Acknowledgement Number:668613861301024

Date of filing : 30-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	AAEFM1459R		
Name	MODI REALTY MALLAPUR LLP		
Address	5-4-187/3 AND 4, SOHAM MANSION 2ND FLOOR, 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	668613861301024

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	2,19,57,470
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	2,19,57,470
	Net tax payable	5	76,72,818
	Interest and Fee Payable	6	8,32,596
	Total tax, interest and Fee payable	7	85,05,414
	Taxes Paid	8	85,05,417
	(+) 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 SATISH MODI in the capacity of Principal Officer having PAN ABMPM6725H from IP address 49.205.122.139 on 30-Oct-2024 15:13:57 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

AAEFM1459R05668613861301024be2d2db186a888dd68394c3ed0cc775958d0fc13

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: **Modi Realty Mallapur Llp**
PAN	: **AAEFM1459R**
Office Address	: 5-4-187/3 And 4, Soham Mansion 2nd Floor, M G Road, Ranigunj, Secunderabad, Telangana-500003
Status	: FIRM (LIMITED LIABILITY)
Ward No	: ITO,W-10(4),HYD
D.O.I.	: 13/05/1996
Mobile No.	: 9502277299
Email Address	: purchase@modiproperties.com
Name Of Bank	: Yes Bank
MICR CODE	: 500532002
IFSC CODE	: YESB0000097
Address	: Begumpet, Secundrabad
Account No.	: 009763700002800
Return	: ITR-5 : ORIGINAL (FILING DATE : 30/10/2024 & NO. : 668613861301024)
Import Date	: AIS : 30-10-2024 03:06 PM TIS : 30-10-2024 03:06 PM 26AS : 30-10-2024 03:06 PM
Computation Date	: 04-11-2024 11:48 AM

Assessment Year : 2024 - 2025
Financial Year : 2023 - 2024

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			21386890
Modi Realty Mallapur Llp			
Profit Before Tax As Per Profit And Loss Account		21744441	
Add :			
Depreciation Disallowed	556623		
Disallowed Partners' Interest	90914		
Disallowed U/s 36	48730		
Disallowed U/s 37	71013		
Disallowed U/s 40a	93288	860568	
		22605009	
Less :			
Interest On Fd	556908		
Interest On Incoem Tax Refund	13673		
Allowed Depreciation	556624	-1127205	
		21477804	
Less : Allowed Interest		-90914	
		21386890	
Income From Other Sources			570582
Interest On Fd - Yes Bank		556909	
Interest On It Refund		13673	
Total		570582	
Gross Total Income			21957472
Total Income			21957472
Total Income Rounded Off U/s 288A			21957470

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 21957470 @ 30%	6587241
	6587241
Add: Surcharge @ 12%	790469
	7377710
Add: Health And Education Cess @ 4%	295108
	7672818

Less Tax Deducted At Source		
Section 194n: Cash Withdrawal	1000	
Section 194h: Commission Or Brokerage	176943	
Section 194a: Other Interest	53636	
Section 206cr: Section 206cr	2776	
Section 194-ia: Tds On Sale Of Immovable Property	197772	432127
		7240691
Add Interest Payable		
Interest U/s 234B	466943	
Interest U/s 234C	365653	832596
		8073287
Tax Payable Rounded Off U/s 288B		8073290
Less Self Assessment Tax U/s 140A		
6939001 - 07099 - 08-07-2024	500000	
6939001 - 01107 - 09-08-2024	500000	
6939001 - 01071 - 21-08-2024	500000	
6939001 - 00665 - 23-08-2024	500000	
6939001 - 01293 - 26-08-2024	500000	
6939001 - 00960 - 17-09-2024	500000	
6939001 - 07030 - 29-10-2024	5073290	8073290
Tax Payable		Nil

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	21957470	21957470	21957470	21957470	21957470	21957470
	44AD/44ADA/44AE				0	0	0
	TOTAL NORMAL INCOME	**21957470**	**21957470**	**21957470**	**21957470**	**21957470**	**21957470**
	TOTAL SPECIAL INCOME	**0**	**0**	**0**	**0**	**0**	**0**
	***TOTAL INCOME**	**21957470**	**21957470**	**21957470**	**21957470**	**21957470**	**21957470**

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	6587241	6587241	6587241	6587241	6587241	6587241
	TAX + SURC + HECESS	**7672818**	**7672818**	**7672818**	**7672818**	**7672818**	**7672818**
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	432127	432127	432127	432127	432127	432127
	BALANCE TAX	7240691	7240691	7240691	7240691	7240691	7240691
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	**1086104**	**3258311**	**5430518**	**7240691**	**7240691**	**7240691**

ADVANCE TAX INSTALLMENTS

Install ment	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%	1086104	12%	868883	-	0	0	1086104	32583
IInd	15-09-2023	45%	3258311	36%	2606649	-	0	0	3258311	97749
IIIrd	15-12-2023	75%	5430518	75%	5430518	-	0	0	5430518	162915
IVth	15-03-2024	100%	7240691	100%	7240691	-	0	0	7240691	72406

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account	Status
Hdfc Bank Ltd Hyderabad - Secunderabad	HDFC0000042	00422000020747	Current A/c	

Information regarding Turnover/Gross Receipt Reported for GST

GSTR No.	
Amount of turnover/Gross receipt as per the GST return filed	36AAEFM1459R1ZP
	264912676

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.
MARUTHI WAGANR	15%	5,18,217.00	0.00	0.00	0.00	5,18,217.00	77,733.00	4,40,484.00
PLANT AND MACHINERY	15%	47,640.00	0.00	0.00	0.00	47,640.00	7,146.00	40,494.00
FURNITURE AND FIXTURE								
FURNITURE AND FIXTURES	10%	43,762.00	0.00	0.00	0.00	43,762.00	4,376.00	39,386.00
PLANT AND MACHINARY								
COMPUTER	40%	45,639.00	0.00	0.00	0.00	45,639.00	18,256.00	27,383.00
DIGITAL CAMERA	15%	395.00	0.00	0.00	0.00	395.00	59.00	336.00
ELECTRICAL BIKE	15%	39,909.00	0.00	0.00	0.00	39,909.00	5,986.00	33,923.00
MAHINDRA THAR CAR	15%	13,65,559.00	0.00	0.00	0.00	13,65,559.00	2,04,834.00	11,60,725.00
MERCEDES BENZ	15%	15,88,225.00	0.00	0.00	0.00	15,88,225.00	2,38,234.00	13,49,991.00
MITSUBISHI PAJERO SPORTS	15%	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		**36,49,346.00**	**0.00**	**0.00**	**0.00**	**36,49,346.00**	**5,56,624.00**	**30,92,722.00**

