Acknowledgement Number:596295091101024 **Date of filing : 10-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	ABCFM6774G		
Name	MODI REALTY (MIRYALAGUDA) LLP		
Address	5-4-187/3-4, SOHAM MANSION, M.G.ROAD, RANIGUNJ , 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	596295091101024

Taxable Income and Tax Details	Current Year business loss, if any	1	24,48,338
	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	2,30,000
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 2,30,000
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 SATISH MODI in the capacity of Principal Officer having PAN ABMPM6725H from IP address 49.205.122.80 on 10-Oct-2024 11:18:28 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

ABCFM6774G05596295091101024510f8aaef310b5b2e760889701466ca84b1c5dbf

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: **Modi Realty (Miryalaguda) Llp**			
PAN	: **ABCFM6774G**			
Office Address	: 5-4-187/3-4, Soham Mansion, M.g.road, Ranigunj, Secunderabad, Telangana-500003			
Status	: FIRM (LIMITED LIABILITY)	Assessment Year	: 2024 - 2025	
Ward No	: WARD 11(1),HYDERABAD	Financial Year	: 2023 - 2024	
D.O.I.	: 23/02/2016			
Mobile No.	: 8885583001			
Email Address	: info@modiproperties.com			
Name Of Bank	: Yes Bank Ltd			
IFSC CODE	: YESB0000097			
Address	: Secundrabad			
Account No.	: 009763700001888 [Validated]			
Return	: ITR-5 : ORIGINAL (FILING DATE : 10/10/2024 & NO. : 596295091101024)			
Import Date	: AIS : 10-10-2024 10:59 AM 26AS : 10-10-2024 10:59 AM	TIS : 10-10-2024 10:59 AM		
Computation Date	: 10-10-2024 11:25 AM			

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			0
Modi Realty (Miryalaguda) Llp			
Profit Before Tax As Per Profit And Loss Account		-2463434	
Add :			
Depreciation Disallowed	17025		
Disallowed U/s 36	10127		
Disallowed U/s 37	4969	32121	
		-2431313	
Less :			
Interest On Income Tax Refund	7062		
Interest On Fixed Deposit	26935		
Allowed Depreciation	17025	-51022	
		-2482335	

Out Of Loss Of Rs. 2482335, Unabsorbed Depreciation Is Rs. 17025 & Business Loss Is Rs. 2465310

Income From Other Sources		33997
Interest On Fd	26935	
Interest On Income Tax Refund	7062	
Total	33997	
Inter-head Adjustment Of Losses U/s 71		
Business Loss Set Off From Income From Other Sources		-33997
Current Year Losses Carried Forward		
Business Loss Of Rs. 2431313		
Unabsorbed Depreciation Of Rs. 17025		
Gross Total Income		Nil
Total Income		Nil

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. Nil		Nil
Less Tax Deducted At Source		
Section 194-ia: Tds On Sale Of Immovable Property	230000	230000
		-230000
Refundable		(230000)

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account	Status
Hdfc Bank Hyderabad - Secunderabad	HDFC0000042	50200023040541	Current	ACCOUNT CLOSED (BANK ACCOUNT CLOSED/IN-ACTIVE.)

Information regarding Turnover/Gross Receipt Reported for GST	
GSTR No.	36ABCFM6774G2ZZ
Amount of turnover/Gross receipt as per the GST return filed	17499571

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%	31,926.00	0.00	0.00	0.00	31,926.00	12,770.40	19,155.60
PLANT AND MACHINERY PLANT AND MACHINERY	15%	28,366.00	0.00	0.00	0.00	28,366.00	4,254.90	24,111.10
Total		**60,292.00**	**0.00**	**0.00**	**0.00**	**60,292.00**	**17,025.30**	**43,266.70**

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2017-18	Unabsorbed Depreciation	8366	-	8366
2018-19	Ordinary Business	947871	-	947871
2018-19	Unabsorbed Depreciation	28390	-	28390
2019-20	Ordinary Business	1128536	-	1128536
2019-20	Unabsorbed Depreciation	42690	-	42690
2020-21	Ordinary Business	2645826	-	2645826
2020-21	Unabsorbed Depreciation	28011	-	28011
2022-23	Ordinary Business	8546769	-	8546769
2022-23	Unabsorbed Depreciation	13039	-	13039
2023-24	Ordinary Business	9823660	-	9823660
2023-24	Unabsorbed Depreciation	22042	-	22042
2024-25	Ordinary Business	-	-	2431313
2024-25	Unabsorbed Depreciation	-	-	17025

