**Acknowledgement Number:695514001121124**

**Date of filing : 12-Nov-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 | AADCM5906D |
| Name | MODI HOUSING PRIVATE LIMITED |
| Address | 5-4-187/3 AND 4,3RD FLOOR, SOHAM MANSION, M.G.ROAD, RANIGUNJ , SECUNDERABAD , 36-Telangana, 91-INDIA, 500003 |
| Status | 7-Private company |
| Form Number | ITR-6 |
| Filed u/s | 139(1)-On or before due date |
| e-Filing Acknowledgement Number | 695514001121124 |

| | | | |
|---|---|---|---|
| Taxable Income and Tax Details | Current Year business loss, if any | 1 | 0 |
| | Total Income | 2 | 31,44,350 |
| | Book Profit under MAT, where applicable | 3 | 0 |
| | Adjusted Total Income under AMT, where applicable | 4 | 0 |
| | Net tax payable | 5 | 7,91,362 |
| | Interest and Fee Payable | 6 | 45,873 |
| | Total tax, interest and Fee payable | 7 | 8,37,235 |
| | Taxes Paid | 8 | 8,37,235 |
| | (+) 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 Managing Director having PAN ABMPM6725H from IP address 49.205.122.139 on 12-Nov-2024 19:11:02 at HYDERABAD (Place) 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

AADCM5906D066955140011211 24a53bf0eade1fa3c41fcbae4ecfd2b9b9e00c54a3

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

| | |
|---|---|
| **Name Of Assessee** | : **Modi Housing Private Limited** |
| **PAN** | : **AADCM5906D** |
| Office Address | : 5-4-187/3 And 4,3rd Floor, Soham Mansion, M.g.road, Ranigunj, Secunderabad, Telangana-500003 |
| Status | : PUB NOT INT (PRIVATE LTD) |
| Assessment Year | : 2024 - 2025 |
| Ward No | : WARD 16(4),HYDERABAD |
| Financial Year | : 2023 - 2024 |
| D.O.I. | : 31/12/2002 |
| Phone No. | : 0-0 |
| Mobile No. | : 9121282860 |
| Email Address | : it_d@modiproperties.com |
| Name Of Bank | : Hdfc Bank Ltd |
| MICR CODE | : 500240003 |
| IFSC CODE | : HDFC0000042 |
| Address | : Hyderabad - Secunderabad |
| Account No. | : 00422000016899 [ Account Closed (Bank Account Closed/in-active.) ] |
| Opted For Taxation U/s 115BAA | : Yes |
| Return | : ITR-6 : ORIGINAL (FILING DATE : 12/11/2024 & NO. : 695514001121124) |
| Import Date | : AIS : 12-11-2024 06:52 PM TIS : 12-11-2024 06:53 PM 26AS : 12-11-2024 06:53 PM |
| Computation Date | : 12-11-2024 07:11 PM |

## COMPUTATION OF TOTAL INCOME

| | | | |
|---|---|---|---|
| **Profits And Gains From Business And Profession** | | | 2136331 |
| Profit Before Tax As Per Profit And Loss Account | | 1164633 | |
| Add : | | | |
| Depreciation Disallowed | 2218912 | | |
| Expenses Related To Exempt Income Other Than Disallowed U/s 14a | 1250803 | | |
| Disallowed U/s 37 | 251172 | 3720887 | |
| | | 4885520 | |
| Less : | | | |
| Interest Income On Fd | 208478 | | |
| Interest Income | 795003 | | |
| Allowed Depreciation | 1745708 | -2749189 | |
| | | 2136331 | |
| Profit From Firm : Summit Sales Llp | | | |
| Profit | | 1148096 | |
| Less: Profit Exempt U/s 10(2A) | | -1148096 | |
| Profit From Firm : Modi Farm House Hyderabad Llp | | | |
| Profit | | 194409 | |
| Less: Profit Exempt U/s 10(2A) | | -194409 | |
| Profit From Firm : Serene Clubs And Resorts Llp | | | |
| Profit | | 149415 | |
| Less: Profit Exempt U/s 10(2A) | | -149415 | |
| **Capital Gains** | | | 111 |
| Short Term Capital Gain On Listed Securities (STT Paid) | | 111 | |
| **Income From Other Sources** | | | 1007906 |
| Interest | | 795003 | |
| Interest From Fd | | | |

| | | | |
|---|---|---|---|
| Total | | 1007906 | |
| **Gross Total Income** | | | |
| **Total Income** | | | 3144348 |
| Total Income Rounded Off U/s 288A | | | 3144348 |
| | | | 3144350 |

## COMPUTATION OF TAX ON TOTAL INCOME

| | | |
|---|---|---|
| **Tax On Rs. 3144239 @ 22%** | | 691733 |
| Tax On Short Term Listed Securities U/s 111A Rs. 111 @ 15% | | 17 |
| | | 691750 |
| Add: Surcharge @ 10% | | 69175 |
| | | 760925 |
| Add: Health And Education Cess @ 4% | | 30437 |
| | | 791362 |
| **Less Tax Deducted At Source** | | |
| Section 206cl | 61785 | |
| Section 194c: Contractors And Sub-contractors | 2126 | |
| Section 194a: Other Interest | 100349 | |
| Section 194ja: Section 194ja | 2861 | |
| Section 194jb: Section 194jb | 232581 | |
| Section 194q: Section 194q | 10883 | 410585 |
| | | 380777 |
| **Add Interest Payable** | | |
| Interest U/s 234B | 26649 | |
| Interest U/s 234C | 19224 | 45873 |
| | | 426650 |
| **Less Self Assessment Tax U/s 140A** | | |
| 6939001 - 10401 - 29-10-2024 | 426650 | 426650 |
| **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 | 3144239 | 3144239 | 3144239 | 3144239 | 3144239 | 3144239 |
| | 44AD/44ADA/44AE | | | | 0 | 0 | 0 |
| | **TOTAL NORMAL INCOME** | **3144239** | **3144239** | **3144239** | **3144239** | **3144239** | **3144239** |
| 2 | STCG 111A/ DIV 115BBD | 0 | 0 | 111 | 111 | 111 | 111 |
| | **TOTAL SPECIAL INCOME** | **0** | **0** | **111** | **111** | **111** | **111** |
| | ***TOTAL INCOME** | **3144239** | **3144239** | **3144350** | **3144350** | **3144350** | **3144350** |

## 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 STCG 111A/ DIV 115BBD | 0 | 0 | 17 | 17 | 17 | 17 |
| 2 | TAX ON NORMAL INCOME | 691733 | 691733 | 691733 | 691733 | 691733 | 691733 |
| | **TOTAL TAX** | **691733** | **691733** | **691750** | **691750** | **691750** | **691750** |
| | **TAX + SURC + HECESS** | **791343** | **791343** | **791362** | **791362** | **791362** | **791362** |
| | LESS: TDS/ TCS/ Rebate/ Relief/ Credit | 410585 | 410585 | 410585 | 410585 | 410585 | 410585 |
| | BALANCE TAX | 380758 | 380758 | 380777 | 380777 | 380777 | 380777 |
| | ADVANCE TAX PERCENTAGE (%) | 15% | 45% | 75% | 100% | 100% | 100% |
| | **ADVANCE TAX LIABILITY** | **57114** | **171341** | **285583** | **380777** | **380777** | **380777** |

## ADVANCE TAX INSTALLMENTS

| Installment | Due Date | Due Installment | | Minimum Advance Tax to be Paid to avoid Interest u/s 234C | | Advance Tax Paid | | | Interest U/s 234C Payable on | Interest U/s 234C |
|---|---|---|---|---|---|---|---|---|---|---|
| | | % | Amount | % | Amount | Date | Amount | Gross Amount | | |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | | | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Ist | 15-06-2023 | 15% | 57114 | 12% | 45691 | - | 0 | 0 | 57114 | 1713 |
| IInd | 15-09-2023 | 45% | 171341 | 36% | 137073 | - | 0 | 0 | 171341 | 5139 |
| IIIrd | 15-12-2023 | 75% | 285583 | 75% | 285583 | - | 0 | 0 | 285583 | 8565 |
| IVth | 15-03-2024 | 100% | 380777 | 100% | 380777 | - | 0 | 0 | 380777 | 3807 |

**Details Of Bank Accounts**

| Name & Address Of The Bank Branch | Ifs Code | Account No. | Type Of Account | Status |
|---|---|---|---|---|
| Axis Bank<br>Secunderabad | UTIB0000068 | UTIB0000068 | Current | |
| Hdfc Bank<br>R.p.road | HDFC0002705 | 50200000221471 | Current | ACCOUNT CLOSED (BANK ACCOUNT CLOSED/IN-ACTIVE.) |
| Yes Bank<br>Begumpet, Secundrabad | YESB0000097 | 009763700001773 | Current | VALIDATED |

| Information regarding Turnover/Gross Receipt Reported for GST | |
|---|---|
| GSTR No. | 36AADCM5906D2ZO |
| Amount of turnover/Gross receipt as per the GST return filed | 50598676 |