As per Form 26AS [File Creation Date: 30-10-2024] last imported on 30-10-2024 03:06 PM

Details of Tax Deducted at Source on Income other than Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Unique TDS Certificate No.	Name of the Deductor	Amount paid /credited	Date of Payment /Credit	Total tax deducted	Amount claimed for this year	Head of Income	B/F C/F
194A : Other Interest									
1.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	756	11/09/2023	75	75	OS	
2.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	754	11/09/2023	75	75	OS	
3.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	7240	11/09/2023	725	725	OS	
4.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	8066	18/07/2023	806	806	OS	
			Sub-Total (TAN)	**16816**		**1681**	**1681**		
1.	MUMY02084F		YES BANK LIMITED	5227	31/03/2024	523	523	OS	
2.	MUMY02084F		YES BANK LIMITED	59544	31/03/2024	5954	5954	OS	
3.	MUMY02084F		YES BANK LIMITED	2271	31/03/2024	227	227	OS	
4.	MUMY02084F		YES BANK LIMITED	2330	31/03/2024	233	233	OS	
5.	MUMY02084F		YES BANK LIMITED	13113	16/03/2024	1311	1311	OS	
6.	MUMY02084F		YES BANK LIMITED	14588	28/02/2024	1459	1459	OS	
7.	MUMY02084F		YES BANK LIMITED	6367	26/02/2024	637	637	OS	
8.	MUMY02084F		YES BANK LIMITED	74193	18/01/2024	7419	7419	OS	
9.	MUMY02084F		YES BANK LIMITED	13142	17/12/2023	1314	1314	OS	
10.	MUMY02084F		YES BANK LIMITED	14613	28/11/2023	1461	1461	OS	
11.	MUMY02084F		YES BANK LIMITED	6377	20/11/2023	638	638	OS	
12.	MUMY02084F		YES BANK LIMITED	74230	18/10/2023	7423	7423	OS	
13.	MUMY02084F		YES BANK LIMITED	26389	26/09/2023	2639	2639	OS	
14.	MUMY02084F		YES BANK LIMITED	13142	18/09/2023	1314	1314	OS	
15.	MUMY02084F		YES BANK LIMITED	11934	14/08/2023	1193	1193	OS	
16.	MUMY02084F		YES BANK LIMITED	95651	14/08/2023	9565	9565	OS	
17.	MUMY02084F		YES BANK LIMITED	31452	20/06/2023	3145	3145	OS	
18.	MUMY02084F		YES BANK LIMITED	4302	16/05/2023	430	430	OS	
19.	MUMY02084F		YES BANK LIMITED	14590	08/05/2023	1459	1459	OS	
20.	MUMY02084F		YES BANK LIMITED	36113	08/05/2023	3611	3611	OS	
			Sub-Total (TAN)	**519568**		**51955**	**51955**		
			Total (Section)	**536384**		**53636**	**53636**		
194H : Commission or brokerage									
1.	HYDG02887D		GULMOHAR RESIDENCY	14286	31/03/2024	714	714	BP	

2.	HYDG02887D		GULMOHAR RESIDENCY	201457	01/03/2024	10073	10073	BP	
3.	HYDG02887D		GULMOHAR RESIDENCY	49714	01/02/2024	2486	2486	BP	
4.	HYDG02887D		GULMOHAR RESIDENCY	56380	14/12/2023	2819	2819	BP	
5.	HYDG02887D		GULMOHAR RESIDENCY	58600	08/11/2023	2930	2930	BP	
6.	HYDG02887D		GULMOHAR RESIDENCY	436760	12/10/2023	21838	21838	BP	
7.	HYDG02887D		GULMOHAR RESIDENCY	32203	21/08/2023	1610	1610	BP	
8.	HYDG02887D		GULMOHAR RESIDENCY	72380	01/07/2023	3619	3619	BP	
9.	HYDG02887D		GULMOHAR RESIDENCY	89220	30/06/2023	4461	4461	BP	
10.	HYDG02887D		GULMOHAR RESIDENCY	198532	31/05/2023	9927	9927	BP	
11.	HYDG02887D		GULMOHAR RESIDENCY	201300	31/05/2023	10065	10065	BP	
			Sub-Total (TAN)	**1410832**		**70542**	**70542**		
1.	HYDJ01373B		JADE ESTATES	316421	31/03/2024	15821	15821	BP	
2.	HYDJ01373B		JADE ESTATES	154229	01/03/2024	7711	7711	BP	
3.	HYDJ01373B		JADE ESTATES	318596	01/02/2024	15930	15930	BP	
4.	HYDJ01373B		JADE ESTATES	108660	14/12/2023	5433	5433	BP	
5.	HYDJ01373B		JADE ESTATES	257380	08/11/2023	12869	12869	BP	
6.	HYDJ01373B		JADE ESTATES	268920	12/10/2023	13446	13446	BP	
7.	HYDJ01373B		JADE ESTATES	1760	31/08/2023	88	88	BP	
8.	HYDJ01373B		JADE ESTATES	23849	24/08/2023	1192	1192	BP	
9.	HYDJ01373B		JADE ESTATES	144200	01/07/2023	7210	7210	BP	
10.	HYDJ01373B		JADE ESTATES	179280	30/06/2023	8964	8964	BP	
11.	HYDJ01373B		JADE ESTATES	231240	31/05/2023	11562	11562	BP	
12.	HYDJ01373B		JADE ESTATES	123500	31/05/2023	6175	6175	BP	
			Sub-Total (TAN)	**2128035**		**106401**	**106401**		
			Total (Section)	**3538867**		**176943**	**176943**		
194N : Cash withdrawal									
1.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	25000	12/03/2024	500	500	NA	
2.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	25000	20/02/2024	500	500	NA	
			Total (Section)	**50000**		**1000**	**1000**		
			Grand Total	**4125251**		**231579**	**231579**		

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	HXBEDLA	SUJAT KUMAR MISHRA	AJGPM5151M	AK04149014	2110400	20/06/2023	21104	26/06/2023	20/06/2023	21104
2	HAHKGCA	SUSHMA PATWARDHAN SURESH	AKRPS5386E	AK11620044	1233000	26/10/2023	12330	26/10/2023	26/10/2023	12330
3	HHEWWTA	PRASAD RAO RAYAVARAPU	ADTPR9481Q	AK08787284	459841	29/08/2023	4598	11/09/2023	29/08/2023	4598
4	HXTAJWA	PRASAD RAO RAYAVARAPU	ADTPR9481Q	AK02325632	1125000	16/05/2023	11250	25/05/2023	16/05/2023	11250
5	HIVPBFA	GIRIDHAR PAVANKUMAR LANKA	ABEPL7891F	AK24648875	6679000	31/03/2024	66790	03/05/2024	31/03/2024	66790
6	HAYGKRA	SNEHA CHIDARA	AVIPC0405A	AK15728215	8170000	28/12/2023	81700	28/12/2023	28/12/2023	81700
				Grand Total	**19777241**		**197772**			**197772**

