Acknowledgement Number:648939211261024

Date of filing : 26-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	ABIFM1836H		
Name	MODI REALITY POCHARAM LLP		
Address	5-4-187/3 AND 4, 3RD FLOOR, SOHAM MANSION , 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	648939211261024

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	2	3,64,240
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	3,64,240
	Net tax payable	5	1,13,643
	Interest and Fee Payable	6	3,950
	Total tax, interest and Fee payable	7	1,17,593
	Taxes Paid	8	1,17,592
	(+) 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 26-Oct-2024 11:56:35 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

ABIFM1836H05648939211261024ee5dc0216bbdb5fdde98b757bea54780bf3e52de

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: **Modi Reality Pocharam Llp**
PAN	: **ABIFM1836H**
Office Address	: 5-4-187/3 And 4, 3rd Floor, Soham Mansion, M G Road, Secunderabad, Telangana-500003
Status	: FIRM (LIMITED LIABILITY)
Ward No	: WARD 11(4),HYDERABAD
D.O.I.	: 07/03/2018
Mobile No.	: 8978144447
Email Address	: ebanking@modiproperties.com
Method Of Accounting	: Accrual
Name Of Bank	: Yes Bank
MICR CODE	: 500532002
IFSC CODE	: YESB0000097
Address	: Begumpet, Secundrabad
Account No.	: 009763700002441
Return	: ORIGINAL
Import Date	: AIS : 08-10-2024 01:28 PM TIS : 08-10-2024 01:28 PM 26AS : 08-10-2024 01:28 PM
Computation Date	: 09-10-2024 06:35 PM

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

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			455422
Modi Realty Pocharam Llp			
Profit Before Tax As Per Profit And Loss Account		487279	
Add :			
Depreciation Disallowed	92830		
Disallowed U/s 37	112899	205729	
		693008	
Less :			
Interest On Bank Fdr	143207		
Interest On Income Tax Refund	1549		
Allowed Depreciation	92830	-237586	
		455422	
Income From Other Sources			144756
Interest On Bank Fdr		143207	
Interest On Income Tax Refubd		1549	
Total		144756	
Brought Forward Losses Set-off			
Business Losses For The A.y. 2022-23			-235938
Gross Total Income			364240
Total Income			364240
Total Income Rounded Off U/s 288A			364240

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 364240 @ 30%		109272	
		109272	
Add: Health And Education Cess @ 4%		4371	
		113643	
Less Tax Deducted At Source			
Section 194a: Other Interest	14322		
Section 194-ia: Tds On Sale Of Immovable Property	66440	80762	
		32881	
Add Interest Payable			
Interest U/s 234B	2296		
Interest U/s 234C	1654	3950	

Tax Payable 36831
Tax Payable Rounded Off U/s 288B 36831

36830

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	364240	364240	364240	364240	364240	364240
	44AD/44ADA/44AE				0	0	0
	TOTAL NORMAL INCOME	**364240**	**364240**	**364240**	**364240**	**364240**	**364240**
	TOTAL SPECIAL INCOME	0	0	0	0	0	0
	***TOTAL INCOME**	**364240**	**364240**	**364240**	**364240**	**364240**	**364240**

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	109272	109272	109272	109272	109272	109272
	TAX + SURC + HECESS	113643	113643	113643	113643	113643	113643
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	80762	80762	80762	80762	80762	80762
	BALANCE TAX	32881	32881	32881	32881	32881	32881
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	**4932**	**14796**	**24661**	**32881**	**32881**	**32881**

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%	4932	12%	3946	-	0	0	4932	147
IInd	15-09-2023	45%	14796	36%	11837	-	0	0	14796	441
IIIrd	15-12-2023	75%	24661	75%	24661	-	0	0	24661	738
IVth	15-03-2024	100%	32881	100%	32881	-	0	0	32881	328

Information regarding Turnover/Gross Receipt Reported for GST	
GSTR No.	36ABIFM1836H1Z7
Amount of turnover/Gross receipt as per the GST return filed	55791956