## FIXED ASSETS

| Block | Rate | WDV as on 01/04/2023 | Addition | | Deduction | Total | Depreciation for the Year | WDV as on 31/03/2024 |
|---|---|---|---|---|---|---|---|---|
| | | | More than 180 Days | Less than 180 Days | | | | |
| | | Rs. | Rs. | Rs. | Rs. | Rs. | Rs. | Rs. |
| MACHINERY AND PLANT | 15.00% | 59,36,450.00 | 0.00 | 1,14,03,201.00 | 0.00 | 1,73,39,651.00 | 17,45,708.00 | 1,55,93,943.00 |
| **Total** | | **59,36,450.00** | **0.00** | **1,14,03,201.00** | **0.00** | **1,73,39,651.00** | **17,45,708.00** | **1,55,93,943.00** |

## 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. | HYDB06032F | | CRESCENTIA LABS PRIVATE LIMITED | 36013 | 31/03/2024 | 3601 | 3601 | OS | |
| 2. | HYDM20424F | | MODI & MODI REALTY HYDERABAD PRIVATE LIMITED | 758990 | 31/03/2024 | 75899 | 75899 | OS | |
| 3. | MUMY02084F | | YES BANK LIMITED | 410 | 23/01/2024 | 41 | 41 | OS | |
| 4. | MUMY02084F | | YES BANK LIMITED | 1519 | 11/01/2024 | 152 | 152 | OS | |
| 5. | MUMY02084F | | YES BANK LIMITED | 479 | 26/12/2023 | 48 | 48 | OS | |
| 6. | MUMY02084F | | YES BANK LIMITED | 479 | 26/12/2023 | 48 | 48 | OS | |
| 7. | MUMY02084F | | YES BANK LIMITED | 690 | 05/10/2023 | 69 | 69 | OS | |
| 8. | MUMY02084F | | YES BANK LIMITED | 750 | 05/10/2023 | 75 | 75 | OS | |
| 9. | MUMY02084F | | YES BANK LIMITED | 552 | 05/10/2023 | 55 | 55 | OS | |
| 10. | MUMY02084F | | YES BANK LIMITED | 2578 | 05/10/2023 | 258 | 258 | OS | |
| 11. | MUMY02084F | | YES BANK LIMITED | 684 | 19/09/2023 | 68 | 68 | OS | |
| 12. | MUMY02084F | | YES BANK LIMITED | 5611 | 11/09/2023 | 561 | 561 | OS | |
| 13. | MUMY02084F | | YES BANK LIMITED | 1315 | 04/09/2023 | 132 | 132 | OS | |
| 14. | MUMY02084F | | YES BANK LIMITED | 579 | 29/08/2023 | 58 | 58 | OS | |
| 15. | MUMY02084F | | YES BANK LIMITED | 23836 | 24/08/2023 | 2384 | 2384 | OS | |
| 16. | MUMY02084F | | YES BANK LIMITED | 736 | 14/08/2023 | 74 | 74 | OS | |
| 17. | MUMY02084F | | YES BANK LIMITED | 34434 | 10/08/2023 | 3443 | 3443 | OS | |
| 18. | MUMY02084F | | YES BANK LIMITED | 2279 | 07/08/2023 | 228 | 228 | OS | |
| 19. | MUMY02084F | | YES BANK LIMITED | 13167 | 01/08/2023 | 1317 | 1317 | OS | |
| 20. | MUMY02084F | | YES BANK LIMITED | 5529 | 27/07/2023 | 553 | 553 | OS | |
| 21. | MUMY02084F | | YES BANK LIMITED | 14380 | 24/07/2023 | 1438 | 1438 | OS | |
| 22. | MUMY02084F | | YES BANK LIMITED | 7869 | 21/07/2023 | 787 | 787 | OS | |
| 23. | MUMY02084F | | YES BANK LIMITED | 14597 | 17/07/2023 | 1460 | 1460 | OS | |
| 24. | MUMY02084F | | YES BANK LIMITED | 3041 | 12/07/2023 | 304 | 304 | OS | |
| 25. | MUMY02084F | | YES BANK LIMITED | 24795 | 10/07/2023 | 2479 | 2479 | OS | |
| 26. | MUMY02084F | | YES BANK LIMITED | 13654 | 03/07/2023 | [illegible] | [illegible] | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Total (Section) | 1003482 | | 100349 | 100349 | | |

## 194C : Contractors and sub-contractors

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1. | HYDM14492C | | MODY CONSULTANCY SERVICES | 200 | 31/03/2024 | 2 | 2 | BP | |
| 2. | HYDM14492C | | MODY CONSULTANCY SERVICES | 177 | 31/03/2024 | 17 | 17 | BP | |
| 3. | HYDM14492C | | MODY CONSULTANCY SERVICES | 189 | 31/03/2024 | 18 | 18 | BP | |
| 4. | HYDM14492C | | MODY CONSULTANCY SERVICES | 170 | 31/03/2024 | 17 | 17 | BP | |
| 5. | HYDS44301F | | SILVER OAK VILLAS LLP | 103600 | 31/03/2024 | 2072 | 2072 | BP | |
| | | | **Total (Section)** | **104336** | | **2126** | **2126** | | |

## 194JA : SECTION 194JA

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1. | HYDM24995F | | MODI GV VENTURES LLP | 28610 | 31/03/2024 | 2861 | 2861 | BP | |

## 194JB : SECTION 194JB

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1. | HYDA30100A | | AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED | 1102 | 31/03/2024 | 110 | 110 | BP | |
| 2. | HYDA30100A | | AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED | 51163 | 31/03/2024 | 5116 | 5116 | BP | |
| 3. | HYDA30100A | | AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED | 117062 | 31/03/2024 | 11706 | 11706 | BP | |
| 4. | HYDA30100A | | AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED | 368 | 31/03/2024 | 37 | 37 | BP | |
| 5. | HYDA30117D | | AMTZ MEDPOLIS SQUARE 702 PRIVATE LIMITED | 826 | 31/03/2024 | 83 | 83 | BP | |
| 6. | HYDA30130C | | AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED | 126919 | 31/03/2024 | 12692 | 12692 | BP | |
| 7. | HYDA30130C | | AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED | 3599 | 31/03/2024 | 360 | 360 | BP | |
| 8. | HYDA30130C | | AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED | 33275 | 31/03/2024 | 3328 | 3328 | BP | |
| 9. | HYDA30130C | | AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED | 6824 | 31/03/2024 | 682 | 682 | BP | |
| 10. | HYDA28354E | | AVR GULMOHAR WELFARE ASSOCIATION | 713 | 31/03/2024 | 71 | 71 | BP | |
| 11. | HYDB12985A | | BIOPOLIS GV LLP | 2277 | 31/03/2024 | 228 | 228 | BP | |
| 12. | HYDB12985A | | BIOPOLIS GV LLP | 2399 | 31/03/2024 | 240 | 240 | BP | |
| 13. | HYDB06032F | | CRESCENTIA LABS PRIVATE LIMITED | 487005 | 31/03/2024 | 48701 | 48701 | BP | |
| 14. | HYDB06032F | | CRESCENTIA LABS PRIVATE LIMITED | 106980 | 31/03/2024 | 10698 | 10698 | BP | |
| 15. | HYDB06032F | | CRESCENTIA LABS PRIVATE LIMITED | 12761 | 31/03/2024 | 1276 | 1276 | BP | |
| 16. | HYDB06032F | | CRESCENTIA LABS PRIVATE LIMITED | 199216 | 31/03/2024 | 19922 | 19922 | BP | |
| 17. | HYDB06032F | | CRESCENTIA LABS PRIVATE LIMITED | 356698 | 31/03/2024 | 35670 | 35670 | BP | |
| 18. | HYDD07947C | | DR NRK BIO-TECH PRIVATE LIMITED | 4468 | 31/03/2024 | 447 | 447 | BP | |
| 19. | HYDD07947C | | DR NRK BIO-TECH PRIVATE LIMITED | 5561 | 31/03/2024 | 556 | 556 | BP | |
| 20. | HYDD07947C | | DR NRK BIO-TECH PRIVATE LIMITED | 7989 | 31/03/2024 | 799 | 799 | BP | |
| 21. | HYDD07947C | | DR NRK BIO-TECH PRIVATE LIMITED | 2545 | 31/03/2024 | 255 | 255 | BP | |
| 22. | HYDD07947C | | DR NRK BIO-TECH PRIVATE LIMITED | 2212 | 31/03/2024 | 221 | 221 | BP | |
| 23. | HYDG17575F | | GV RESEARCH CENTERS PRIVATE LIMITED | 82170 | 31/03/2024 | 8217 | 8217 | BP | |
| 24. | HYDG17575F | | GV RESEARCH CENTERS PRIVATE LIMITED | 281880 | 31/03/2024 | 28188 | 28188 | BP | |
| 25. | HYDM19819C | | MEHTA & MODI REALTY KOWKUR LLP | 14648 | 31/03/2024 | 1464 | 1464 | BP | |
| 26. | HYDM01455G | | MODI PROPERTIES PRIVATE LIMITED | 1 | 31/03/2024 | 1 | 1 | BP | |
| 27. | HYDM01455G | | MODI PROPERTIES PRIVATE LIMITED | 6169 | 31/03/2024 | 617 | 617 | BP | |
| 28. | HYDM01455G | | MODI PROPERTIES PRIVATE LIMITED | 567 | 31/03/2024 | 57 | 57 | BP | |
| 29. | HYDM01455G | | MODI PROPERTIES PRIVATE LIMITED | 2838 | 31/03/2024 | 284 | 284 | BP | |
| 30. | HYDM01455G | | MODI PROPERTIES PRIVATE LIMITED | 3880 | 31/03/2024 | 388 | 388 | BP | |
| 31. | HYDM14910A | | MODI REALTY (MIRYALAGUDA) LLP | 1356 | 31/03/2024 | 136 | 136 | BP | |
| 32. | HYDM14910A | | MODI REALTY (MIRYALAGUDA) LLP | 267 | 31/03/2024 | 27 | 27 | BP | |
| 33. | HYDM14910A | | MODI REALTY (MIRYALAGUDA) LLP | 249 | 31/03/2024 | 25 | 25 | BP | |
| 34. | HYDM14910A | | MODI REALTY (MIRYALAGUDA) LLP | 1 | 30/06/2023 | 1 | 1 | BP | |
| 35. | HYDM14910A | | MODI REALTY (MIRYALAGUDA) LLP | 1 | 30/06/2023 | 1 | 1 | BP | |
| 36. | HYDM17541G | | MODI REALTY GENOME VALLEY LLP | 16130 | 31/03/2024 | 1613 | 1613 | BP | |
| 37. | HYDM17541G | | MODI REALTY GENOME VALLEY LLP | 8870 | 31/03/2024 | 887 | 887 | BP | |
| 38. | HYDM17541G | | MODI REALTY GENOME VALLEY LLP | 18350 | 31/03/2024 | 1835 | 1835 | BP | |
| 39. | HYDM17683B | | MODI REALTY MALLAPUR LLP | 116756 | 31/03/2024 | 11677 | 11677 | BP | |
| 40. | HYDM17683B | | MODI REALTY MALLAPUR LLP | 101480 | 31/03/2024 | 10148 | 10148 | BP | |
| 41. | HYDM17540F | | MODI REALTY POCHARAM LLP | 12239 | 31/03/2024 | 1224 | 1224 | BP | |
| 42. | HYDM17540F | | MODI REALTY POCHARAM LLP | 99105 | 31/03/2024 | 9911 | 9911 | BP | |
| 43. | HYDM17540F | | MODI REALTY POCHARAM LLP | 26783 | 31/03/2024 | 2678 | 2678 | BP | |
| 44. | HYDS72546F | | SILVER OAK WELFARE ASSOCIATION | 41 | 31/03/2024 | 4 | 4 | BP | |
| | | | **Total (Section)** | **2325743** | | **232581** | **232581** | | |