As per Form 26AS [File Creation Date: 10-10-2024] last imported on 10-10-2024 10:59 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	HROUBNA	MODI PROPERTIES PRIVATE LIMITED	AABCM4761E	AK17900164	6000000	31/12/2023	60000	29/01/2024	31/12/2023	60000
2	HROVTBA	MODI PROPERTIES PRIVATE LIMITED	AABCM4761E	AK17901332	8500000	31/12/2023	85000	29/01/2024	31/12/2023	85000
3	HROUPXA	MODI PROPERTIES PRIVATE LIMITED	AABCM4761E	AK17901870	8500000	31/12/2023	85000	29/01/2024	31/12/2023	85000
				Grand Total	**23000000**		**230000**			**230000**

DISALLOWED U/S 36

Sr. No.	Particulars	Amount
1	Delay in depositing ESI contribution	1351.00
2	Delay in payment of Employee contribution to PF	8776.00
	Total	**10127.00**

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	TDS and GST Interest	4969.00
	Total	**4969.00**

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 HOUSING PRIVATE LIMITED	AADCM5906D	1	5-4-187/3 AND 4, SOHAM MANSION M.G. ROAD, RANIGUNJ , SECUNDERABAD TELANGANA - 500003	Domestic Company	00522546	0	0	
SOHAM SATISH MODI	ABMPM6725H	0	5-4-187/3 AND 4, SOHAM MANSION M.G. ROAD, RANIGUNJ , SECUNDERABAD TELANGANA - 500003	Principal Officer	00522546	0	0	
MODI & MODI REALTY HYDERABAD PVT LTD		99	5-4-187/3 AND 4, SOHAM MANSION 2 ND FLOORM G ROAD, RANIGUNJ , SECUNDERABAD TELANGANA - 500003	Domestic Company	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	Interest from deposit	Other Source	194A	26935.00	26935.00	26935.00	Nil	0.00	-26935.00
2	Sale of land or building	Capital Gain	194IA	8500000.00	8500000.00	0.00	8500000.00	23000000.00	23000000.00
3	Receipts from transfer of			23000000.00	23000000.00				

	immovable property								
4	GST turnover	Profit & Loss A/c		17499571.00	17499571.00	22746544.00	-5246973.00	0.00	-22746544.00
5	GST purchases	Profit & Loss A/c		7744021.00	7744021.00	9422378.00	-1678357.00		
6	Purchase of time deposits			1435000.00	1435000.00				

MODI REALTY (MIRYALAGUDA) LLP
BALANCE SHEET AS ON 31ST DAY OF MARCH, 2024

Liabilities		Amount (Rs.)	Assets		Amount (Rs.)
Partners' / Members' Fund			**Fixed Assets**		
Partners' / Members' capital		14017492	Gross Block	60292	
Loan Funds			Less: Depreciation	17026	43266
Unsecured Loans			**Current Assets, Loans and Advances**		
Rupee Loans from Others		19778573	**Current Assets**		
Current Liabilities and Provisions			**Inventories**		
Current Liabilities			Work-in-progress		24351005
Sundry Creditors (Others)	15761802		Sundry Debtors (Others)		828875
Other payables	215293	15977095	**Cash and Bank Balances**		
			Balance with banks	225440	
			Cash-in-hand	111392	336832
			Other Current Assets		53005
			Loans and Advances		
			Advances recoverable in cash or in kind or for value to be received	10623190	
			Deposits, loans and advances to corporate and others	12820000	
			Balance with Revenue Authorities	716987	24160177
TOTAL		**49773160**	TOTAL		**49773160**

MODI REALTY (MIRYALAGUDA) 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	37195125	**Sales/Gross Receipts**	
To Purchases	9422378	By Sale of goods	22746544
To Gross Profit	**480046**	By Closing Stock of Finished Stocks	24351005
TOTAL	**47097549**	TOTAL	**47097549**

