to make the sale.

g. Borrowing Costs:

Towards Assets

Borrowing costs towards acquisition, construction or purchase of qualifying asset are capitalised. Further, general borrowings towards the same are capitalised on proportionate basis.

Towards Working Capital

Borrowing cost towards working capital is charged to revenue.

h. Current and Non-Current Assets:

All the assets / liabilities that are receivable / repayable within the Entites normal operating cycle of 12 months have been considered as 'Current'.

All the assets / liabilities that are receivable / repayable are more than the Entities normal operating cycle of 12 months have been considered as 'Non-Current'.

i. Provisions, Contingent Liabilities & Assets:

A provision is made based on a reliable estimate when it is probable that an outflow of resources embodying economic benefits will be required to settle an obligation. Contingent Liabilities, if material is disclosed by way of notes to accounts. Contingent assets are neither recognized nor disclosed in the financial statements

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

M/s. MEHTA & MODI REALTY KOWKUR LLP

LLP IN: AAN-2897

Notes forming part of the Financial Statements for the year ended, 31st March, 2024

Note - 3 Partners Contribution

Partners' Fixed Capital Account

(Amount in Rs.)

Sr. No.	Name of Partner	Share of profit/ (loss) (%)	As at 1st April 2023	Introduced/contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2024
1	MODI PROPERTIES PRIVATE LIMITED	50%	50,000						50,000
2	ANAND MEHTA	50%	50,000						50,000
			1,00,000	-	-	-	-	-	**1,00,000**
Previous Year (PY)			**1,00,000**	-	-	-	-	-	**1,00,000**

Partners Floating Capital Account

(Amount in Rs.)

Sr. No.	Name of Partner	Share of profit/ (loss) (%)	As at 1st April 2023	Introduced/contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2024
1	MODI PROPERTIES PRIVATE LIMITED	50%	6,28,39,856	1,25,10,000	-	-	16,08,000	3,07,760	7,40,49,616
2	ANAND MEHTA	50%	71,26,509	-	-	-	-	3,07,760	74,34,269
			6,99,66,365	**1,25,10,000**	-	-	**16,08,000**	**6,15,519**	**8,14,83,884**
Previous Year (PY)			**2,82,31,914**	**4,15,40,000**	-	-	**4,18,186**	**6,12,637**	**6,99,66,365**

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

M/s. MEHTA & MODI REALTY KOWKUR LLP

LLP IN: AAN-2897

Notes forming part of the Financial Statements for the year ended 31st March, 2024

(Amount in Rs.)

4	**Long-term borrowings**	**31 March 2024**	**31 March 2023**
(a)	**Secured**		
	Term loans		
	From Bajaj Housing Finance Ltd	2,03,90,667	5,12,10,270
	(Secured by first charge by way of equitable mortagage of unsold units and UDS thereon belonging to LLP & hypothecation of recieivables)		
	Total	**2,03,90,667**	**5,12,10,270**
(b)	**Unsecured**		
	Loans repayable on demand		
	from other parties	15,40,500	-
	from Related Parties	14,59,607	-
	Total (B)	**30,00,107**	**-**
	Total (A) + (B)	**2,33,90,774**	**5,12,10,270**

5	**Trade payables**	**31 March 2024**	**31 March 2023**
	Total outstanding dues of micro, small and medium enterprises	-	-
	Total outstanding dues of creditors other than micro, small and medium enterprises	72,59,721	1,38,83,311
	Total Trade payables	**72,59,721**	**1,38,83,311**

6	**Other current liabilities**	**31 March 2024**	**31 March 2023**
	Goods and Service tax payable	1,75,102	-
	TDS payable	2,66,813	1,40,785
	Outstanding Expenses	1,19,275	1,73,529
	Advance From Customers	5,10,84,722	4,30,85,225
	Revenue pending Recognition	4,24,68,248	4,74,83,381
	Total Other current liabilities	**9,41,14,160**	**9,08,82,920**

7	**Short-term provisions**	**31 March 2024**	**31 March 2023**
	Provision for Tax	93,558	-
	Total Short Term Provisions	**93,558**	**-**

K.M. & CO. Chartered Accountants Firm Reg. No. 015353S Secunderabad

M/s. MEHTA & MODI REALTY KOWKUR LLP

LLP IN: AAN-2897

Notes forming part of the Financial Statements for the year ended 31st March, 2024