## 194Q : SECTION 194Q

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1. | HYDM17540F | | MODI REALTY POCHARAM LLP | 10883000 | 31/03/2024 | 10883 | 10883 | BP | |

## 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 |
|---|---|---|---|---|---|---|
| **206CL :** | | | | | | |
| 1. | HYDF03658E | FORTUNE MOTORCARS PRIVATE LIMITED | 2778500 | 29/02/2024 | 27785 | 27785 |
| 2. | HYDV19215A | VVC MOTORS | 3400000 | 31/01/2024 | 34000 | 34000 |
| | | **Grand Total** | **6178500** | | **61785** | **61785** |

## DISALLOWED EXPENSES RELATED TO EXEMPT INCOME

| Sr. No. | Particulars | Amount |
|---|---|---|
| 1 | share of loss in partnership firms | 1250803 |
| | **Total** | **1250803.00** |

## DISALLOWED U/S 37

| Sr. No. | Particulars | Amount |
|---|---|---|
| 1 | GST late fee and Interest | 6172 |
| 2 | CSR Expenditure | 245000 |
| | **Total** | **251172.00** |

## STATEMENT OF SHORT TERM CAPITAL GAIN ON LISTED SECURITIES (STT PAID)

| Name of Company | Date of Purchase/Year | Date of Sale/Year | Sales Price | Purchase Cost | Transfer Expenses | Amount received u/s 94(7) or 94(8) | Capital Gain |
|---|---|---|---|---|---|---|---|
| ITC LIMITED EQ NEW FV RE.1/- | 20/09/2023 | 20/09/2023 | 10437.00 | 10317.00 | 0.00 | 0.00 | 120.00 |
| ITC LIMITED EQ NEW FV RE.1/- | 14/09/2023 | 20/09/2023 | 10433.00 | 10442.00 | 0.00 | 0.00 | -9.00 |
| Total | | | 20870.00 | 20759.00 | 0.00 | 0.00 | 111.00 |

## Details of Share holders holding not less than 10% of the voting power at any time during P.Y.

| Name | PAN | Percentage of share | Address |
|---|---|---|---|
| SOHAM SATISH MODI | ABMPM6725H | 48.04 | 5-4-187/3 AND 4, 2ND FLOOR, SOHAM MANSIONM.G. ROAD, RANIGUNJ, SCUNDERABAD TELANGANA - 500003 |
| MODI PROPERTIES AND INVESTMENTS PRIVATE LIMITED | AABCM4761E | 50.98 | 5-4-187/3 AND 4, 2ND FLOOR, SOHAM MANSIONM.G. ROAD, RANIGUNJ, SECUNDERABAD TELANGANA - 500003 |
| **Total** | | **99.02** | |

## Details of Income from Firms in Which the assessee is a Partner

| Sr. No. | Name of Firm | PAN of Firm | Whether Firm is liable for Audit? | Whether section 92E is applicable to Firm? | Profit Ratio (%) | Capital Balance | Profit (Amount) | Remuneration | Interest | Expenses | Disallowed in Firm |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | GREEN WOOD ESTATES | AAHFG0711B | N | N | 40 | -1884458 | 0 | 0 | 0 | 0 | 0 |
| 2 | GREEN WOOD BUILDERS | AAMFG1350M | N | N | 50 | 21057 | 0 | 0 | 0 | 0 | 0 |
| 3 | SUMMIT SALES LLP | ACQFS2044C | Y | N | 48 | 4015624 | 1148096 | 0 | 0 | 0 | 0 |
| 4 | MODI FARM HOUSE HYDERABAD LLP | ABAFM3004D | N | N | 52.5 | 696996 | 194409 | 0 | 0 | 0 | 0 |
| 5 | VILLA ORCHIDS [illegible] | AANFG4817 | N | N | 50 | 3369399 | 0 | 0 | [illegible] | [illegible] | [illegible] |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | SERENE CONSTRUCTIONS LLP | ACVFS7909P | Y | N | 52.5 | 7975713 | 0 | 0 | 0 | 0 | 0 |
| 7 | SERENE CLUBS AND RESORTS LLP | ACVFS7944J | N | N | 52.5 | 713325 | 149415 | 0 | 0 | 0 | 0 |
| 8 | MODI REALTY MIRYALGUDA LLP | ABCFM6774G | Y | N | 1 | -174734 | 0 | 0 | 0 | 0 | 0 |
| 9 | MODI REALTY SIDDIPET LLP | ABBFM5964D | N | N | 99 | 5003521 | 0 | 0 | 0 | 0 | 0 |
| 10 | SILVER OAK VILLAS LLP | ADBFS3288A | Y | N | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11 | MODI REALTY VIKARABAD LLP | ABIFM0553B | N | N | 5 | -720501 | 0 | 0 | 0 | 0 | 0 |
| 12 | MODI CONSULTANCY SERVICES | AAXFM0733F | N | N | 24 | 6542704 | 0 | 0 | 0 | 0 | 0 |
| 13 | MODI GV VENTURES LLP | ABUFM6980A | N | N | 51 | 6298385 | 0 | 0 | 0 | 0 | 0 |
| 14 | VISTA VIEW LLP | AAUFV8287A | N | N | 50 | 14011286 | 0 | 0 | 0 | 0 | 0 |
| | **Total** | | | | | | **1491920.00** | **0.00** | **0.00** | **0.00** | **0.00** |