Details of Tax Collected at Source on Income

Sl. No.	Tax Deduction and Tax Collection Account Number of the Collector	Name of the Collector	Amount received /debited	Date of receipt /debit	Total tax deducted	Amount claimed for this year
206CR : SECTION 206CR						
1.	HYDM04353G	MANISH GUPTA	791645	31/01/2024	791	791
2.	HYDM04353G	MANISH GUPTA	1985000	30/11/2023	1985	1985
		Grand Total	**2776645**		**2776**	**2776**

DISALLOWED U/S 36

Sr. No.	Particulars	Amount
1	Delay in depositing ESI contribution	3431
2	Delay in payment of Employee contribution to PF	45299
	Total	**48730.00**

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	GST LATE FEES AND INTEREST	31158
2	INTEREST AND LATE FEE FOR ESI PT AND TDS	39855

	Total	71013.00

DISALLOWED U/S 40A

Sr. No.	Particulars	Amount
1	Cash Payments exceeding Rs.10,000/-	93288
	Total	93288.00

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 PVT LTD	AABCM4761E	50	5-4-187/3 & 4, 3RD FLOOR, SOHAM MANSIONMG ROAD, RANIGUNJ, HYDERABAD TELANGANA - 500003	Domestic Company	00522546	0	0	
ANAND SURESH MEHTA	ACQPM3840C	50	BAPU BAGH COLONY, P G ROAD, HYDERABAD TELANGANA - 500003	Individual	01314936	0	0	
SOHAM MODI	ABMPM6725H	0	5-4-187/3 AND 4, 3RD FLOOR, SOHAM MANSION, M.G ROAD, SECUNDERABAD TELANGANA - 500003	Principal Officer	00522546	0	0	314687274389
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	556909.00	556909.00	556909.00	Nil	536384.00	-20525.00
2	Sale of land or building	Capital Gain	194IA	694007500.00	694007500.00	0.00	694007500.00	19777241.00	19777241.00
3	Receipts from transfer of immovable property			26456241.00	26456241.00				
4	Business receipts	Business		3538867.00	3538867.00	289511268.00	-285972401.00	0.00	-289511268.00
5	GST turnover	Profit & Loss A/c		264912676.00	264912676.00	289511268.00	-24598592.00	0.00	-289511268.00
6	GST purchases	Profit & Loss A/c		144665081.00	144665081.00	221961484.00	-77296403.00		
7	Business expenses			2776645.00	2776645.00				
8	Cash withdrawals			50000.00	50000.00			0.00	50000.00
9	Purchase of time deposits			15693524.00	15693524.00				

MODI REALTY MALLAPUR LLP
BALANCE SHEET AS ON 31ST DAY OF MARCH, 2024

Liabilities	Amount (Rs.)	Assets		Amount (Rs.)
Partners' / Members' Fund		**Fixed Assets**		
Partners' / Members' capital	23526825	Gross Block	3649344	

Loan Funds					
Secured Loans			Less: Depreciation	556623	3092721
Rupee Loans from Banks	59554126		**Current Assets, Loans and Advances**		
Rupee Loans from Others	1229487	60783613	**Current Assets**		
Unsecured Loans			**Inventories**		
Rupee Loans from Others		3705969	Work-in-progress		249029055
Current Liabilities and Provisions			Sundry Debtors (Others)		17248920
Current Liabilities			**Cash and Bank Balances**		
Sundry Creditors (Others)	41058589		Balance with banks	10518979	
Income received in advance	203027553		Cash-in-hand	82905	10601884
Other payables	5968368	250054510	Other Current Assets		3210
			Loans and Advances		
			Advances recoverable in cash or in kind or for value to be received	44542346	
			Deposits, loans and advances to corporate and others	13552781	58095127
TOTAL		**338070917**	**TOTAL**		**338070917**

MODI REALTY MALLAPUR 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	278298517	**Sales/Gross Receipts**			
To Purchases	221961484	By Sale of services		284708453	
		By Other operating revenues			
		Car Parking Charges	200000		
		Customer Receipts	881356		
		Sales Commission	3615527		
		Forfeit Amount	105932	4802815	289511268
To Gross Profit	**38280323**	By Closing Stock of Finished Stocks			249029056
TOTAL	**538540324**	**TOTAL**			**538540324**

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

Particulars		Amount (Rs.)	Particulars		Amount (Rs.)
To Rents		324000	**By Gross Profit**		**38280323**
To Repairs to machinery		120380	**Other income**		
Compensation to employees			By Interest income		
To Salaries and wages	2199369		Interest on Fixed Deposit	556908	
To Bonus	230353		Interest from Loans	13673	570581
To Contribution to recognised provident fund	283488				
To Contribution to any other fund	40358				
To Any other benefit to employees in respect of which an expenditure has been incurred	16000	2769568			
Insurance					
To Medical Insurance	75573				
To Life Insurance	65490				
To Other Insurance including factory, office, car, goods etc.	6934	147997			
To Advertisement		3276290			
Professional / Consultancy Fees / Fee for Technical Services					
To Paid to Others		8961137			
To Audit Fee		55000			
To Other expenses					
Bank Charges	30520				
Printing and Stationery	126941				
Registration Service Charges	11661				
Miscellaneous Expenses	26943				
Community Welfare Exp	25000				
Rates and Taxes	31380				
Professional Tax	2500				
Internet Charges	42414				
Bad Debts	13383				
Maintenance Charges	149400				
Hire Charges	200100				
Interest and Penalties	71013	731255			
Interest					

To Paid in India, or paid to a resident (To Partners)	90914			
To Paid in India, or paid to a resident (To other than Partners)	73299	164213		
To Depreciation and amoritisation		556623		
To Net Profit		**21744441**		
		38850904		**38850904**
To Balance carried to Balance Sheet in partner's account		**21744441**	**By Net Profit**	**21744441**
TOTAL		**21744441**	**TOTAL**	**21744441**

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 Mallapur LLP

SOHAM SATISH MODI
(Principal Officer)

INDEPENDENT AUDITOR'S REPORT

To the Partners of Modi Realty Mallapur LLP [LLP IN: AAL-1319]