Note 8 Property, Plant and Equipment

FY 2023-24

Sl.No.	Name of the Asset	WDV as on 01.04.2023	Additions Before 30.09.23	Additions After 30.09.23	Deductions	Total	Rate of Depreciation	Depreciation	W.D.V. C/f. 31.03.2024
1	Computers & Peripherals	30,080.00	-	-	-	30,080	40%	12,032	18,048
	TOTAL	**30,080.00**	-	-	-	**30,080**		**12,032**	**18,048**

FY 2022-23

Sl.No.	Name of the Asset	WDV as on 01.04.2022	Additions Before 30.09.22	Additions After 30.09.22	Deductions	Total	Rate of Depreciation	Depreciation	W.D.V. C/f. 31.03.2023
1	Computers & Peripherals	-	-	37,600	-	37,600	40%	7,520	30,080
	TOTAL	-	-	**37,600**	-	**37,600**		**7,520**	**30,080**

K.G.M. & CO. Firm Reg No. 015333S Secunderabad Chartered Accountants

M/s. MEHTA & MODI REALTY KOWKUR LLP

LLP IN: AAN-2897

Notes forming part of the Financial Statements for the year ended 31st March, 2024

(Amount in Rs.)

9	**Other non-current assets**	**31 March 2024**	**31 March 2023**
	Deposits with Landlord	1,03,15,000	1,03,15,000
	TSSPDCL Deposit	96,846	96,846
	Other deposits	2,56,000	12,60,980
	Total other non-current other assets	1,06,67,846	1,16,72,826

10	**Inventories**	**31 March 2024**	**31 March 2023**
	Opening Work-in-Progress	12,91,00,849	9,56,14,353
	Add: Construction Cost incurred during the Year	4,34,79,140	13,80,85,851
	Less: Cost Recognized as per POCM	-5,88,90,914	-10,45,99,355
	Total Closing Work-in-Progress	**11,36,89,075**	**12,91,00,849**

11	**Trade receivables**	**31 March 2024**	**31 March 2023**
	Outstanding for a period less than 6 months from the date they are due for receipt		
	Secured Considered good		-
	Unsecured Considered good	5,79,84,381	5,72,54,746
	Doubtful		-
	Total Trade receivables	**5,79,84,381**	**5,72,54,746**

12	**Cash and Bank Balances**	**31 March 2024**	**31 March 2023**
	Balances with banks	8,92,809	7,93,685
	Cash on hand	1,12,240	1,19,273
	Total Cash and bank balances	**10,05,049**	**9,12,958**

13	**Short Term Loans and Advances**	**31 March 2024**	**31 March 2023**
	Loans & advances to contractors,supplier etc.	2,30,77,699	2,67,04,926
	Total Short Term Loans and Advances	**2,30,77,699**	**2,67,04,926**

14	**Other current assets**	**31 March 2024**	**31 March 2023**
	GST Input Receivable	-	2,26,937
	IT Refund	-	1,39,544
	Total Other current assets	**-**	**3,66,481**

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

M/s. MEHTA & MODI REALTY KOWKUR LLP

LLP IN: AAN-2897

Notes forming part of the Financial Statements for the year ended 31st March, 2024

(Amount in Rs.)

15	**Revenue from Operations**	**31 March 2024**	**31 March 2023**
	Revenue Recognised as per POCM	7,05,59,914	11,44,75,250
	Other Operationg Income		
	Interest from Customers	3,71,428	-
	Total Revenue from Operations	**7,09,31,342**	**11,44,75,250**

16	**Other income**	**31 March 2024**	**31 March 2023**
	Interest income on FD	-	15,347
	Interest on IT refund	6,976	1,718
	Interest on unsecured loan	8,688	
	Bad Debits / Credits Written Off	-	4,278
	Total other income	**15,664**	**21,343**

17	**Construction Cost Incurred**	**31 March 2024**	**31 March 2023**
	Construction Material Dealers	1,12,86,431	3,59,72,922
	Labour Services	1,85,59,443	6,32,42,799
	Other Direct Expenses	1,36,33,266	3,88,70,130
	Total Construction Cost Incurred	**4,34,79,140**	**13,80,85,851**