## Schedule-SH1 [SHAREHOLDING OF UNLISTED COMPANY]

### 1. Details of shareholding at the end of the previous year

| Sr. No. | Name of the shareholder | Residential status in India | Type of share | Others | PAN | AADHAAR | Date of allotment | Number of shares held | Face value per share | Issue Price per share | Amount received |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | TEJAL MODI | Resident | Equity Shares | | ADDPM3623R | | 31/12/2002 | 200 | 10 | 10 | 2000 |
| 2 | SOHAM MODI | Resident | Equity Shares | | ABMPM6725H | | 31/12/2002 | 9800 | 10 | 10 | 98000 |
| 3 | MODI PROPERTIES PVT LTD | Resident | Equity Shares | | AABCM4761E | | 12/11/2009 | 10400 | 10 | 10 | 104000 |
| | **Total** | | | | | | | **20400.00** | | | **204000.00** |

## Schedule-AL1 [Assets and liabilities as at the end of the year]

### A. Details of building or land appurtenant there to, or both, being a residential house

| Sr. No. | Address | Pin code | Date of acquisition | Cost of acquisition | Purpose for which used |
|---|---|---|---|---|---|
| 1 | FLAT F-203 GMR, SY.NO.19, MALLAPUR VILLAGE, UPPAL MANDAL, MEDCHAL, MALKAJGIRI DIST. | 500078 | 20/02/2021 | 7576800 | Stock in trade |
| 2 | FLAT A-203 GMR, SY.NO.19, MALLAPUR VILLAGE, UPPAL MANDAL, MEDCHAL, MALKAJGIRI DIST. | 500076 | 19/04/2021 | 6587700 | Stock in trade |
| 3 | FLAT A-208 GMR, SY.NO.19, MALLAPUR VILLAGE, UPPAL MANDAL, MEDCHAL, MALKAJGIRI DIST. | 500076 | 19/04/2021 | 6587700 | Stock in trade |
| 4 | FLAT B-209 GHT, SY.NO.196, KOWKUR VILLAGE, MALKAJIGIRI MANDAL, MEDCHAL DIST | 500076 | 20/01/2022 | 7665526 | Stock in trade |
| 5 | FLAT B-210 GHT, SY.NO.196, KOWKUR VILLAGE, MALKAJIGIRI MANDAL, MEDCHAL DIST | 500076 | 30/07/2021 | 7291000 | Stock in trade |
| 6 | FLAT B-211 GHT, SY.NO.196, KOWKUR VILLAGE, MALKAJIGIRI MANDAL, MEDCHAL DIST | 500076 | 30/07/2021 | 7291000 | Stock in trade |
| 7 | FLAT B-212 GHT, SY.NO.196, KOWKUR VILLAGE, MALKAJIGIRI MANDAL, MEDCHAL DIST | 500076 | 30/07/2021 | 7291000 | Stock in trade |
| | Total | | | 50290726 | |

### C. Details of listed equity shares

| No. | Opening balance | | | Shares acquired during the year | | | Shares transferred during the year | | | Closing balance | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | No. of shares | Type of shares | Cost of acquisition | No. of shares | Type of shares | Cost of acquisition | No. of shares | Type of shares | Sale consideration | No. of shares | Type of shares | Cost of acquisition |
| | 0 | Equity Shares | 0 | 23 | Equity Shares | 10316.65 | 23 | Equity Shares | 10432.8 | 0 | Equity Shares | 0 |
| | 0 | Equity Shares | 0 | 23 | Equity Shares | 10442 | 23 | Equity Shares | 10437.4 | 0 | Equity Shares | 0 |
| | 0 | Equity Shares | 0 | 25 | Equity Shares | 10222.5 | 0 | | 0 | 25 | Equity Shares | 10222.5 |
| al | 0 | | 0.00 | 71 | | 30981.15 | 46 | | 20870.20 | 25 | | 10222.50 |

### D. Details of unlisted equity shares

| lo. | Name of Company | PAN | Opening balance | | Shares acquired during the year | | | | | Shares transferred during the year | | Closing balance | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | No. of shares | Cost of acquisition | No. of shares | Date of subscription / purchase | Face value per share | Issue price per share (in case of fresh issue) | Purchase price per share (in case of purchase from existing shareholder) | No. of shares | Sale consideration | No. of shares | Cost of acquisition |
| | MODI & MODI REALTY HYDERABAD PRIVATE LIMITED | AANCM2416N | 5000 | 50000 | 0 | | 0 | 0 | 0 | 0 | 0 | 5000 | 50000 |

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | MODI & MODI REALTY HYDERABAD PRIVATE LIMITED | AANCM2416N | 577500 | 67890900 | 0 | | 0 | 0 | 0 | 0 | 0 | 577500 | 67890900 |
| | Total | | 582500 | 67940900 | 0 | | | | | 0 | 0.00 | 582500 | 67940900.00 |

## F. Details of capital contribution to other entity

| Sr. No. | Name of entity | PAN | Opening balance | Amount contributed during the year | Amount withdrawn during the year | Amount of profit/loss/ dividend/ interest debited or credited during the year | Closing balance |
|---|---|---|---|---|---|---|---|
| 1 | GREENWOOD BUILDERS | AAMFG1350M | 27363 | 0 | 6307 | 0 | 21056 |
| 2 | GREENWOOD ESTATES(OPENING BALANCE IS NEGATIVE 1778488) | AAHFG0711B | 0 | 0 | 0 | -105970 | -1884458 |
| 3 | MODI FARM HOUSE HYDERABAD LLP(OPENING BALANCE IS NEGATIVE 17667489) | ABAFM3004D | 0 | 1998577 | 20168653 | 194409 | 696996 |
| 4 | MODI REALTY MIRYALAGUDA LLP(OPENING BALANCE IS NEGATIVE 150099) | ABCFM6774G | 0 | 0 | 0 | -24634 | -174734 |
| 5 | MODI REALTY SIDDIPET LLP | ABBFM5964D | 5061604 | 135000 | 54032 | -139050 | 5003521 |
| 6 | MODI REALTY VIKARABAD LLP(OPENING BALANCE IS NEGATIVE 759580) | ABIFM0550B | 0 | 65105 | 0 | -26026 | -720501 |
| 7 | SERENE CLUBS & RESORTS LLP | ACVFS7944J | 834883 | 185000 | 455973 | 149415 | 713325 |
| 8 | SERENE CONSTRUCTIONS LLP | ACVFS7909P | 23409705 | 2694280 | 17849382 | -278890 | 7975713 |
| 9 | SILVER OAK VILLAS LLP | ADBFS3288A | 172308277 | 0 | 0 | 0 | -5358769 |
| 10 | SUMMIT SALES LLP(OPENING BALANCE IS NEGATIVE 26004421.32768) | ACQFS2044C | 0 | 54791614 | 5731216 | 1148726 | 4015624 |
| 11 | VILLA ORCHIDS LLP(OPENING BALANCE IS NEGATIVE 1669061) | AANFG4817C | 0 | 5533000 | 315000 | -179540 | 3369399 |
| 12 | VISTA VIEW LLP | AAUFV8287A | 7902893 | 7345371 | 1219126 | -17852 | 14011286 |
| 13 | MODI CONSULTANCY SERVICES | AAXFM0733F | 6418419 | 440000 | 200000 | -115715 | 6542704 |
| 14 | MODI GV VENTURES LLP | ABUFM6980A | 1025000 | 5350000 | 9000 | -76615 | 6298385 |
| | Total | | 216988144 | 78537947 | 46008689 | 528258 | 40509547 |

## G. Details of Loans & Advances to any other concern (If money lending is not assessee's substantial business)

| Sr. No. | Name of the person | PAN | Opening balance | Amount received | Amount paid | Interest debited, if any | Closing balance | Rate of interest (%) |
|---|---|---|---|---|---|---|---|---|
| 1 | MEHTA & MODI REALTY KOWKUR LLP(OPENING BALANCE IS NEGATIVE 1744489) | ABLFM7631F | 0 | 11382 | 1120 | 0 | 1754751 | 0.00 |
| 2 | MODI & MODI REALTY HYDERABAD P LTD | AANCM2416N | 10850403 | 7739854 | 13535962 | 758990 | 17405501 | 0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 3 | MODI REALTY MALLAPUR LLP(OPENING BALANCE IS NEGATIVE 236560) | AAEFM1459R | 0 | 52080 | 236560 | 0 | 52080 | 0.00 |
| 4 | CRESCENTIA LABS PRIVATE LTD | AADCB2608M | 513623 | 517224 | 0 | 36013 | 32412 | 0.00 |
| 5 | JMKGEC REALTORS PVT LTD | AACCJ3243P | 45520 | 45520 | 0 | 0 | 0 | 0.00 |
| 6 | SDNMKJ REALTY PVT LTD | AAOCS0548N | 45517 | 45517 | 0 | 0 | 0 | 0.00 |
| | **Total** | | **11455063** | **8411577** | **13773642** | **795003** | **19244744** | |