Opinion

We have audited the financial statements of Modi Realty Mallapur 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 issued bythe 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 evidence, wehave 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.
Firm Reg.No. 015353S
Secunderabad
Chartered Accountants

CA INDIA

KGM & CO
Chartered Accountants

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: 24233650BKDABP8611
Place: Hyderabad
Date: 30/09/2024

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

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
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**			
	Partners' Capital Account			
	(i) Partners' Contribution	3a	1,00,000	1,00,000
	(ii) Partners' Current Account	3b	1,57,54,007	2,71,48,899
			1,58,54,007	2,72,48,899
2	**Non-current liabilities**			
	Long-term borrowings	4	6,44,89,582	16,19,696
	Other long-term liabilities	5	20,71,50,591	31,97,09,516
			27,16,40,173	32,13,29,211
3	**Current liabilities**			
	Trade payables	6	4,10,64,606	5,33,91,833
	Other current liabilities	7	18,45,329	17,19,364
	Short-term provisions	8	72,40,689	1,18,13,305
			5,01,50,624	6,69,24,502
	Total		**33,76,44,804**	**41,55,02,612**
II	**ASSETS**			
1	**Non-current assets**			
	Property, Plant and Equipment and Intangible assets			
	- Property, plant and Equipment	9	30,92,721	36,49,345
	Other non-current assets	10	1,35,52,781	1,11,75,000
			1,66,45,502	1,48,24,345
2	**Current assets**			
	Inventories	11	24,90,29,055	27,82,98,516
	Trade receivables	12	1,72,48,920	3,94,94,453
	Cash and bank balances	13	1,06,01,883	2,19,52,417
	Short Term Loans and Advances	14	4,41,16,234	6,09,32,881
	Other Current Asset	15	3,210	-
			32,09,99,302	40,06,78,267
	Total		**33,76,44,804**	**41,55,02,612**
	Brief about the Entity	1		
	Summary of significant accounting policies	2		
	The accompanying notes are an integral part of the financial statements			

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

For MODI REALTY MALLAPUR LLP

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

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 30/09/2024
UDIN: 24233650BKDABP8611

(Soham Modi)
Designated Partner
DIN:00522546

(Anand Mehta)
Designated Partner
DIN:01314936

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
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	16	28,95,11,268	29,00,44,333
II	Other income	17	5,70,581	13,44,415
III	**Total Income (I+II)**		29,00,81,849	29,13,88,748
IV	**Expenses:**			
	Construction Cost Incurred during the year	18	22,19,61,485	30,06,73,856
	Changes in Inventories of finished goods, work-in-progress and stock in trade	19	2,92,69,461	-5,86,61,436
	Employee benefits expense	20	29,10,631	28,88,818
	Finance costs	21	1,94,734	1,53,686
	Depreciation and amortization expense	22	5,56,623	6,46,435
	Other expenses	23	1,34,44,475	1,24,48,699
	Total expenses		**26,83,37,410**	**25,81,50,058**
V	**Profit before Partners' Remuneration and tax (III-IV)**		2,17,44,440	3,32,38,690
VI	**Partners' Remuneration**		-	-
VII	**Profit before Tax (V-VI)**		2,17,44,440	3,32,38,690
VIII	Tax expense:			
	Current tax		76,72,818	1,18,13,305
	Earlier Year Tax		12,21,795	-
	Deferred tax charge/ (benefit)		-	-
			88,94,613	1,18,13,305
XIII	**Profit/(Loss) for the year (XIII+XVI)**		1,28,49,827	2,14,25,385
	Summary of significant accounting policies	1		
	The accompanying notes are an integral part of the financial statements	2		

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: 30/09/2024
UDIN: 24233650BKDABP8611

For MODI REALTY MALLAPUR LLP

(Soham Modi)
Designated Partner
DIN:00522546

(Anand Mehta)
Designated Partner
DIN:01314936

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
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' (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.

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.

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

g) **Borrowing Costs:**
Borrowing Costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs which are not attributable to any fixed assets are charged to the Profit and Loss account.

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

h) Provisions:

Provisions are recognized when there is a present obligation as result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a realizable estimate of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet Date.

i) Contingent Liabilities:

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the controls of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimated of the amount cannot be made.

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: 30/09/2024
UDIN: 24233650BKDABP8611

For MODI REALTY MALLAPUR LLP,

Soham Satish Modi
Partner
DIN: 00522546

Anand Mehta
Partner
DIN: 01314936

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2024

Note - 3a Partners Contribution

(Amount in

Sr. No.	Name of Partner	Agreed contribution	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 Pvt. Ltd.	50,000	50%	50,000	-	-	-	-	-	50,000
2	Anand Mehta	50,000	50%	50,000	-	-	-	-	-	50,000
				1,00,000	-	-	-	-	-	**1,00,000**
Previous Year (PY)				**1,00,000**	-	-	-	-	-	**1,00,000**

Note - 3b Partners Current Account

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 Pvt. Ltd.	50%	53,49,855	3,05,698	-	-	1,52,40,000	64,24,913	-31,59,534
2	Anand Mehta	50%	2,17,99,044	-	-	-	93,10,417	64,24,913	1,89,13,540
			2,71,48,899	**3,05,698**	-	-	**2,45,50,417**	**1,28,49,827**	**1,57,54,007**
Previous Year (PY)			**4,30,39,124**	**97,50,000**	-	-	**4,70,65,610**	**2,14,25,385**	**2,71,48,899**

Anand Mehta

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Secunderabad
Chartered Accountants

MODI REALTY MALLAPUR LLP

LLP IN : AAL-1319

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**
	Secured		
	Term loans		
	from banks	-	-
	From Tata Capital Financials Ltd (Secured aginst Exclusive Charge by way of hypothecation of receivables of Gulmohar Residency Project, with minimum of 2x of receivables of unsold inventories and hypothecation of receivables of units mortgaged to GHMC)	5,95,54,126	-
	From Mahindra & Mahindra Finance (secured against Car)	12,29,487	16,19,696
	Total (A)	6,07,83,613	16,19,696
	Unsecured		
	Loans and advances from related parties	37,05,969	-
	Total (B)	37,05,969	-
	Total (A) + (B)	**6,44,89,582**	**16,19,696**

5	**Other long-term liabilities**	**31 March 2024**	**31 March 2023**
	Revenue Pending Recognition	20,30,27,552	31,54,58,500
	Customer Credit Balances	37,79,579	39,07,556
	Security Deposit	3,43,460	3,43,460
	Total Other long term liabilities	**20,71,50,591**	**31,97,09,516**