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.
VEHICLES								
MOTOR CAR	15%	6,18,868.00	0.00	0.00	0.00	6,18,868.00	92,830.20	5,26,037.80
Total		**6,18,868.00**	**0.00**	**0.00**	**0.00**	**6,18,868.00**	**92,830.20**	**5,26,037.80**

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2022-23	Ordinary Business	235938	235938	-

As per Form 26AS [File Creation Date: 08-10-2024] last imported on 08-10-2024 01:28 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 Inco me	B/F C/F

194A : Other Interest

1.	MUMY02084F		YES BANK LIMITED	18052	31/03/2024	1805	1805	OS	
2.	MUMY02084F		YES BANK LIMITED	60	18/03/2024	6	6	OS	
3.	MUMY02084F		YES BANK LIMITED	242	18/03/2024	24	24	OS	
4.	MUMY02084F		YES BANK LIMITED	205	13/03/2024	21	21	OS	
5.	MUMY02084F		YES BANK LIMITED	598	03/03/2024	60	60	OS	
6.	MUMY02084F		YES BANK LIMITED	9560	03/03/2024	956	956	OS	
7.	MUMY02084F		YES BANK LIMITED	14660	20/02/2024	1466	1466	OS	
8.	MUMY02084F		YES BANK LIMITED	2199	20/02/2024	220	220	OS	
9.	MUMY02084F		YES BANK LIMITED	28190	03/02/2024	2819	2819	OS	
10.	MUMY02084F		YES BANK LIMITED	5065	09/01/2024	507	507	OS	
11.	MUMY02084F		YES BANK LIMITED	64376	03/11/2023	6438	6438	OS	
			Grand Total	143207		14322	14322		

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	HTXDWLA	SUMMIT SALES LLP	ACQFS2044C	AK25260572	6644000	26/12/2023	66440	05/10/2024	26/12/2023	66440
				Grand Total	6644000		66440			66440

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	GST LATE FEES AND PENALTY	29545.00
2	TDS INTEREST & FEES	65034.00
3	TDS Expense	18320.00
	Total	**112899.00**

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 AND MODI REALTY HYDERABAD PVT LTD	AANCM2416N	60	5-4-187/3&4, 3 RD FLOOR , SOHAM MANSION M G ROAD, RANIGUNJ HYDERABAD TELANGANA - 500003	Domestic Company	00522546	0	0	
ANAND KUMAR		20	SECUNDERABAD, SECUNDERABAD, HYDERABAD TELANGANA - 500003	Individual	07739186	0	0	
SOHAM MODI	ABMPM6725H	0	PLOT NO 280ROAD NO 25, JUBLIEE HILLS, HYDERABAD TELANGANA - 500034	Principal Officer	00522546	0	0	
KARUNAKAR REDDY	AIRPS8553	20	PLOT NO	Individual	01919958	0	0	23626151[illegible]

	R		65, HMT BEARING, OFFICERS COLONY, HYDERABAD TELANGANA - 500094					179
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	143207.00	143207.00	143207.00	Nil	143207.00	Nil
2	Business receipts	Business		69100.00	69100.00	32785809.00	-32716709.00	0.00	-32785809.00
3	GST turnover	Profit & Loss A/c		55791956.00	55791956.00	32785809.00	23006147.00	0.00	-32785809.00
4	GST purchases	Profit & Loss A/c		46235658.00	46235658.00	0.00	46235658.00		
5	Purchase of time deposits			4800000.00	4800000.00				