## H. Details of motor vehicle, aircraft, yacht or other mode of transport

| Sr. No. | Particulars of asset | Others | Registration number of vehicle | Cost of acquisition | Date of acquisition | Purpose for which used |
|---|---|---|---|---|---|---|
| 1 | Motor Vehicle | | TS10FA5142 | 2193519 | 30/09/2021 | Own Business Use |
| 2 | Motor Vehicle | | TS10FB8178 | 742775 | 31/03/2022 | Own Business Use |
| 3 | Motor Vehicle | | TS10UD3044 | 3400000 | 31/01/2024 | Own Business Use |
| 4 | Motor Vehicle | | TG103008 | 2778500 | 29/02/2024 | Own Business Use |
| | **Total** | | | **9114794** | | |

## J. Details of liabilities (Details of loans, deposits and advances taken from a person other than financial institution)

| Sr. No. | Name of the person | PAN | Opening balance | Amount received | Amount paid | Interest credited, if any | Closing balance | Rate of interest (%) |
|---|---|---|---|---|---|---|---|---|
| 1 | SOHAM MODI | ABMPM6725H | 4797722 | 5546774 | 10084599 | 288774 | 259897 | 6.00 |
| 2 | TEJAL MODI | ADDPM3623R | 1801846 | 0 | 1812690 | 108444 | 97600 | 15.00 |
| 3 | KOTAK MAHINDRA PRIME LTD | AAACK5934A | 753854 | 0 | 240600 | 51118 | 564372 | 7.51 |
| 4 | KOTAK MAHINDRA PRIME LTD | AAACK5934A | 3000000 | 0 | 803010 | 230351 | 2427341 | 8.50 |
| | **Total** | | **10353422** | **5546774** | **12940899** | **678687** | **3349210** | |

## 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 | 1007906.00 | 1007906.00 | 1007906.00 | Nil | 1003482.00 | -4424.00 |
| 2 | Sale of securities and units of mutual fund | Capital Gain | | 10435.00 | 10435.00 | 20870.00 | -10435.00 | | |
| 3 | Business receipts | Business | | 13341689.00 | 13341689.00 | 33196284.00 | -19854595.00 | 0.00 | -33196284.00 |
| 4 | GST turnover | Profit & Loss A/c | | 50598676.00 | 50598676.00 | 33196284.00 | 17402392.00 | 0.00 | -33196284.00 |
| 5 | GST purchases | Profit & Loss A/c | | 20434307.00 | 20434307.00 | 26039683.00 | -5605376.00 | | |
| 6 | Purchase of vehicle | | | 6178500.00 | 6178500.00 | | | | |
| 7 | Purchase of time deposits | | | 3500000.00 | 3500000.00 | | | | |
| 8 | Purchase of securities and units of mutual funds | | | 10312.00 | 10312.00 | | | | |

## MODI HOUSING PRIVATE LIMITED
## BALANCE SHEET AS ON 31ST DAY OF MARCH, 2024

| | | | | | | |
|---|---|---|---|---|---|---|
| **Source of Funds** | | | | | | |
| 1 | Shareholder's fund | | | | | |
| A | Share Capital | | | | | |
| i | Authorised | | Ai | 500000.00 | | |
| ii | Issued, Subscribed and fully Paid up | | Aii | 204000.00 | | |
| iii | Subscribed but not fully paid | | Aiii | Nil | | |
| iv | Total (Aii+Aiii) | | | | Aiv | 204000.00 |
| B | Reserves and Surplus | | | | | |
| i | Capital Reserve | | Bi | Nil | | |
| ii | Capital Redemption Reserve | | Bii | Nil | | |
| iii | Securities Premium Account | | Biii | 15600000.00 | | |
| iv | Debentures Redemption Reserve | | Biv | Nil | | |
| v | Revaluation Reserve | | Bv | Nil | | |
| vi | Share options outstanding amount | | Bvi | Nil | | |
| vii | Other reserve | | Bvii | Nil | | |
| viii | Surplus i.e. Balance in profit and loss account | | Bviii | 240369125.00 | | |
| ix | Total (Bi+Bii+Biii+Biv+Bv+Bvi+Bvii+Bviii) | | | | Bix | 255969125.00 |
| C | Money received against share warrants | | | | 1C | Nil |
| D | Total Shareholder's Fund (Aiv+Bix+1C) | | | | 1D | 256173125.00 |
| 2 | Share application money pending allotment | | | | | |
| i | Pending for less than one year | | i | Nil | | |
| ii | Pending for more than one year | | ii | Nil | | |
| iii | Total (i+ii) | | | | 2 | Nil |
| 3 | Non-current liabilities | | | | | |
| A | Long-term borrowings | | | | | |
| i | Bond/debentures | | | | | |
| | a | Foreign currency | ia | Nil | | |
| | b | Rupee | ib | Nil | | |
| | c | Total (ia+ib) | | | ic | Nil |
| ii | Term loans | | | | | |
| | a | Foreign currency | iia | Nil | | |
| | b | Rupee loans | | | | |
| | | 1 From Banks | b1 | 3412222.00 | | |
| | | 2 From others | b2 | 2243945.00 | | |
| | | 3 Total (b1+b2) | b3 | 5656167.00 | | |
| | c | Total (iia+b3) | | | iic | 5656167.00 |
| iii | Deferred payment liabilities | | | | iii | Nil |
| iv | Deposits from related parties | | | | iv | Nil |
| v | Other deposits | | | | v | Nil |
| vi | Loans and advances from related parties | | | | vi | Nil |
| vii | Other loans and advances | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | viii | | Long term maturities of finance lease obligations | | | viii | Nil |
| | | ix | | Total Long term borrowings (ic+iic+iii+iv+v+vi+vii+viii) | | | 3A | 5656167.00 |
| | B | Deferred tax liabilities (net) | | | | | 3B | Nil |
| | C | Other long-term liabilities | | | | | | |
| | | i | | Trade payables | i | Nil | | |
| | | ii | | Others | ii | Nil | | |
| | | iii | | Total Other long-term liabilities (i+ii) | | | 3C | Nil |
| | D | Long-term provisions | | | | | | |
| | | i | | Provision for employee benefits | i | Nil | | |
| | | ii | | Others | ii | Nil | | |
| | | iii | | Total (i+ii) | | | 3D | Nil |
| | E | Total Non-current liabilities (3A+3B+3C+3D) | | | | | 3E | 5656167.00 |
| 4 | Current liabilities | | | | | | | |
| | A | Short-term borrowings | | | | | | |
| | | i | | Loans repayable on demand | | | | |
| | | | a | From Banks | ia | Nil | | |
| | | | b | From Non-Banking Finance Companies | ib | Nil | | |
| | | | c | From other financial institutions | ic | Nil | | |
| | | | d | From others | id | Nil | | |
| | | | e | Total Loans repayable on demand (ia+ib+ic+id) | | | ie | Nil |
| | | ii | | Deposits from related parties | | | ii | Nil |
| | | iii | | Loans and advances from related parties | | | iii | 357497.00 |
| | | iv | | Other loans and advances | | | iv | 18415240.00 |
| | | v | | Other deposits | | | v | 9100000.00 |
| | | vi | | Total Short-term borrowings (ie+ii+iii+iv+v) | | | 4A | 27872737.00 |
| | B | Trade payables | | | | | | |
| | | i | | Outstanding for more than 1 year | i | Nil | | |
| | | ii | | Others | ii | 16966652.00 | | |
| | | iii | | Total Trade payables (i+ii) | | | 4B | 16966652.00 |
| | C | Other current liabilities | | | | | | |
| | | i | | Current maturities of long-term debt | i | 1565193.00 | | |
| | | ii | | Current maturities of finance lease obligations | ii | Nil | | |
| | | iii | | Interest accrued but not due on borrowings | iii | Nil | | |
| | | iv | | Interest accrued and due on borrowings | iv | Nil | | |
| | | v | | Income received in advance | v | 95192123.00 | | |
| | | vi | | Unpaid dividends | vi | Nil | | |
| | | vii | | Application money received for allotment of securities and due for refund and interest accrued | vii | Nil | | |
| | | viii | | Unpaid matured deposits and interest accrued thereon | viii | Nil | | |
| | | ix | | Unpaid matured debentures and interest accrued thereon | ix | Nil | | |
| | | x | | Other payables | x | 15573366.00 | | |
| | | xi | | Total Other current liabilities (i+ii+iii+iv+v+vi+vii+viii+ix+x) | | | 4C | 112330682.00 |
| | D | Short-term provisions | | | | | | |
| | | i | | Provision for employee benefit | i | Nil | | |
| | | ii | | Provision for Income-tax | ii | 309409.00 | | |
| | | iii | | Proposed Dividend | iii | Nil | | |
| | | iv | | Tax on dividend | iv | Nil | | |
| | | v | | Other | v | Nil | | |
| | | vi | | Total Short-term provisions (i+ii+iii+iv+v) | | | 4D | 309409.00 |
| | E | Total Current liabilities (4A+4B+4C+4D) | | | | | 4E | 157479480.00 |
| Total Equity and liabilities (1D+2+3E+4E) | | | | | | | I | 419308772.00 |