6	**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	4,10,64,606	5,33,91,833
	Total Trade payables	**4,10,64,606**	**5,33,91,833**

a) Trade Payables ageing schedule

As at March 31, 2024

Particulars	**Outstanding for following periods from due date of payment**				
	Less than 1 year	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
i. MSME					
ii. Others	-	-	-	-	-
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	-	-	-	-	-

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

MODI REALTY MALLAPUR LLP

LLP IN : AAL-1319

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

As at March 31, 2023

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
i. MSME					
ii. Others	69,72,833	4,64,19,000	-	-	5,33,91,833
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	**69,72,833**	**4,64,19,000**	**-**	**-**	**5,33,91,833**

7 Other current liabilities

	31 March 2024	**31 March 2023**
Goods and Service tax payable	13,17,558	10,52,292
TDS payable	2,93,375	4,69,573
Audit Fees Payable	49,500	46,541
Electricity Bills Payable	86,527	76,596
Statutory Dues Payable	63,899	74,362
Other Payable	34,470	-
Total Other current liabilities	**18,45,329**	**17,19,364**

8 Short-term provisions

	31 March 2024	**31 March 2023**
Provision for Income tax	72,40,689	1,18,13,305
Total Provisions	**72,40,689**	**1,18,13,305**

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Chartered Accountants

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2024

9 Property, Plant and Equipment and Intangible assets

FY 2023-24

Name of the Asset	WDV as on 01/04/2023	Additions	Deletions	Total	Depreciation	WDV as on 31/03/2024
FA-Computer & peripherals	45,638.47	-	-	45,638.47	18,255.39	27,383.08
FA-Digital Camera	395.25	-	-	395.25	59.29	335.96
FA-Office Equipment	13,467.40	-	-	13,467.40	2,020.11	11,447.29
FA-Furniture	43,761.60	-	-	43,761.60	4,376.16	39,385.44
FA-Air Conditioners	34,171.70	-	-	34,171.70	5,125.76	29,045.95
Mercedes Benz	15,88,225.00	-	-	15,88,225.00	2,38,233.75	13,49,991.25
Maruthi WaganR	5,18,216.93	-	-	5,18,216.93	77,732.54	4,40,484.39
Electrical Bike	39,909.28	-	-	39,909.28	5,986.39	33,922.89
Mahindra Thar Car	13,65,558.73	-	-	13,65,558.73	2,04,833.81	11,60,724.92
Total	**36,49,344.36**	**-**	**-**	**36,49,344.36**	**5,56,623.19**	**30,92,721.17**

FY 2022-23

Name of the Asset	WDV as on 01/04/2022	Additions	Deletions	Total	Depreciation	WDV as on 31/03/2023
FA-Computer & peripherals	7,750.00	51,236.00	-	58,986.00	13,347.00	45,639.00
FA-Digital Camera	465.00	-	-	465.00	70.00	395.00
FA-Office Equipment	15,844.00	-	-	15,844.00	2,377.00	13,467.00
FA-Furniture	48,624.00	-	-	48,624.00	4,862.00	43,762.00
FA-Air Conditioners	40,202.00	-	-	40,202.00	6,030.00	34,172.00
Mercedes Benz	18,68,500.00	-	-	18,68,500.00	2,80,275.00	15,88,225.00
Maruthi WaganR	-	6,09,667.00	-	6,09,667.00	91,450.00	5,18,217.00
Mitsubishi Pajero Sports	4,44,000.00	-	4,44,000.00	-	-	-
Electrical Bike	46,952.00	-	-	46,952.00	7,043.00	39,909.00
Mahindra Thar Car	16,06,540.00	-	-	16,06,540.00	2,40,981.00	13,65,559.00
Total	**40,78,877.00**	**6,60,903.00**	**4,44,000.00**	**42,95,780.00**	**6,46,435.00**	**36,49,345.00**

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

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2024

(Amount in Rs.)

10	**Other non-current assets**	**31 March 2024**	**31 March 2023**
	Security Deposits	1,35,52,781	1,11,75,000
	Total other non-current other assets	1,35,52,781	1,11,75,000
11	**Inventories**	**31 March 2024**	**31 March 2023**
	Work-in-progress	24,90,29,055	27,82,98,516
	Total	**24,90,29,055**	**27,82,98,516**
12	**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	1,72,48,920	3,94,94,453
		1,72,48,920	3,94,94,453
	Outstanding for a period exceeding 6 months from the date they are due for receipt		
	Secured Considered good	-	-
	Unsecured Considered good	-	-
		-	-
	Total	**1,72,48,920**	**3,94,94,453**
13	**Cash and Bank Balances**	**31 March 2024**	**31 March 2023**
	Cash and cash equivalents		
	On current accounts	30,66,226	19,22,324
	Fixed Deposits		
	Deposits	74,52,753	1,95,65,715
	Cash on hand	82,904	4,64,378
	Total	**1,06,01,883**	**2,19,52,417**
14	**Short Term Loans and Advances**	**31 March 2024**	**31 March 2023**
	Advances to Vendors, contractors and suppliers	4,24,39,600	5,31,43,191
	Advances to Staff	82,785	5,24,206
	Other Advances	15,93,849	72,65,484
	Total	**4,41,16,234**	**6,09,32,881**
15	**Other Current Asset**	**31 March 2024**	**31 March 2023**
	Accrued Interest Kotakbank	3,210	-
	Total	**3,210**	-

KGM & CO. Firm Reg.No. 015358S Secunderabad Chartered Accountants

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2024

(Amount in Rs.)

16	**Revenue from operations**	**31 March 2024**	**31 March 2023**
	Revenue Recognised as per POCM	28,47,08,453	28,40,66,066
	Other Operating Revenue	48,02,815	59,78,267
	Total	**28,95,11,268**	**29,00,44,333**
17	**Other income**	**31 March 2024**	**31 March 2023**
	Fixed Deposit Interest income	5,56,908	10,72,613
	Interest From Loans	13,673	8,849
	Interest on IT Refund	-	34,121
	Profit on Sale of Automobile	-	2,16,951
	Sundry Balance Written Off	-	11,882
	Total other income	**5,70,581**	**13,44,415**
18	**Construction Cost Incurred during the year**	**31 March 2024**	**31 March 2023**
	Purchase of Construction Material	9,92,57,785	12,52,87,969
	Labour Charges	7,97,24,443	12,18,67,775
	Other Direct Expenses	4,29,79,258	5,35,18,112
	Total	**22,19,61,485**	**30,06,73,856**
19	**Changes in Inventories of finished goods, work-in-progress and stock ir**	**31 March 2024**	**31 March 2023**
	Opening Work-in-Progress	27,82,98,516	21,96,37,080
	Add: Construction Cost incurred during the Year	22,19,61,485	30,06,73,856
	Less: Cost Recognized as per POCM	-25,12,30,946	-24,20,12,421
	Closing Work-in-Progress	24,90,29,055	27,82,98,516
	Total	**2,92,69,461**	**-5,86,61,436**
20	**Employee benefits expense**	**31 March 2024**	**31 March 2023**
	Salaries, wages, bonus and other allowances	24,07,099	20,94,988
	Contribution to provident and other funds	3,46,469	4,76,602
	Gratuity expenses	-	6,000
	Staff welfare expenses	1,57,063	3,11,228
	Total Employee benefits expense	**29,10,631**	**28,88,818**
21	**Finance costs**	**31 March 2024**	**31 March 2023**
	Interest Expense	1,64,214	1,41,382
	Other Borrowing Costs		
	Bank Charges	30,520	12,304
	Total Finance cost	**1,94,734**	**1,53,686**
22	**Depreciation and amortization expense**	**31 March 2024**	**31 March 2023**
	on tangible assets	5,56,623	6,46,435
	on intangible assets	-	-
	Total Depreciation and amortization expense	**5,56,623**	**6,46,435**