MODI REALITY POCHARAM LLP
BALANCE SHEET AS ON 31ST DAY OF MARCH, 2024

Liabilities			Amount (Rs.)
Partners' / Members' Fund			
Partners' / Members' capital			
Partners Contribution		100000	
Partners Current Contribution		44250514	44350514
Loan Funds			
Secured Loans			
Rupee Loans from Banks			
Mahindra and Mahindra Financial Services	359500		
Tata Capital Financial Services Ltd	23435785		23795285
Unsecured Loans			
Rupee Loans from Persons specified in section 40A(2)(b) of the I.T. Act			
Modi Properties Pvt Ltd	949414		
Paramount Builders	137959	1087373	
Rupee Loans from Others		3500000	4587373
Current Liabilities and Provisions			
Current Liabilities			
Sundry Creditors (Outstanding for more than one year)		253651	
Sundry Creditors (Others)		17549801	
Income received in advance		102317757	
Other payables			
Audit Fees Payable	49500		
Customer Credit Balances	18097783		
Electricity Bills Payable	55599		
GST Payable	146881		
Professional Tax Payable	23950		
TDS Payable	228895	18602608	138723817
Provisions			
Provision for Income Tax			32883
TOTAL			211489872

Assets			Amount (Rs.)
Fixed Assets			
Gross Block		618868	
Less: Depreciation		92830	526038
Current Assets, Loans and Advances			
Current Assets			
Inventories			
Work-in-progress			186266335
Sundry Debtors (Outstanding for more than one year)			9580900
Sundry Debtors (Others)			10228502
Cash and Bank Balances			
Balance with banks		1780230	
Cash-in-hand		108726	1888956
Loans and Advances			
Advances recoverable in cash or in kind or for value to be received			
Advance to Contractors, vendors and suppliers	2137560		
Advances to Staff	11427		
Other Advances	42880	2191867	
Deposits, loans and advances to corporate and others		385000	
Balance with Revenue Authorities		422274	2999141
TOTAL			211489872

MODI REALITY POCHARAM 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			142806774	**Sales/Gross Receipts**		
Direct Expenses				By Sale of services		32785809
To Other direct expenses						
Construction Costs			68077113	By Closing Stock of Finished Stocks		186266335
To Gross Profit			**8168257**			
TOTAL			**219052144**	TOTAL		**219052144**

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**		**8168257**
To Salaries and wages				**Other income**		
Salaries, wages and other allowance	1325377			By Interest income		
Recovery	-7642	1317735		Interest on FD	143207	
To Bonus		90482	1408217	Interest on IT Refund	1549	144756
Insurance						
To Medical Insurance			38127			
To Workmen and staff welfare expenses			1000			
Professional / Consultancy Fees / Fee for Technical Services						
To Paid to Others			3227893			
To Audit Fee			55000			
To Other expenses						
Promotion Expenses		1979745				
Hoardings		436000				
GST Payment (RCM)		158675				
Commission		57063				
Office Expenses		30938				
Conveyance		50600				
Repairs and Maintenance		61309				
Statutory Interest and Penalties		94579				
Misc Expenses		22503				
Legal Expenses		12236				
News Paper and Periodical		8280				
Firm Professional Tax		2500	2914428			
To Bad Debts			50021			
Interest						
To Paid in India, or paid to a resident (To other than Partners)			38218			
To Depreciation and amoritisation			92830			
To Net Profit			**487279**			
			8313013			**8313013**
To Provision for current tax			113643	**By Net Profit**		**487279**
To Balance carried to Balance Sheet in partner's account			**373636**			
TOTAL			**487279**	TOTAL		**487279**

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 POCHARAM LLP

SOHAM MODI
(Principal Officer)

INDEPENDENT AUDITOR'S REPORT

To the Partners of Modi Realty Pocharam LLP [LLP IN: AAM-1856]

Opinion

We have audited the financial statements of Modi Realty Pocharam 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: 24233650BKDACW4589

Place: Hyderabad
Date: 25/09/2024

M/s. MODI REALTY POCHARAM LLP
LLP IN: AAM-1856

Statement of Assets & Liabilities as at 31st March 2024

(Amount in Rs.)