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

Particulars		Amount (Rs.)	Particulars		Amount (Rs.)
Compensation to employees			**By Gross Profit**		**480046**
To Salaries and wages	1127686		**Other income**		
To Contribution to any other fund	8722	1136408	By Any other income		
To Sales promotion including publicity (other than advertisement)		660686	Round off	2	
Professional / Consultancy Fees / Fee for Technical Services			Interest on Income Tax Refund	7062	
To Paid to Others		597349	Interest From Customers	250000	
			Interest Income from FD	26935	
To Other expenses			Registration Charges	8408	292407
Bank Charges	826				
Balance written off	107708				
Community Development Expense	20000				
GST Late Fee	390				
Int on TDS	4579				
Misc. Expenses	281221				
News Paper & Periodicals	2640				
Postage & Courier	1070				

EMI Installment (Car) 11420 GST Written Off 394565	824419			
To Depreciation and amoritisation	17025	By Net Loss	2463434
	3235887		3235887
To Net Loss	2463434	By Balance carried to Balance Sheet in partner's account	2463434
TOTAL	2463434	TOTAL	2463434

Nature of Business

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

SN	Business Code	Description	Trade Name
1	07002 - REAL ESTATE AND RENTING SERVICES - Operating of real estate of self-owned buildings (residential and non-residential)	Real Estate Developers	Modi Realty Miryalaguda LLP

SOHAM SATISH MODI
(Principal Officer)

INDEPENDENT AUDITOR'S REPORT

To the Partners of Modi Realty Miryalaguda LLP [LLP IN: AAF-7728]

Opinion

We have audited the financial statements of Modi Realty Miryalaguda 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.

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

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

Pranay Mehta
Partner
Membership.233650
UDIN: 24233650BKDABS6656

Place: Hyderabad
Date: 29-09-2024

M/s. MODI REALTY MIRYALAGUDA LLP
LLP IN: AAF-7728

Statement of Assets & Liabilities as at 31st March 2024

		Particulars	Note No	As at 31st March 2024		As at 31st March 2023	
I		**CONTRIBUTION AND LIABILITIES**					
	1	**Partners' funds**					
		(a) Fixed Capital Contribution	2	1,00,000		1,00,000	
		(b) Current contribution	3	1,39,17,492	1,40,17,492	4,25,90,912	4,26,90,912
	2	**Current liabilities**					
		(a) Long-term borrowings	4	1,97,78,573		2,02,82,168	
		(b) Trade Payables	5	1,57,61,802		99,10,747	
		(c) Other Curent Liabilities	6	2,15,293	3,57,55,667	1,52,901	3,03,45,816
		TOTAL			**4,97,73,160**		**7,30,36,728**
II		**ASSETS**					
	1	**Non-current assets**					
		Property, Plant and Equipment	7		43,267		60,292
		Long Term Loans and Advances	8		2,18,64,436		2,75,29,843
	2	**Current assets**					
		(a) Inventories	9	2,43,51,005		3,71,95,125	
		(c) Trade Receivables	10	8,28,875		58,51,986	
		(d) Cash and Bank Balances	11	3,36,831		19,28,293	
		(e) Short Term Loans and Advances	12	15,78,754		2,69,510	
		(f) Other Current Assets	13	7,69,992	2,78,65,457	2,01,678	4,54,46,592
		TOTAL			**4,97,73,160**		**7,30,36,728**
		Significant Accounting Policies/Notes	1				

As per our report of even date

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

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

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 29-09-2024
UDIN: 24233650BKDABS6656