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

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2024

(Amount in Rs.)

23	Other Expenses	31 March 2024	31 March 2023
	Rent	3,24,000	2,97,000
	Insurance	6,934	68,108
	Repairs and maintenance - Machinery	1,20,380	14,711
	Promotional Expenses	32,76,290	20,36,282
	Statutory interest & penalties	71,013	4,95,735
	Professional Services	89,61,137	92,51,392
	Auditor's remuneration	55,000	48,806
	Printing and stationery	1,26,941	1,01,361
	Registration Service Charges	11,661	74,880
	Miscellaneous expenses	26,942	48
	Community Welfare Exp	25,000	25,000
	Rates and Taxes	31,380	600
	Firm Professional Tax	2,500	2,500
	Internet Charges/Telephone Charges	42,414	32,276
	Bad Debits - Credits Written Off	13,383	-
	Maintenance Charges for Model Flats	1,49,400	-
	Hire Charges	2,00,100	-
	Total	**1,34,44,475**	**1,24,48,699**

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

M/s. MODI REALTY GENOME VALLEY LLP

LLP IN: AAJ-1117

24 Other Disclosures

(i) Disclosure of revenue and cost under POCM method:

The percentage of work completed under the project upto 31-3-2024 is 76.27% 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	1,38,29,30,807	1,32,93,86,807
Cost incurred during the year	22,19,61,485	30,06,73,856
Cumulative cost	1,05,47,50,523	83,27,89,038
POCM%	76.27	62.64
Revenue recognized during the year	28,47,08,453	24,80,66,066
Cumulative Revenue recognized	93,75,20,305	65,28,11,852
Cost recognized during the year	25,12,30,946	24,20,12,421
Cumulative Cost recognized	80,57,21,468	55,44,90,522
Gross Profit recognized during the year	3,34,77,507	60,53,645
Cumulative Gross profit recognized	13,17,98,837	9,83,21,330
Opening WIP	27,82,98,516	21,96,37,080
Closing WIP	24,90,29,055	27,82,98,516
Excess of revenue recognised over actual bills raised (unbilled revenue).	20,30,27,552	31,54,58,498

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

(iii) 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: 30/09/2024
UDIN: 24233650BKDABP8611

For MODI REALTY MALLAPUR LLP

(Soham Modi)
Designated Partner
DIN:00522546

(Anand Mehta)
Designated Partner
DIN:01314936

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
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**			
	Partners' Capital Account			
	(i) Partners' Contribution	3a	1,00,000	1,00,000
	(ii) Partners' Current Account	3b	1,57,54,007	2,71,48,899
			1,58,54,007	2,72,48,899
2	**Non-current liabilities**			
	Long-term borrowings	4	6,44,89,582	16,19,696
	Other long-term liabilities	5	20,71,50,591	31,97,09,516
			27,16,40,173	32,13,29,211
3	**Current liabilities**			
	Trade payables	6	4,10,64,606	5,33,91,833
	Other current liabilities	7	18,45,329	17,19,364
	Short-term provisions	8	72,40,689	1,18,13,305
			5,01,50,624	6,69,24,502
	Total		**33,76,44,804**	**41,55,02,612**
II	**ASSETS**			
1	**Non-current assets**			
	Property, Plant and Equipment and Intangible assets			
	- Property, plant and Equipment	9	30,92,721	36,49,345
	Other non-current assets	10	1,35,52,781	1,11,75,000
			1,66,45,502	1,48,24,345
2	**Current assets**			
	Inventories	11	24,90,29,055	27,82,98,516
	Trade receivables	12	1,72,48,920	3,94,94,453
	Cash and bank balances	13	1,06,01,883	2,19,52,417
	Short Term Loans and Advances	14	4,41,16,234	6,09,32,881
	Other Current Asset	15	3,210	-
			32,09,99,302	40,06,78,267
	Total		**33,76,44,804**	**41,55,02,612**
	Brief about the Entity	1		
	Summary of significant accounting policies	2		
	The accompanying notes are an integral part of the financial statements			

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: 30/09/2024
UDIN: 24233650BKDABP8611

For MODI REALTY MALLAPUR LLP

(Soham Modi)
Designated Partner
DIN:00522546

(Anand Mehta)
Designated Partner
DIN:01314936

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
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	16	28,95,11,268	29,00,44,333
II	Other income	17	5,70,581	13,44,415
III	**Total Income (I+II)**		29,00,81,849	29,13,88,748
IV	**Expenses:**			
	Construction Cost Incurred during the year	18	22,19,61,485	30,06,73,856
	Changes in Inventories of finished goods, work-in-progress and stock in trade	19	2,92,69,461	-5,86,61,436
	Employee benefits expense	20	29,10,631	28,88,818
	Finance costs	21	1,94,734	1,53,686
	Depreciation and amortization expense	22	5,56,623	6,46,435
	Other expenses	23	1,34,44,475	1,24,48,699
	Total expenses		**26,83,37,410**	**25,81,50,058**
V	**Profit before Partners' Remuneration and tax (III-IV)**		2,17,44,440	3,32,38,690
VI	**Partners' Remuneration**		-	-
VII	**Profit before Tax (V-VI)**		2,17,44,440	3,32,38,690
VIII	Tax expense:			
	Current tax		76,72,818	1,18,13,305
	Earlier Year Tax		12,21,795	-
	Deferred tax charge/ (benefit)		-	-
			88,94,613	1,18,13,305
XIII	**Profit/(Loss) for the year (XIII+XVI)**		1,28,49,827	2,14,25,385
	Summary of significant accounting policies	1		
	The accompanying notes are an integral part of the financial statements	2		

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

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

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 30/09/2024
UDIN: 24233650BKDABP8611

For MODI REALTY MALLAPUR LLP

(Soham Modi)
Designated Partner
DIN:00522546

(Anand Mehta)
Designated Partner
DIN:01314936

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
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' (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.