**Application of Funds**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | Non-current assets | | | | | | | |
| | A | Fixed Assets | | | | | | |
| | | i | | Tangible assets | | | | |
| | | | a | Gross block | ia | 18936630.00 | | |
| | | | b | Depreciation | ib | 4228073.00 | | |
| | | | c | Impairment losses | ic | Nil | | |
| | | | d | Net block (ia-ib-ic) | id | 14708557.00 | | |
| | | ii | | Intangible assets | | | | |
| | | | a | Gross block | iia | 365129.00 | | |
| | | | b | Depreciation | iib | Nil | | |
| | | | c | Impairment losses | iic | Nil | | |
| | | | d | Net block (iia-iib-iic) | iid | 365129.00 | | |
| | | iii | | Capital work-in-progress | iii | Nil | | |
| | | iv | | Intangible assets under development | iv | Nil | | |
| | | v | | Total Fixed assets (id+iid+iii+iv) | | | Av | 15073686.00 |
| | B | Non-current investments | | | | | | |
| | | i | | Investment in property | i | Nil | | |
| | | ii | | Investments in Equity instruments | | | | |
| | | | a | Listed equities | iia | 10306.00 | | |
| | | | b | Unlisted equities | iib | 67940900.00 | | |
| | | | c | Total (iia+iib) | iic | 67951206.00 | | |
| | | iii | | Investments in Preference shares | iii | Nil | | |
| | | iv | | Investments in Government or trust securities | iv | Nil | | |
| | | v | | Investments in Debenture or bonds | v | Nil | | |
| | | vi | | Investments in Mutual funds | vi | Nil | | |
| | | vii | | Investments in Partnership firms | vii | 48648011.00 | | |
| | | viii | | Others investments | viii | Nil | | |
| | | ix | | Total Non-current investments(i+iic+iii+iv+v+vi+vii+viii) | | | Bix | 116599217.00 |
| | C | Deferred tax assets (Net) | | | | | C | 222834.00 |
| | D | Long-term loans and advances | | | | | | |
| | | i | | Capital advances | i | Nil | | |
| | | ii | | Security deposits | ii | 15000.00 | | |
| | | iii | | Loans and advances to related parties | iii | 454000.00 | | |
| | | iv | | Other Loans and advances | iv | Nil | | |
| | | v | | Total Long-term loans and advances (i+ii+iii+iv) | | | Dv | 469000.00 |
| | | vi | | Long-term loans and advances included in Dv which is | | | | |
| | | | a | for the purpose of business or profession | via | 469000.00 | | |
| | | | b | not for the purpose of business or profession | vib | Nil | | |
| | | | c | given to shareholder, being the beneficial owner of share, or to any concern or on behalf/benefit of such shareholder as per section 2(22)(e) of I.T. Act | vic | Nil | | |
| | E | Other non-current assets | | | | | | |
| | | i | | Long-term trade receivables | | | | |
| | | | a | Secured, considered goods | ia | Nil | | |
| | | | b | Unsecured, considered goods | ib | Nil | | |
| | | | c | Doubtful | ic | Nil | | |
| | | | d | Total Other non-current assets (ia+ib+ic) | id | Nil | | |
| | | ii | | Others | ii | Nil | | |
| | | iii | | Total (id+ii) | | | Eiii | Nil |
| | | iv | | Non-current assets included in Eiii which is due from shareholder, being the beneficial owner of share, or from any concern or on behalf/benefit of such shareholder as per section 2(22)(e) of I.T. Act | iv | Nil | | |
| | F | Total Non-current assets (Av+Bix+C+Dv+Eiii) | | | | | 1F | 132364737.00 |
| 2 | Current assets | | | | | | | |
| | A | Current investments | | | | | | |
| | | i | | Investment in Equity | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | a | Listed equities | ia | Nil | | |
| | | b | Unlisted equities | ib | Nil | | |
| | | c | Total (ia+ib) | ic | Nil | | |
| | ii | | Investment in Preference shares | ii | Nil | | |
| | iii | | Investment in government or trust securities | iii | Nil | | |
| | iv | | Investment in Debenture or bonds | iv | Nil | | |
| | v | | Investment in Mutual funds | v | Nil | | |
| | vi | | Investment in partnership firms | vi | Nil | | |
| | vii | | Other investment | vii | Nil | | |
| | viii | | Total Current investments(ic+ii+iii+iv+v+vi+vii) | | | Aviii | Nil |
| B | | | Inventories | | | | |
| | i | | Raw materials | i | Nil | | |
| | ii | | Work-in-progress | ii | 51248510.00 | | |
| | iii | | Finished goods | iii | Nil | | |
| | iv | | Stock-in-trade (in respect of goods acquired for trading) | iv | 96282792.00 | | |
| | v | | Stores and spares | v | Nil | | |
| | vi | | Loose tools | vi | Nil | | |
| | vii | | Others | vii | Nil | | |
| | viii | | Total Inventories (i+ii+iii+iv+v+vi+vii) | | | Bviii | 147531302.00 |
| C | | | Trade receivables | | | | |
| | i | | Outstanding for more than 6 months | i | Nil | | |
| | ii | | Others | ii | 18464448.00 | | |
| | iii | | Total Trade receivables (i+ii) | | | Ciii | 18464448.00 |
| D | | | Cash and cash equivalents | | | | |
| | i | | Balance with banks | i | 3194165.00 | | |
| | ii | | Cheques, drafts in hand | ii | Nil | | |
| | iii | | Cash in hand | iii | 162680.00 | | |
| | iv | | Others | iv | Nil | | |
| | v | | Total Cash and cash equivalents (i+ii+iii+iv) | | | Dv | 3356845.00 |
| E | | | Short-term loans and advances | | | | |
| | i | | Loans and advances to related parties | i | 101506547.00 | | |
| | ii | | Others | ii | 12888981.00 | | |
| | iii | | Total Short-term loans and advances (i+ii) | | | Eiii | 114395528.00 |
| | iv | | Short-term loans and advances included in Eiii which is | | | | |
| | | a | for the purpose of business or profession | iva | 114395528.00 | | |
| | | b | not for the purpose of business or profession | ivb | Nil | | |
| | | c | given to shareholder, being the beneficial owner of share, or to any concern or on behalf/benefit of such shareholder as per section 2(22)(e) of I.T. Act | ivc | Nil | | |
| F | | | Other current assets | | | F | 3195912.00 |
| G | | | Total Current assets (Aviii+Bviii+Ciii+Dv+Eiii+F) | | | 2G | 286944035.00 |
| Total Assets (1F+2G) | | | | | | II | 419308772.00 |

## MODI HOUSING PRIVATE LIMITED

## TRADING ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2024

| Particulars | | Amount (Rs.) | Particulars | | Amount (Rs.) |
|---|---|---|---|---|---|
| To Opening Stock of Finished Goods | | 116609961 | Sales/Gross Receipts | | |
| To Purchases | | 26039683 | By Sale of goods | 6454412 | |
| Direct Expenses | | | By Sale of services | 26741872 | 33196284 |
| To Other direct expenses | | | By Closing Stock of Finished Stocks | | 147531303 |
| Construction Material | 9005703 | | | | |
| Department Work | 2087468 | | | | |
| Labour Services | 2130024 | | | | |
| Other Construction Expenses | 2066248 | 15289443 | | | |
| To Gross Profit | | 22788500 | | | |

| | | | |
|---|---|---|---|
| TOTAL | 180727587 | TOTAL | 180727587 |

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

| Particulars | | Amount (Rs.) |
|---|---|---|
| To Power and fuel | | 626662 |
| To Rents | | 214970 |
| **Compensation to employees** | | |
| To Salaries and wages | 10097305 | |
| To Contribution to any other fund | 223177 | |
| To Any other benefit to employees in respect of which an expenditure has been incurred | 51122 | 10371604 |
| **Insurance** | | |
| To Other Insurance including factory, office, car, goods etc. | | 70617 |
| To Workmen and staff welfare expenses | | 81635 |
| To Sales promotion including publicity (other than advertisement) | | 603308 |
| **Commission** | | |
| To Paid to Others | | 1268511 |
| **Professional / Consultancy Fees / Fee for Technical Services** | | |
| To Paid to Others | | 1443711 |
| To Traveling expenses other than on foreign travelling | | 19740 |
| To Audit Fee | | 250000 |
| To Other expenses | | |
| Admin and Marketing services | 2410413 | |
| Borowing Costs | 31174 | |
| CSR Expenses | 245000 | |
| Fees & Charges | 41640 | |
| Late Fees and Interest on Statutory dues | 6172 | |
| Registration Charges | 1811 | |
| Repairs and Maintenance | 227318 | |
| Share of Loss from Partnership Firm | 1404388 | |
| Community Expenses | 30000 | |
| Outdoor Media | 13568 | |
| Firm Professional Tax | 2500 | |
| Printing & Stationary | 2500 | |
| ROC Filing Fees | 10000 | |
| Round Off | 75 | |
| Referal Incentives | 5000 | |
| Prior Period Items | 388428 | |
| Miscellaneous Expenses | 930 | 4820917 |
| **Interest** | | |
| To Paid to Others | | 791326 |
| To Depreciation and amoritisation | | 2218912 |
| **To Net Profit** | | 2656553 |
| | | 25438466 |

| Particulars | | | | Amount (Rs.) |
|---|---|---|---|---|
| **By Gross Profit** | | | | 22788500 |
| **Other income** | | | | |
| By Interest income | | | 1003481 | |
| By Any other income | | | | |
| Balance Written off | 980 | | | |
| Share of Profit from LLPs | 1491920 | | | |
| *Share of Income Tax of LLP's* | 153585 | | 1646485 | 2649966 |
| | | | | 25438466 |

| Particulars | Amount (Rs.) | Particulars | Amount (Rs.) |
|---|---|---|---|
| To Provision for current tax | 1562109 | **By Net Profit** | 2656553 |
| To Provision for Deferred Tax and deferred liability | -119096 | | |
| **To Balance carried to Balance Sheet** | 1213540 | | |
| TOTAL | 2656553 | TOTAL | 2656553 |