	Particulars	Note No	As at 31st March 2024		As at 31st March 2023	
I	**CONTRIBUTION AND LIABILITIES**					
1	**Partners' funds**					
	(a) Partners' Contribution	2a	1,00,000		1,00,000	
	(b) Partners' Current Account	2b	4,42,50,514		3,68,46,878	
				4,43,50,514		3,69,46,878
2	**Non-current liabilities**					
	(a) Long-term borrowings	3		2,83,82,658		3,55,09,114
3	**Current Liabilities**					
	(a) Trade Payables	4	1,78,03,452		2,13,85,558	
	(b) Other Curent Liabilities	5	12,09,20,365		7,43,51,771	
	(c) Short Term Provisions	6	32,883		-	
				13,87,56,700		9,57,37,329
	TOTAL			**21,14,89,872**		**16,81,93,321**
ii	ASSETS					
1	**Non-current assets**					
	(a) Property, Plant and Equipment and Intangible assets					
	(i) Property Plant and Equipment	7		5,26,038		6,18,868
	(b) Long term Loans and Advances	8		2,00,000		12,00,000
2	**Current assets**					
	(a) Inventories	9	18,62,66,335		14,28,06,774	
	(c) Trade Receivables	10	1,98,09,402		1,63,54,555	
	(d) Cash and Bank Balances	11	18,88,956		47,42,758	
	(b) Short term loans and advances	12	23,76,867		24,26,215	
	(e) Other Current Assets	13	4,22,274		44,151	
				21,07,63,835		16,63,74,452
	TOTAL			**21,14,89,872**		**16,81,93,320**
	Significant Accounting Policies/Notes	1				

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: 25/09/2024
UDIN: 24233650BKDACW4589

For and on behalf of the Partners
M/s. MODI REALTY POCHARAM LLP

MODI REALTY POCHARAM LLP HYD'BAD

Soham Satish Modi
Designated Partner
DIN: 00522546

Anand Kumar
Designated Partner
DIN: 07739186

M/s. MODI REALTY POCHARAM LLP
LLP IN: AAM-1856

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

(Amount in Rs.)

	Particulars	Note No	As at 31st March 2024		As at 31st March 2023	
I	Revenue from operations	14	3,27,85,809		8,26,54,786	
II	Other Income	15	1,44,756		39,766	
III	**Total Revenue (I+II)**			3,29,30,565		8,26,94,552
IV	**Expenses:**					
	Construction Cost Incurred during the year	16	6,80,77,113		12,79,56,606	
	Changes in inventories	17	(4,34,59,561)		(6,32,06,402)	
	Employee benefit Expenses	18	14,09,217		25,60,685	
	Finance Costs	19	38,218		44,909	
	Other Expenses	20	62,85,469		81,17,831	
	Depreciation	8	92,830		1,09,212	
	Total expenses			3,24,43,286		7,55,82,842
V	**Profit/(Loss) before Taxes (III-IV)**			4,87,279		71,11,710
VI	Less: Provision for Current Tax			1,13,643		13,444
VII	**Profit/(Loss) after Taxes (V-VI)**			**3,73,636**		**70,98,266**
VIII	**Appropriation**					
	Profit transferred to Partner's Account :					
	B.ANAND KUMAR		74,727		14,19,653	
	KARUNAKAR REDDY		74,727		14,19,653	
	Modi & Modi Realty Hyderabad Pvt. Ltd.		2,24,182	**3,73,636**	42,58,960	**70,98,266**
	Significant Accounting Policies/Notes	1				

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: 25/09/2024
UDIN: 24233650BKDACW4589

For and on behalf of the Partners
M/s. MODI REALTY POCHARAM LLP

MODI REALTY POCHARAM LLP HYD'BAD

Soham Satish Modi
Designated Partner
DIN: 00522546

Anand Kumar
Designated Partner
DIN: 07739186

M/s. MODI REALTY POCHARAM LLP
LLP IN: AAM-1856

Note - 2a Partners Contribution

(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	B.ANAND KUMAR	20%	20,000	-	-	-	-	-	20,000
2	KARUNAKAR REDDY	20%	20,000	-	-	-	-	-	20,000
3	Modi & Modi Realty Hyderabad Pvt. Ltd	60%	60,000	-	-	-	-	-	60,000
			1,00,000	-	-	-	-	-	**1,00,000**
Previous Year (PY)			**1,00,000**	-	-	-	-	-	**1,00,000**