For and on behalf of the Partners
MODI REALTY MIRYALGUDA LLP

Soham Modi
(Partners)
DIN: 00522546

Tejal Modi
(Partners)
DIN: 06983437

M/s. MODI REALTY MIRYALAGUDA LLP
LLP IN: AAF-7728

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

	Particulars	Note No	Year ended 31st March 2024		Year ended 31st March 2023	
I	**Revenue from operations**					
	Revenue from sale of Units	14	2,27,46,544		1,72,94,499	
	Other Income	15	2,83,999		15,85,197	
III	**Total Revenue (I+II)**			**2,30,30,543**		**1,88,79,696**
IV	**Expenses:**					
	Construction Cost Recognised	16	94,22,378		1,49,25,302	
	Changes in inventories	17	1,28,44,119		96,95,886	
	Employee benefit Expenses	18	11,36,408		19,68,988	
	Depreciation	7	17,025		15,668	
	Other Expenses	19	20,74,046		21,39,999	
	Total expenses			**2,54,93,976**		**2,87,45,842**
V	**Profit/(Loss) before Taxes (III-IV)**			(24,63,433)		(98,66,146)
VI	**Less: Provision Current Tax**			-		-
VII	**Profit/(Loss) before Taxes (V-VI)**			**(24,63,433)**		**(98,66,146)**
	Significant Accounting Policies/Notes	1				

As per our report of even date

For KGM & Co
Chartered Accountants
Firm's Registration No.0153535

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

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 29-09-2024
UDIN: 24233650BKDABS6656

For and on behalf of the Partners
MODI REALTY MIRYALGUDA LLP

Soham Modi
(Partners)
DIN: 00522546

Tejal Modi
(Partners)
DIN: 06983437

MODI REALTY MIRYALGUDA LLP
ASSESSMENT YEAR :: 2024-2025
Notes to Accounts

1) **Significant Accounting Policies**

a) **Accounting Conventions**

The accounts have been prepared using historical cost conventions and on the basis of going concern with revenues recognized and expenses incurred on accrual basis unless otherwise stated.

b) **Use of Accounting Estimates**:

The preparation of the financial statements in conformity with the generally accepted accounting principles requires that the management makes estimates and assumptions that effect the reported amounts of assets & liabilities as at the date of the financial statements. The reported amount of revenues & expenses during the reported period, actual results could differ from the estimates.

c) **Inventories**

i) Land is stated at cost.

ii) Building construction work is stated at cost including estimated profits declared year to year till completion of the project.

d) **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' (POCM).

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.

e) **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.

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

SM

TM

M/s. MODI REALTY MIRYALAGUDA LLP
LLP IN: AAF-7728

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

Note - 2 Partners' Fixed Capital Account

FY 2023-2024

Sr. No.	Name of Partner/ Proprietor/ Owner	Share of profit/ (loss)	As at 1st April 2023	Capital Introduced/contributed during the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2024
1	Modi Housing Pvt Ltd	1.00%	1,000	-	-	-	1,000
2	Modi &Modi Realty Hyderaba	99.00%	99,000	-	-	-	99,000
Total		100.00%	1,00,000	-	-	-	1,00,000

FY 2022-2023

Sr. No.	Name of Partner/ Proprietor/ Owner	Share of profit/ (loss)	As at 1st April 2022	Capital Introduced/contributed during the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2023
1	Modi Housing Pvt Ltd	1.00%	1,000	-	-	-	1,000
2	Modi &Modi Realty Hyderaba	99.00%	99,000	-	-	-	99,000
Total		100.00%	1,00,000	-	-	-	1,00,000

Note -3 Partners Floating Capital Account

FY 2023-2024

Sr. No.	Name of Partner/ Proprietor/ Owner	Share of profit/ (loss)	As at 1st April 2023	Capital Introduced/contributed during the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2024
1	Modi Housing Pvt Ltd	1.00%	(1,51,100)	-	-	(24,634)	(1,75,734)
2	Modi &Modi Realty Hyderaba	99.00%	4,27,42,011	12,05,000	2,74,14,987	(24,38,799)	1,40,93,226
Total		100.00%	4,25,90,912	12,05,000	2,74,14,987	(24,63,433)	1,39,17,492

FY 2022-2023

Sr. No.	Name of Partner/ Proprietor/ Owner	Share of profit/ (loss)	As at 1st April 2022	Capital Introduced/contributed during the year	Withdrawals during the year	Share of Profit / Loss for the year	As at 31st March 2023
1	Modi Housing Pvt Ltd	1.00%	(52,675)	237	-	(98,661)	(1,51,100)
2	Modi &Modi Realty Hyderaba	99.00%	4,03,67,384	1,81,17,112	59,75,000	(97,67,484)	4,27,42,011
Total		100.00%	4,03,14,709	1,81,17,349	59,75,000	(98,66,146)	4,25,90,912