## 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 AND RENTING SERVICES | MODI HOUSING PRIVATE LIMITED |
| 2 | 09028 - WHOLESALE AND RETAIL TRADE - Retail sale of other products n.e.c | WHOLESALE AND RETAIL TRADE | MODI HOUSING PRIVATE LIMITED |

**SOHAM MODI**
(Managing Director)

**MODI HOUSING PVT. LTD.**
**CIN: U45200TG2002PTC040192**
**Balance Sheet as at 31st March, 2024**

(In Lakhs)

| | Particulars | Note No. | As at 31st March, 2024 | | As at 31st March, 2023 | |
|---|---|---|---|---|---|---|
| I. | **EQUITY AND LIABILITIES** | | | | | |
| 1 | **Shareholders' funds** | | | | | |
| | (a) Share capital | 2 | 2.04 | | 2.04 | |
| | (b) Reserves and Surplus | 3 | 2,559.69 | | 2,547.56 | |
| | | | | 2,561.73 | | 2,549.60 |
| 2 | **Non-current Liabilities** | | | | | |
| | (a) Long Term Borrowings | 4 | 56.56 | | 34.03 | |
| | | | | 56.56 | | 34.03 |
| 3 | **Current Liabilites** | | | | | |
| | (a) Short-Term Borrowings | 5 | 19.23 | | 52.04 | |
| | (b) Trade Payables | | | | | |
| | *(A) total outstanding dues of micro enterprises and small enterprises;and* | | - | | - | |
| | *(B) total outstanding dues of creditors other than micro enterprises and small enterprises* | 6 | 169.67 | | 27.91 | |
| | (c) Short-Term Provisions | 7 | 3.09 | | 79.30 | |
| | (d) Other Current Liabilities | 8 | 1,382.81 | | 1,742.65 | |
| | | | | 1,574.79 | | 1,901.40 |
| | **TOTAL** | | | 4,193.09 | | 4,485.53 |
| II. | **ASSETS** | | | | | |
| 1 | **Non-current assets** | | | | | |
| | (a) Property Plant and Equipment and Intangible Assets | | | | | |
| | (i) Property,Plant and Equipment | 9 | 147.09 | | 55.24 | |
| | (i) Intangible asset | | 3.65 | | - | |
| | (b) Non-Current Investments | 10 | 1,165.99 | | 2,849.29 | |
| | (c) Deferred tax Asset (net) | 11 | 2.23 | | 1.04 | |
| | (d) Other Non- Current Assets | 12 | 4.69 | | 10.64 | |
| | | | | 1,323.65 | | 2,916.21 |
| 2 | **Current assets** | | | | - | |
| | (a) Inventory | 13 | 1,475.31 | | 1,166.10 | |
| | (b) Trade Receivables | 14 | 184.64 | | 100.47 | |
| | (c) Cash and Cash Equivalents | 15 | 33.57 | | 150.04 | |
| | (d) Short-term Loans and Advances | 16 | 1,143.96 | | 118.39 | |
| | (e) Other Current Assets | 17 | 31.96 | 2,869.44 | 34.32 | 1,569.32 |
| | **TOTAL** | | | 4,193.09 | | 4,485.53 |
| | Significant Accounting Policies | 1 | | | | |
| | Notes to Financial Statements | | | | | |

**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**

For and on behalf of the Board
Modi Housing Private Limited

(Soham Modi)
Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

MODI HOUSING PVT. LTD.

CIN: U45200TG2002PTC040192

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

(In Lakhs)

| | Particulars | Note No. | Year ended 31st March,2024 | | Year ended 31st March,2023 | |
|---|---|---|---|---|---|---|
| I. | Revenue from Operations | 18 | 331.96 | | 886.14 | |
| II. | Other income | 19 | 29.34 | | 51.66 | |
| III. | **Total Income (I+II)** | | | 361.30 | | 937.81 |
| IV. | **EXPENSES :** | | | | | |
| | Construction Cost Incurred | 20 | 152.89 | | 340.03 | |
| | Purchase of stock in trade | 21 | 260.40 | | 77.81 | |
| | Changes in Inventory | | | | | |
| | (a) Work-in-progress | 22 | (110.78) | | (22.36) | |
| | (a) Stock-in-trade | 23 | (198.43) | | 66.97 | |
| | Finance Costs | 24 | 8.23 | | 3.64 | |
| | Employee Benefit Expenses | 25 | 104.53 | | 52.43 | |
| | Depreciation | 9 | 22.19 | | 9.15 | |
| | Other Expenses | 26 | 95.71 | | 189.47 | |
| V | **Total expenses** | | | 334.73 | | 717.13 |
| VI. | **Profit/(Loss) before tax (V-III)** | | | **26.57** | | **220.67** |
| VII. | Tax expense: | | | | | |
| | Current tax | | 7.20 | | 79.30 | |
| | Deferred tax | | (1.19) | | (0.48) | |
| | Earlier Year Taxes | | 8.42 | | 8.06 | |
| | | | | 14.43 | | 86.88 |
| VII. | **Net Profit for the period(VI-VII)** | | | **12.14** | | **133.79** |
| VIII. | Earnings per equity share: | | | | | |
| | (1) Basic & Diluted | | | 0.00 | | 0.01 |
| | Significant Accounting Policies | 1 | | | | |
| | Notes to Financial Statements | | | | | |

**As per our report of even date**

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

Firm Reg.No. 015353S Secunderabad Chartered Accountants

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

**For and on behalf of the Board**
**Modi Housing Private Limited**

**(Soham Modi)**
**Director**
**DIN:00522546**

**(Tejal Modi)**
**Director**
**DIN:06983437**

## MODI HOUSING PRIVATE LIMITED
## CIN: U45200TG2002PTC040192
## Notes on Financial Statements for the Year ended 31st March, 2024

**Note No 1 Significant Accounting Policies**

**Basis of Preparation**

*Basis of Accounting*

The financial statements have been prepared to comply in all material respects with the accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules 2014. The financial statements have been prepared on an accrual basis and under the historical cost convention. The financial statements are presented in Indian rupees rounded off to the nearest rupee.

*Use of Estimates*

The preparation of financial statements in conformity with Indian GAAP requires judgments, estimates and assumptions to be made that affect the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/materialized.

**Fixed Assets:**

Fixed Assets are stated at cost, less accumulated depreciation and impairment losses, if any. Cost comprises of the purchase price (net of inputs of taxes paid) and any attributable cost of bringing the asset to its working condition for its intended use.

**Depreciation:**

Depreciation in respect of fixed assets is on written down value method as per the useful life prescribed under Schedule II to Companies Act, 2013.

**Retirement Benefits:**

Short Term Employee Benefits:

All employee benefits payable wholly within twelve months of rendering the service are classified as short term employee benefits. Benefits such as salaries, wages, expected cost of bonus etc. are recognized in the period in which the employee renders the related services.

Post-Employment benefits (Defined Contribution Plan):

The state governed provident fund scheme, employee state insurance scheme and employees' pension scheme are defined contribution plans. The contribution paid/payable under the scheme is recognized during the period in which the employee renders the related services.

**Investments:**

Current investments are carried at lower of cost and quoted/fair value, computed category wise. Long term investments are stated at cost. Provision for diminution in the value of long-term investments is made only if such a decline is other than temporary.

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

**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 up to the balance sheet date bear to the estimated total cost of

The estimated 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.

**Taxation**

Current Tax is determined as the amount of tax payable in respect of taxable income for the year. The deferred tax for timing difference between the book and tax profit for the year is accounted using tax rates and tax laws that have been enacted or substantially enacted at the balance sheet date. Deferred tax assets arising from the timing difference are recognized to the extent that there is reasonable certainty that sufficient future taxable income will be available.