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.

f) **Depreciation:**

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

g) **Borrowing Costs:**

Borrowing Costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs which are not attributable to any fixed assets are charged to the Profit and Loss account.

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

h) Provisions:

Provisions are recognized when there is a present obligation as result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a realizable estimate of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet Date.

i) Contingent Liabilities:

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the controls of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimated of the amount cannot be made.

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: 30/09/2024
UDIN: 24233650BKDABP6611

For MODI REALTY MALLAPUR LLP,

Soham Satish Modi
Partner
DIN: 00522546

Anand Mehta
Partner
DIN: 01314936

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2024

Note - 3a Partners Contribution

(Amount in

Sr. No.	Name of Partner	Agreed contribution	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 Pvt. Ltd.	50,000	50%	50,000	-	-	-	-	-	50,000
2	Anand Mehta	50,000	50%	50,000	-	-	-	-	-	50,000
				1,00,000	-	-	-	-	-	**1,00,000**
Previous Year (PY)				**1,00,000**	-	-	-	-	-	**1,00,000**

Note - 3b Partners Current Account

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 Pvt. Ltd.	50%	53,49,855	3,05,698	-	-	1,52,40,000	64,24,913	-31,59,534
2	Anand Mehta	50%	2,17,99,044	-	-	-	93,10,417	64,24,913	1,89,13,540
			2,71,48,899	**3,05,698**	-	-	**2,45,50,417**	**1,28,49,827**	**1,57,54,007**
Previous Year (PY)			**4,30,39,124**	**97,50,000**	-	-	**4,70,65,610**	**2,14,25,385**	**2,71,48,899**

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

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
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**
	Secured		
	Term loans		
	from banks	-	-
	From Tata Capital Financials Ltd (Secured aginst Exclusive Charge by way of hypothecation of receivables of Gulmohar Residency Project, with minimum of 2x of receivables of unsold inventories and hypothecation of receivables of units mortgaged to GHMC)	5,95,54,126	-
	From Mahindra & Mahindra Finance (secured against Car)	12,29,487	16,19,696
	Total (A)	6,07,83,613	16,19,696
	Unsecured		
	Loans and advances from related parties	37,05,969	-
	Total (B)	37,05,969	-
	Total (A) + (B)	**6,44,89,582**	**16,19,696**

5	**Other long-term liabilities**	**31 March 2024**	**31 March 2023**
	Revenue Pending Recognition	20,30,27,552	31,54,58,500
	Customer Credit Balances	37,79,579	39,07,556
	Security Deposit	3,43,460	3,43,460
	Total Other long term liabilities	**20,71,50,591**	**31,97,09,516**

6	**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	4,10,64,606	5,33,91,833
	Total Trade payables	**4,10,64,606**	**5,33,91,833**

a) Trade Payables ageing schedule

As at March 31, 2024

Particulars	**Outstanding for following periods from due date of payment**				
	Less than 1 year	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
i. MSME					
ii. Others	-	-	-	-	-
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	-	-	-	-	-

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

MODI REALTY MALLAPUR LLP

LLP IN : AAL-1319

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

As at March 31, 2023

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					
ii. Others	69,72,833	4,64,19,000	-	-	5,33,91,833
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	**69,72,833**	**4,64,19,000**	**-**	**-**	**5,33,91,833**

7 Other current liabilities

	31 March 2024	31 March 2023
Goods and Service tax payable	13,17,558	10,52,292
TDS payable	2,93,375	4,69,573
Audit Fees Payable	49,500	46,541
Electricity Bills Payable	86,527	76,596
Statutory Dues Payable	63,899	74,362
Other Payable	34,470	-
Total Other current liabilities	**18,45,329**	**17,19,364**

8 Short-term provisions

	31 March 2024	31 March 2023
Provision for Income tax	72,40,689	1,18,13,305
Total Provisions	**72,40,689**	**1,18,13,305**

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

MODI REALTY MALLAPUR LLP

LLP IN : AAL-1319

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

9 Property, Plant and Equipment and Intangible assets

FY 2023-24

Name of the Asset	WDV as on 01/04/2023	Additions	Deletions	Total	Depreciation	WDV as on 31/03/2024
FA-Computer & peripherals	45,638.47	-	-	45,638.47	18,255.39	27,383.08
FA-Digital Camera	395.25	-	-	395.25	59.29	335.96
FA-Office Equipment	13,467.40	-	-	13,467.40	2,020.11	11,447.29
FA-Furniture	43,761.60	-	-	43,761.60	4,376.16	39,385.44
FA-Air Conditioners	34,171.70	-	-	34,171.70	5,125.76	29,045.95
Mercedes Benz	15,88,225.00	-	-	15,88,225.00	2,38,233.75	13,49,991.25
Maruthi WaganR	5,18,216.93	-	-	5,18,216.93	77,732.54	4,40,484.39
Electrical Bike	39,909.28	-	-	39,909.28	5,986.39	33,922.89
Mahindra Thar Car	13,65,558.73	-	-	13,65,558.73	2,04,833.81	11,60,724.92
Total	**36,49,344.36**	**-**	**-**	**36,49,344.36**	**5,56,623.19**	**30,92,721.17**

FY 2022-23

Name of the Asset	WDV as on 01/04/2022	Additions	Deletions	Total	Depreciation	WDV as on 31/03/2023
FA-Computer & peripherals	7,750.00	51,236.00	-	58,986.00	13,347.00	45,639.00
FA-Digital Camera	465.00	-	-	465.00	70.00	395.00
FA-Office Equipment	15,844.00	-	-	15,844.00	2,377.00	13,467.00
FA-Furniture	48,624.00	-	-	48,624.00	4,862.00	43,762.00
FA-Air Conditioners	40,202.00	-	-	40,202.00	6,030.00	34,172.00
Mercedes Benz	18,68,500.00	-	-	18,68,500.00	2,80,275.00	15,88,225.00
Maruthi WaganR	-	6,09,667.00	-	6,09,667.00	91,450.00	5,18,217.00
Mitsubishi Pajero Sports	4,44,000.00	-	4,44,000.00	-	-	-
Electrical Bike	46,952.00	-	-	46,952.00	7,043.00	39,909.00
Mahindra Thar Car	16,06,540.00	-	-	16,06,540.00	2,40,981.00	13,65,559.00
Total	**40,78,877.00**	**6,60,903.00**	**4,44,000.00**	**42,95,780.00**	**6,46,435.00**	**36,49,345.00**

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

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2024

(Amount in Rs.)