Note - 2b Partners Current 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	B.ANAND KUMAR	20%	1,09,53,199	50,30,000				74,727	1,60,57,926
2	KARUNAKAR REDDY	20%	79,44,415	20,00,000				74,727	1,00,19,142
3	Modi & Modi Realty Hyderabad Pvt. Ltd	60%	1,79,49,264	-				2,24,182	1,81,73,446
			3,68,46,878	**70,30,000**	-	-	-	**3,73,636**	**4,42,50,514**
Previous Year (PY)			**1,95,48,612**	**1,02,00,000**	-	-	-	**70,98,266**	**3,68,46,878**

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

MODI REALTY POCHARAM LLP HYD'BAD

M/s. MODI REALTY POCHARAM LLP
LLP IN: AAM-1856

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

3 Long-term borrowings

(Amount in Rs.)

Particulars	As at 31st March 2024	As at 31st March 2023
Secured Loan		
From Banks		
-Tata Capital Financial Services Ltd	2,34,35,785	3,05,03,056
(Secured Against Receivables(Sold and Unsold Inventory)of the Niligiri Heights Project)		
Mahindra And Mahindra Financial Services Car Loan (Secured Against Maruthi Swift VXI)	3,59,500	4,62,144
Total (A)	**2,37,95,286**	**3,09,65,200**
Unsecured Loans		
Loans and Advances from Related Parties	10,87,373	9,49,414
Other loans and advances	35,00,000	35,94,500
Total (B)	**45,87,373**	**45,43,914**
Total (A+B)	**2,83,82,658**	**3,55,09,114**

4 Trade payables

Particulars	As at 31st March 2024	As at 31st March 2023
Total Oustanding dues of micro and small enterprises	-	-
Total Oustanding dues of creditors other than micro and small enterprises	1,78,03,452	2,13,85,558
Total	1,78,03,452	2,13,85,558

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	1,75,49,801	2,53,651	-	-	1,78,03,452
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	**1,75,49,801**	**2,53,651**	-	-	**1,78,03,452**

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	2,13,85,558	-	-	-	2,13,85,558
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	2,13,85,558	-	-	-	2,13,85,558

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

MODI REALTY POCHARAM LLP HYD'BAD

M/s. MODI REALTY POCHARAM LLP
LLP IN: AAM-1856

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

5 Other Curent Liabilities

Particulars	As at 31st March 2024	As at 31st March 2023
TDS Payable	2,28,895.00	5,35,075
GST Payable	1,46,881.00	5,04,975
Audit Fees Payable	49,500.00	-
Electricity Bills payable	55,599	-
Professional Tax	23,950	9,050
Customer Credit Balances	1,80,97,783	27,08,333
Revenue Pending Recognition	10,23,17,757	7,05,94,337
Total	**12,09,20,364.63**	**7,43,51,770.75**

6 Short Term Provisions

Particulars	As at 31st March 2024	As at 31st March 2023
Provision for Income Tax	32,883	-
Total	**32,883**	-

8 Long term Loans and Advances

Particulars	As at 31st March 2024	As at 31st March 2023
Security Deposits	2,00,000	12,00,000
Total	**2,00,000**	**12,00,000**

9 Inventories

Particulars	As at 31st March 2024	As at 31st March 2023
Inventories		
Opening WIP	14,28,06,774	7,96,00,372
Add: Construction cost incurred during the year	6,80,77,113	12,79,56,606
Less: Construction Cost recognised as per POCM	(2,46,17,551)	(6,47,50,204)
Closing WIP	**18,62,66,335**	**14,28,06,774**