18	**Changes in inventories**	**31 March 2024**	**31 March 2023**
	Opening Work-in-Progress	12,91,00,849	9,56,14,353
	Add: Construction Cost incurred during the Year	4,34,79,140	13,80,85,851
	Less: Cost Recognized as per POCM	-5,88,90,914	-10,45,99,355
	Closing Work-in-Progress	11,36,89,075	12,91,00,849
	Total Changes in inventories of work-in-progress	**1,54,11,774**	**(3,34,86,496)**

19	**Employee benefits expense**	**31 March 2024**	**31 March 2023**
	Salaries, wages, bonus and other allowances	15,28,761	13,97,850
	Contribution to provident and other funds	1,79,910	1,70,263
	Staff welfare expenses	1,23,025	38,507
	Total Employee benefits expense	**18,31,696**	**16,06,620**

20	**Finance costs**	**31 March 2024**	**31 March 2023**
	Interest expense	2,34,322	-
	Bank Charges	422	5,297
	Total Finance cost	**2,34,744**	**5,297**

21	**Other Expenses**	**31 March 2024**	**31 March 2023**
	Admin Expenses	22,83,775	26,87,053
	Audit Fee	57,359	71,755
	Automobile & Hire Charges	1,19,243	-
	Balance Written off	6,233	-
	Business promotion expenses	34,03,348	30,30,056
	Customer Relation	5,40,890	2,16,865
	Fees & Charges	-	1,200
	Firm Professional Tax	2,500	2,500
	Legal and professional charges	8,03,014	1,33,723
	Miscellaneous expenses	8,990	84,362
	News Paper & Periodicals	16,118	17,647
	Penalty,interest & latefees	481	72,111
	Postage & Courier	150	165
	Printing and stationery	28,888	34,127
	Project Management	3,75,288	1,91,680
	Quality Control	1,00,271	1,48,258
	Rent & Amenity Charges	72,320	1,13,300
	Repairs & Maintenance-Automobiles	7,678	4,470
	Rounded Off	15	49
	Sales & Marketing-Brokerage	12,45,540	5,32,709
	Subscription Fee	-	8,474
	Total Other Expenses	90,72,101	73,50,503

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

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22 Other Disclosures

(i) M/s. Mehta and Modi Realty Kuwkoor LLP, is involved in the business of Real Estate and Development Business. The LLP has undertaken development of Apartment Project of Greenwood Heights .

(ii) **Disclosure of revenue and cost under POCM method:**

The percentage of work completed under the project upto 31-3-2024 is 80.49% Which is determined with reference to the proportion of project cost incurred for work performed upto Balance Sheet date bear to the estimated total cost of project. The details of revenue recognized and cost recognized accordingly is as under:

(Amount in Rs.)

Particulars	FY 2023-2024	FY 2022-2023
Estimated Cost	46,81,20,062	46,14,94,142
Cost incurred during the year	4,34,79,140	13,80,85,851
Cumulative cost	37,68,61,765	33,33,82,625
POCM%	80.51%	72.24%
Revenue recognized during the year	7,05,59,914	11,44,75,250
Cumulative Revenue recognized	30,35,47,778	23,29,87,864
Cost recognized during the year	5,88,90,914	10,45,99,355
Cumulative Cost recognized	26,31,72,691	20,42,81,776
Gross Profit recognized during the year	1,16,69,000	98,75,895
Cumulative Gross profit recognized	4,03,75,087	2,87,06,088
Opening WIP	12,91,00,849	9,56,14,353
Closing WIP	11,36,89,075	12,91,00,849
Revenue Pending for Recognition	4,24,68,248	4,74,83,381

(iii) Expenses not supported by external evidences as taken as certified and authenticated by the management.

(iv) Balances standing to debit/credit to various accounts are subject to confirmation.

(v) The firm has not received any intimation from 'Suppliers' regarding their status MICRO, SMALL, MEDIUM ENTERPRISES Development Act 2006 and hence disclosures, if any, relating to the amounts unpaid as at the yearend together with interest payable / paid as required under the Act has not been given.

(v) The figures of previous year have been re-grouped, wherever necessary, to confirm to the current year classification.

As per our report of even date
For KGM & Co
Chartered Accountants
Firm's Registration No.015353S

Firm Reg.No. 015353S Secunderabad

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 30-09-2024
UDIN: 24233650BKDACX2361

For and on behalf of the Partners
MEHTA & MODI REALTY KOWKUR LLP

SOHAM MODI
DIN:00522546

ANAND MEHTA
DIN:01314936