10	**Other non-current assets**	**31 March 2024**	**31 March 2023**
	Security Deposits	1,35,52,781	1,11,75,000
	Total other non-current other assets	1,35,52,781	1,11,75,000
11	**Inventories**	**31 March 2024**	**31 March 2023**
	Work-in-progress	24,90,29,055	27,82,98,516
	Total	**24,90,29,055**	**27,82,98,516**
12	**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	1,72,48,920	3,94,94,453
		1,72,48,920	3,94,94,453
	Outstanding for a period exceeding 6 months from the date they are due for receipt		
	Secured Considered good	-	-
	Unsecured Considered good	-	-
		-	-
	Total	**1,72,48,920**	**3,94,94,453**
13	**Cash and Bank Balances**	**31 March 2024**	**31 March 2023**
	Cash and cash equivalents		
	On current accounts	30,66,226	19,22,324
	Fixed Deposits		
	Deposits	74,52,753	1,95,65,715
	Cash on hand	82,904	4,64,378
	Total	**1,06,01,883**	**2,19,52,417**
14	**Short Term Loans and Advances**	**31 March 2024**	**31 March 2023**
	Advances to Vendors, contractors and suppliers	4,24,39,600	5,31,43,191
	Advances to Staff	82,785	5,24,206
	Other Advances	15,93,849	72,65,484
	Total	**4,41,16,234**	**6,09,32,881**
15	**Other Current Asset**	**31 March 2024**	**31 March 2023**
	Accrued Interest Kotakbank	3,210	-
	Total	**3,210**	-

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

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2024

(Amount in Rs.)

16	**Revenue from operations**	**31 March 2024**	**31 March 2023**
	Revenue Recognised as per POCM	28,47,08,453	28,40,66,066
	Other Operating Revenue	48,02,815	59,78,267
	Total	**28,95,11,268**	**29,00,44,333**
17	**Other income**	**31 March 2024**	**31 March 2023**
	Fixed Deposit Interest income	5,56,908	10,72,613
	Interest From Loans	13,673	8,849
	Interest on IT Refund	-	34,121
	Profit on Sale of Automobile	-	2,16,951
	Sundry Balance Written Off	-	11,882
	Total other income	**5,70,581**	**13,44,415**
18	**Construction Cost Incurred during the year**	**31 March 2024**	**31 March 2023**
	Purchase of Construction Material	9,92,57,785	12,52,87,969
	Labour Charges	7,97,24,443	12,18,67,775
	Other Direct Expenses	4,29,79,258	5,35,18,112
	Total	**22,19,61,485**	**30,06,73,856**
19	**Changes in Inventories of finished goods, work-in-progress and stock ir**	**31 March 2024**	**31 March 2023**
	Opening Work-in-Progress	27,82,98,516	21,96,37,080
	Add: Construction Cost incurred during the Year	22,19,61,485	30,06,73,856
	Less: Cost Recognized as per POCM	-25,12,30,946	-24,20,12,421
	Closing Work-in-Progress	24,90,29,055	27,82,98,516
	Total	**2,92,69,461**	**-5,86,61,436**
20	**Employee benefits expense**	**31 March 2024**	**31 March 2023**
	Salaries, wages, bonus and other allowances	24,07,099	20,94,988
	Contribution to provident and other funds	3,46,469	4,76,602
	Gratuity expenses	-	6,000
	Staff welfare expenses	1,57,063	3,11,228
	Total Employee benefits expense	**29,10,631**	**28,88,818**
21	**Finance costs**	**31 March 2024**	**31 March 2023**
	Interest Expense	1,64,214	1,41,382
	Other Borrowing Costs		
	Bank Charges	30,520	12,304
	Total Finance cost	**1,94,734**	**1,53,686**
22	**Depreciation and amortization expense**	**31 March 2024**	**31 March 2023**
	on tangible assets	5,56,623	6,46,435
	on intangible assets	-	-
	Total Depreciation and amortization expense	**5,56,623**	**6,46,435**

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

MODI REALTY MALLAPUR LLP

LLP IN : AAL-1319

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

23	**Other Expenses**		**(Amount in Rs.)**
		31 March 2024	**31 March 2023**
	Rent	3,24,000	2,97,000
	Insurance	6,934	68,108
	Repairs and maintenance - Machinery	1,20,380	14,711
	Promotional Expenses	32,76,290	20,36,282
	Statutory interest & penalties	71,013	4,95,735
	Professional Services	89,61,137	92,51,392
	Auditor's remuneration	55,000	48,806
	Printing and stationery	1,26,941	1,01,361
	Registration Service Charges	11,661	74,880
	Miscellaneous expenses	26,942	48
	Community Welfare Exp	25,000	25,000
	Rates and Taxes	31,380	600
	Firm Professional Tax	2,500	2,500
	Internet Charges/Telephone Charges	42,414	32,276
	Bad Debits - Credits Written Off	13,383	-
	Maintenance Charges for Model Flats	1,49,400	-
	Hire Charges	2,00,100	-
	Total	**1,34,44,475**	**1,24,48,699**

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

M/s. MODI REALTY GENOME VALLEY LLP

LLP IN: AAJ-1117

24 Other Disclosures

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

The percentage of work completed under the project upto 31-3-2024 is 76.27% 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	1,38,29,30,807	1,32,93,86,807
Cost incurred during the year	22,19,61,485	30,06,73,856
Cumulative cost	1,05,47,50,523	83,27,89,038
POCM%	76.27	62.64
Revenue recognized during the year	28,47,08,453	24,80,66,066
Cumulative Revenue recognized	93,75,20,305	65,28,11,852
Cost recognized during the year	25,12,30,946	24,20,12,421
Cumulative Cost recognized	80,57,21,468	55,44,90,522
Gross Profit recognized during the year	3,34,77,507	60,53,645
Cumulative Gross profit recognized	13,17,98,837	9,83,21,330
Opening WIP	27,82,98,516	21,96,37,080
Closing WIP	24,90,29,055	27,82,98,516
Excess of revenue recognised over actual bills raised (unbilled revenue).	20,30,27,552	31,54,58,498

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

(iii) 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. Chartered Accountants Firm Reg.No. 015353S Secunderabad

CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 30/09/2024
UDIN: 24233650BKDABP8611

For MODI REALTY MALLAPUR LLP

(Soham Modi)
Designated Partner
DIN:00522546

(Anand Mehta)
Designated Partner
DIN:01314936