10 Trade Receivables

Particulars	As at 31st March 2024	As at 31st March 2023
Outstanding for a period less than 6 months from the date they are due for receipt		
Secured and Considered Good		
Unsecured and Considered Good	95,80,900	1,41,89,022
	95,80,900	1,41,89,022
Outstanding for a period exceeding 6 months from the date they are due for receipt		
Secured and Considered Good	-	-
Unsecured and Considered Good	1,02,28,502	21,65,533
	1,02,28,502	21,65,533
Total	**1,98,09,402**	**1,63,54,555**

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

MODI REALTY POCHARAM LLP HYD'BAD

M/s. MODI REALTY POCHARAM LLP
LLP IN: AAM-1856

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

11 Cash and Bank balances

Particulars	As at 31st March 2024	As at 31st March 2023
Cash and Cash Equivalents		
On Current Accounts	2,96,252	32,42,962
Fixed Deposits	14,83,978	13,84,422
Cash on hand	1,08,726	1,15,374
Total	**18,88,956**	**47,42,758**

12 Short term loans and advances

Particulars	As at 31st March 2024	As at 31st March 2023
Advances to Vendors, Contractors and Suppliers	21,37,560	6,88,210
Advances to Staff	11,427	2,01,724
Other Advances	42,880	1,66,281
Other Security Deposits	1,85,000	13,70,000
Total	**23,76,867**	**24,26,215**

13 Other Current Assets

Particulars	As at 31st March 2024	As at 31st March 2023
TDS Receivable	-	44,151
Balance with revenue Authorities	4,22,274	-
Total	**4,22,274**	**44,151**

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

REALTY POCHARAM LLP
HYD'BAD

M/s. MODI REALTY POCHARAM LLP
LLP IN: AAM-1856

8 Property, Plant and Equipment and Intangible assets

FY 2023-24

(Amount in Rs.)

Sl.No.	Name of the Asset	WDV as on 01/04/2023	Additions Before 30/09/2023	Additions After 30/09/2023	Total	Rate of Depreciation	Amount of Depreciation	WDV as on 31/03/2024
1	Maruti Swift	6,18,868.00			6,18,868	15%	92,830	5,26,038
	Current Year	**6,18,868.00**	-	-	**6,18,868**		**92,830**	**5,26,038**

FY 2022-23

Sl.No.	Name of the Asset	WDV as on 01/04/2022	Additions Before 30/09/2022	Additions After 30/09/2022	Total	Rate of Depreciation	Amount of Depreciation	WDV as on 31/03/2023
1	Maruti Swift	-	7,28,080		7,28,080	15%	1,09,212	6,18,868
	Current Year	-	**7,28,080**	-	**7,28,080**		**1,09,212**	**6,18,868**

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

MODI REALTY POCHARAM LLP HYD'BAD

M/s. MODI REALTY POCHARAM LLP
LLP IN: AAM-1856

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

(Amount in Rs.)

14 Revenue from operations

Particulars	As at 31st March 2024	As at 31st March 2023
Revenue Recognised as per POCM	3,27,85,809	8,26,04,786
Other Operating Revenue	-	50,000
Total	3,27,85,809	8,26,54,786

15 Other Income

Particulars	As at 31st March 2024	As at 31st March 2023
Interest On FD	1,43,207	36,090
Interest on Income Tax Refund	1,549	3,264
Bad Debits Written Off	-	410
Rounding Off	-	3
Total	1,44,756	39,766

16 Construction Cost Incurred during the year

Particulars	As at 31st March 2024	As at 31st March 2023
Construction Cost Incurred		
Purchase of Construction Material	4,95,58,162	9,25,95,999
Labour Charges	52,67,113	2,21,21,146
Other Direct Expense	1,32,51,838	1,32,39,462
Total	6,80,77,113	12,79,56,606

17 Changes in inventories

Particulars	As at 31st March 2024	As at 31st March 2023
Opening WIP (I)	14,28,06,774	7,96,00,372
Add: Construction cost incurred during the year	6,80,77,113	12,79,56,606
Less: Construction Cost recognised as per POCM	(2,46,17,551)	(6,47,50,204)
Closing WIP (II)	18,62,66,335	14,28,06,774
Changes in Inventories of work-in-progress (I-II)	**(4,34,59,561)**	**(6,32,06,402)**

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

MODI REALTY POCHARAM LLP HYD'BAD

M/s. MODI REALTY POCHARAM LLP
LLP IN: AAM-1856

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

(Amount in Rs.)