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

M/s. MODI REALTY MIRYALAGUDA LLP

LLP IN: AAF-7728

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

4	**Long-term borrowings**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	Unsecured Loans		
	Loan from Others	1,97,78,573	2,02,82,168
	Total Long-term borrowings	**1,97,78,573**	**2,02,82,168**
5	**Trade Payables**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	Total Oustanding dues of micro and small enterprises	-	-
	Total Oustanding dues of creditors other than micro and small enterprises	1,57,61,802	99,10,747
	Total Trade Payables	**1,57,61,802**	**99,10,747**
6	**Other Curent Liabilities**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	GST Payable	24,255	-
	TDS Payable	1,16,309	1,23,708
	Electricity Bills Payable	11,697	15,012
	Outstanding Expenses	54,261	-
	PT Payable	5,100	900
	ESI Payable	781	1,381
	PF Payable	2,890	11,900
	Total Long Term Loans and Advances	**2,15,293**	**1,52,901**

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

M/s. MODI REALTY MIRYALAGUDA LLP

LLP IN: AAF-7728

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

8	**Long Term Loans and Advances**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	Loans & Advances	90,44,436	1,20,31,654
	Advances to Contractors	1,28,20,000	1,54,98,189
	Total Long Term Loans and Advances	**2,18,64,436**	**2,75,29,843**
9	**Inventories**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	Opening Work-in-Progress	3,71,95,125	4,68,91,011
	Add: Construction Cost incurred during the Year	94,22,378	1,49,25,302
	Less: Cost Recognized as per POCM	(2,22,66,497)	(2,46,21,188)
	Total Closing Work-in-Progress	**2,43,51,005**	**3,71,95,125**
10	**Trade Receivables**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	Outstanding for a period less than 6 months from the date they are due for receipt	8,28,875	58,51,986
	Outstanding for a period exceeding 6 months from the date they are due for receipt	-	-
	Total Trade Receivables	**8,28,875**	**58,51,986**
11	**Cash and Bank Balances**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	Cash in hand	1,11,391	1,32,466
	Bank Balance	2,25,440	17,95,827
	Total Cash and Bank Balances	**3,36,831**	**19,28,293**
12	**Short Term Loans and Advances**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	Loans & Advances	15,78,754	2,69,510
	Total Short Term Loans and Advances	**15,78,754**	**2,69,510**
13	**Other Current Assets**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	Balance with Revenue Authorities	7,16,987	2,01,678
	Pre-Paid Deposit for Appeal	53,005	-
	Total Other Current Assets	**7,69,992**	**2,01,678**

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

M/s. MODI REALTY MIRYALAGUDA LLP
LLP IN: AAF-7728

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

7 Property, Plant and Equipment

Particulars /Assets	Activa	Computers	Laptop	Printers	Air Cooler	Total
Rate of Depreciation	15%	40%	40%	40%	15%	
Opening WDV	22,726	27,867	3,349	710	5,640	60,292
Additions during the year	-	-	-	-	-	-
Deductions/Adjustments	-	-	-			-
	22,726	27,867	3,349	710	5,640	60,292
Depreciation/Adjustments	3,409	11,147	1,339	284	846	17,025
Closing WDV	*19,317*	*16,720*	*2,010*	*426*	*4,794*	*43,267*

FY 22-23

Particulars /Assets	Activa	Computers	Laptop	Printers	Air Cooler	Total
Rate of Depreciation	15%	40%	40%	40%	15%	
Opening WDV	26,736	3,959	5,582	1,183	6,635	44,095
Additions during the year	-	31,864	-	-	-	31,864
Deductions/Adjustments	-	-	-			-
	26,736	35,823	5,582	1,183	6,635	75,959
Depreciation/Adjustments	4,010	7,957	2,233	473	995	15,668
Closing WDV	*22,726*	*27,867*	*3,349*	*710*	*5,640*	*60,292*

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Notes to the Statement of Profit and loss Account for the year ended 31st March 2024

		Year Ended 31st March 2024	Year Ended 31st March 2023
14	**Revenue from Operations**		
	Revenue Recognized as per POCM	2,27,46,544	1,72,94,499
	Total Revenue from sale of Units	**2,27,46,544**	**1,72,94,499**