18 Employee Benefit Expenses

Particulars	As at 31st March 2024	As at 31st March 2023
Salaries, wages, and other allowance	13,25,377	25,88,999
Bonus	90,482	85,886
Staff Welfare Expenses	1,000	-
Recovery	(7,642)	(1,14,200)
Total	**14,09,217**	**25,60,685**

19 Finance Costs

Particulars	As at 31st March 2024	As at 31st March 2023
Interest Expense		
-On Bank Loan	38,218	41,960
Bank Charges	-	2,949
Total	**38,218**	**44,909**

20 Other Expenses

Particulars	As at 31st March 2024	As at 31st March 2023
Professional and Consultancy Charges	32,27,893	40,07,874
Promotion Expenses	19,79,745	23,67,367
Hoardings	4,36,000	1,04,000
GST Payment (RCM)	1,58,675	-
Commission	57,063	10,86,412
Discount	-	2,50,000
Office Expences	30,938	56,575
Conveyance	50,600	50,215
Repairs and Maintenance	61,309	12,942
Statutory Interest and Penalties	94,579	44,932
Misc. Expenses	22,503	22,840
Legal Expenses	12,236	11,480
News Paper & Periodicals	8,280	730
Insurance	38,127	99,964
Firm Professional Tax	2,500	2,500
Bad Debts Written Off	50,021	-
Total	**62,30,469**	**81,17,831**

Audit Fees	As at 31st March 2024	As at 31st March 2023
Payments to the auditor as		
a. Statutory Auditor	55,000	-
b. Tax Auditor	-	-
Total	55,000	-
Total Other Expenses	**62,85,469**	**81,17,831**

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

MODI REALTY POCHARAM LLP HYD'BAD

20 Other Disclosures

(i) **Disclosure of revenue and cost under POCM method:**
The percentage of work completed under the project upto 31-3-2024 is 36.02% 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 2023-24	FY 2022-23
Estimated Cost	76,51,35,059	76,97,49,934
Cost incurred during the year	20,75,56,978	12,79,56,606
Cumulative cost	27,56,34,091	20,75,56,978
POCM%	36.02%	26.96%
Revenue recognized during the year	3,27,85,809	8,26,04,786
Cumulative Revenue recognized	11,53,90,595	8,26,04,786
Cost recognized during the year	2,46,17,551	6,47,50,204
Cumulative Cost recognized	8,93,67,755	6,47,50,204
Gross Profit recognized during the year	81,68,257	1,78,54,582
Cumulative Gross profit recognized	2,60,22,839	1,78,54,582
Opening WIP	14,28,06,774	7,96,00,372
Closing WIP	18,62,66,335	14,28,06,774
Revenue Pending for Recognition	10,23,17,757	7,05,94,338

(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: 25/09/2024
UDIN: 24233650BKDACW4589

For and on behalf of the Partners
M/s. MODI REALTY POCHARAM LLP

MODI REALTY POCHARAM LLP HYD'BAD

Soham Satish Modi
Designated Partner
DIN: 00522546

Anand Kumar
Designated Partner
DIN: 07739186

MODI REALTY POCHARAM 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' (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. Firm Reg.No. 018353S Secunderabad Chartered Accountants

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: 25/09/2024
UDIN: 24233650BKDACW4589

For MODI REALTY POCHARAM LLP,

Soham Satish Modi
Partner
DIN: 00522546

Anand Kumar
Partner
DIN: 07739186