		Year Ended 31st March 2024	Year Ended 31st March 2023
15	**Other Income**		
	Bad Debits / Credits Written Off		3,000
	Interest on Income Tax Refund	7,062	341
	Interest From Customers	2,50,000	1,48,305
	Interest Income from FD	26,935	-
	Commission & Brokerage	-	14,33,551
	Roundoff	2	-
	Total Other Income	**2,83,999**	**15,85,197**

		Year Ended 31st March 2024	Year Ended 31st March 2023
16	**Construction Cost Recognised**		
	Construction Material Dealers	26,09,196	62,19,962
	Department Work	4,67,755	9,22,690
	Labour Services	46,63,585	49,51,772
	Other Expenses	16,81,842	28,30,878
	Total Cost Incurred	**94,22,378**	**1,49,25,302**

		Year Ended 31st March 2024	Year Ended 31st March 2023
17	**Changes in Inventory**		
	Opening Work-in-Progress	3,71,95,125	4,68,91,011
	Add: Construction Cost incurred during the Year	94,22,378	1,49,25,302
	Less: Cost Recognized as per POCM	(2,22,66,497)	(2,46,21,188)
	Closing Work-in-Progress	2,43,51,005	3,71,95,125
	Total Changes in inventories of work-in-progress	**1,28,44,119**	**96,95,886**

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

M/s. MODI REALTY MIRYALAGUDA LLP

LLP IN: AAF-7728

Notes to the Statement of Profit and loss Account for the year ended 31st March 2024

18	**Employee Benefit Expenses**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	Salaries, wages, bonus and other allowances	10,78,490	16,96,233
	Staff Welfare Expenses	-	31,848
	Contributions to Provident and other funds	57,918	1,09,102
	Gratuity	-	1,43,225
	Recovery	-	(11,420)
	Total Employee Benefit Expenses	**11,36,408**	**19,68,988**

19	**Other Expenses**	**Year Ended 31st March 2024**	**Year Ended 31st March 2023**
	AMC Charges	-	1,239
	Audit Fees	-	43,586
	Balances Written Off	1,07,708	-
	Bank Charges	826	826
	Business Promotion Expenses	6,60,686	6,89,967
	Community Development Expense	20,000	-
	Computer Peripherals	-	13,574
	GST Late Fee	390	5,000
	GST Written Off	3,94,565	-
	Int on TDS	4,579	14,230
	Legal Services	-	1,290
	Misc. Expenses	2,84,233	20,759
	News Paper & Periodicals	2,640	1,540
	Postage & Courier	1,070	500
	Professional Services	5,97,349	12,81,250
	Rent	-	13,300
	Repairs & Maintenance-Automobiles	-	52,918
	Rounded Off	-	20
	Total Other Expenses	**20,74,046**	**21,39,999**

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

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M/s. MODI REALTY MIRYALAGUDA LLP
LLP IN: AAF-7728

20 Other Disclosures

(i) M/s. Modi Realty Miryalaguda LLP, is involved in the business of Real Estate and Renting Business. The LLP has undertaken development of Apartment Project.

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

The percentage of work completed under the project upto 31-3-2024 is 98% 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	28,83,17,268	27,88,94,890
Cost incurred during the year	94,22,378	1,49,25,302
Cumulative cost	28,33,17,268	27,38,94,890
POCM%	98.27%	98.21%
Revenue recognized during the year	2,27,46,544	1,72,94,499
Cumulative Revenue recognized	26,64,82,599	24,37,36,055
Cost recognized during the year	2,22,66,497	2,46,21,188
Cumulative Cost recognized	25,89,66,262	23,66,99,765
Gross Profit recognized during the year	4,80,047	(73,26,689)
Cumulative Gross profit recognized	75,16,337	70,36,290
Opening WIP	3,71,95,125	4,68,91,011
Closing WIP	2,43,51,005	3,71,95,125
Excess of revenue recognised over actual bills raised (unbilled revenue).	-	20,50,555

(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.

As per our 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: 29-09-2024
UDIN: 24233650BKDABS6656

For and on behalf of the Partners
MODI REALTY MIRYALGUDA LLP

Soham Modi
Partner
DIN: 00522546

Tejal Modi
Partners
DIN: 06983437