**Impairment of Assets:**

At the Balance Sheet date, an assessment is done to determine whether there is any indication of impairment in the carrying amount of the Group's fixed assets. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. After recognition of impairment loss, the depreciation charge for the asset is adjusted in future periods to allocate the asset's revised carrying amount less its residual value, if

**Cash & Cash Equivalents**

Cash & Cash Equivalents stated in the Statement of Affairs/Cash Flow normally comprise of Cash at Bank and in Hand and Short – term Investments with an original maturity period of less than or equal to three months.

**Earnings per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

**Current & Non-Current Assets**

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

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

Sd/-

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**MODI HOUSING PVT. LTD.**

**CIN: U45200TG2002PTC040192**

**Cash Flow statement for the year ended 31st March 2024**

| Particulars | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| **Net Profit before taxation** | 26.57 | 220.67 |
| **Adjustments for:** | | |
| Depreciation and Amortization | 22.19 | 9.15 |
| Interest expense | 8.23 | 3.64 |
| Share of Firm tax | (1.54) | 14.07 |
| Share of (Profit)/Loss from Partneship firms | 18.43 | 94.89 |
| Interest income | (2.08) | 18.36 |
| **Operating profit before working capital changes** | **71.78** | **360.78** |
| **Adjustments for changes in working capital** | | |
| (Increase)/Decrease in Trade receivables | (84.18) | 294.73 |
| Increase/(Decrease) in Trade Payables | 141.75 | (5.02) |
| (Increase)/Decrease in Loans & Advances | (1,025.56) | 285.52 |
| (Increase)/Decrease in inventories | (309.21) | 44.60 |
| Increase/(Decrease) in Short term borrowings | (32.81) | (35.32) |
| (Increase)/Decrease in other current Assets | 2.36 | (6.78) |
| Increase/(Decrease) in Current Liabilities | (359.85) | 364.16 |
| Increase/(Decrease) in Short term provisions | (76.20) | 13.44 |
| **Cash generated from operations** | **(1,671.91)** | **1,316.14** |
| **Less:** | | |
| Direct Taxes Paid (Net of refunds) | (15.62) | (87.36) |
| **Net cash from operating activities** | **(1,687.53)** | **1,228.78** |
| | | |
| **Cash flow from investing activities** | | |
| (Purchase)/Sale of fixed assets | (114.03) | (37.69) |
| Godwill | (3.65) | - |
| Share of Firm tax | 1.54 | (14.07) |
| Share of Profit/(Loss) from Partneship firms | (18.43) | (94.89) |
| Interest Income received | 2.08 | 18.36 |
| Investment in partnership firms | 1,683.30 | (1,481.61) |
| Other Non- Current Assets | 5.95 | 0.24 |
| **Net cash from / (used in) investing activities** | 1,556.76 | (1,609.67) |
| | | |
| **Cash flow from financing activities** | | |
| Interest (Net) | (8.23) | (3.64) |
| Long Term Borrowings | 22.53 | 21.94 |
| **Net cash from / (used in) financing activities** | **14.30** | **18.31** |
| **Net increase / (decrease) in cash and cash equivalents** | (116.47) | (399.30) |
| **Cash and cash equivalents at the beginning of the year** | 150.04 | 549.34 |
| **Cash and cash equivalents at the end of the year** | **33.57** | **150.04** |
| **Components of cash and cash equivalents** | | |
| Cash on Hand | 1.63 | 4.64 |
| With banks on current accounts | - | - |
| With banks on Fixed Deposits | - | 144.98 |
| With banks on other accounts | 31.94 | 0.41 |
| **Total cash and cash equivalents** | 33.57 | 150.04 |

**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

For and on behalf of the Board
Modi Housing Private Limited

(Soham Modi)
Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

## 2 SHARE CAPITAL

(In Lakhs)

| SHARE CAPITAL | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| **Authorised Share Capital** | | |
| 50,000 Equity Shares of Rs.10/- each | 5.00 | 5.00 |
| **Issued, Subscribed & Paid up Share Capital** | | |
| 20,400 Equity Shares of Rs.10/- each fully paid | 2.04 | 2.04 |
| Total | **2.04** | **2.04** |

### 2.1 The reconciliation of the number of shares outstanding is set out below :

(In Lakhs)

| Particulars | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| Shares outstanding at the beginning of the year | 20,400 | 20,400 |
| Shares Issued during the year | - | - |
| Shares bought back during the year | - | - |
| Shares outstanding at the end of the year | **20,400** | **20,400** |

### 2.2 The details of Shareholders holding more than 5% shares :

| Name of Shareholder | As at 31st March, 2024 | | As at 31st March, 2023 | |
|---|---|---|---|---|
| | No. of Shares held | % of Holding | No. of Shares held | % of Holding |
| Modi Properties Pvt. Ltd. | 10,400 | 50.98% | 10,400 | 50.98% |
| Soham Modi | 9,800 | 48.04% | 9,800 | 48.04% |
| **Total** | **20,200** | **99.02%** | **20,200** | **99.02%** |

### 2.3 Shareholding of promoters:

| Promoter name | No. of shares | % of total shares | % change during the year |
|---|---|---|---|
| Modi Properties Pvt. Ltd. | 10,400 | 50.98% | 0% |
| Soham Modi | 9,800 | 48.04% | 0% |
| Tejal Modi | 200 | 0.98% | 0% |

### 2.4 Rights,preferences and restrictions attached to equity shares

The company has one class of equity shares having a par value of Rs 10 each.Each Shareholder is eligible for one vote per share held.The dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing Annual General Meeting except in case of interim dividend. In the event of liquidation,the equity shareholders are eligible to receive the remaining assets of the company in proportion to their shareholding.

### 2.5 Other Disclosures

(i) There are no equity shares reserved for issue under options and contracts/commitments for the sale of shares/disvestment

(ii) For the period of five years immediately preceeding the date of the Balance Sheet:

a. The Company has not alloted any shares as fully paid up pursuant to contracts without payment being received in cash.

b. The Company has not alloted any shares as fully paid up bonus shares

c. The Company has not bought back any shares

(iii) There are no securities convertible into equity/preference shares

(iv) There are no unpaid calls

(v) There are no shares forefeited.

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

### 3 RESERVES AND SURPLUS

(In Lakhs)

| RESERVES AND SURPLUS | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| **a) Surplus as per statement of profit and loss** | | |
| As per last balance sheet | 2,391.56 | 2,257.76 |
| (+) Net Profit/(Net Loss) For the current year | 12.14 | 133.79 |
| | 2,403.69 | 2,391.56 |
| b) Securities Premium | 156.00 | 156.00 |
| **Total RESERVES AND SURPLUS** | **2,559.69** | **2,547.56** |

### 4 Long Term Borrowings

(In Lakhs)

| Long Term Borrowings | As at 31st March, 2024 | | As at 31st March, 2023 | |
|---|---|---|---|---|
| | Non-Current | Current | Non-Current | Current |
| **Secured-Term Loans** | | | | |
| **(A) Banks** | | | | |
| - Bank of Baroda | 2.60 | 1.09 | 3.52 | 1.02 |
| - Axis Bank | 23.34 | 4.66 | - | - |
| - ICICI Bank | 8.19 | 2.42 | - | - |
| **(B) Others** | | | | |
| - Kotak Mahindra Prime Limited | 3.59 | 2.05 | 5.63 | 1.90 |
| - Kotak Mahindra Prime Limited | 18.85 | 5.43 | 24.88 | 5.12 |
| **Total Long Term Borrowings** | ***56.56*** | ***15.65*** | ***34.03*** | ***8.04*** |

**Note 4.1 Terms of Repayment of Loan For F.Y 2023-24**

| Particulars | Rate of Interest | Security | Period of Maturity w.r.t Balance Sheet Date | Number of Instalments Due | Amount Due |
|---|---|---|---|---|---|
| Kotak Mahindra Prime Limited -739 | 7.51% | Motor Vehicle - Car | 31 Months | 31 | 5.64 |
| Kotak Mahindra Prime Limited | 8.50% | Motor Vehicle - Car | 48 Months | 48 | 24.27 |
| Axis Bank Loan | 8.95% | Motor Vehicle - Car | 60 Months | 60 | 28.00 |
| ICICI Bank | 9.25% | Motor Vehicle - Car | 46 Months | 46 | 10.60 |
| Bank of Baroda | 7.10% | Motor Vehicle - Car | 36 Months | 36 | 3.69 |

KGM & CO. Chartered Accountants Firm Reg.No. 016353S Secunderabad

## 5 Short Term Borrowings

(In Lakhs)

| Short Term Borrowings | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| **Secured**<br>**Loans repayable on demand from Banks**<br>Current Maturities of Long term Borrowings (Secured)<br>( Refer Note no. 4) | 15.65 | 8.04 |
| **Unsecured Loans**<br>**Loans repayable on demand**<br>- From Related Parties<br>(The above loans are repayable on demand and carry on zero interest rate) | 3.57 | 44.00 |
| **Total Short Term Borrowings** | **19.23** | **52.04** |

## 6 Trade Payables

(In Lakhs)

| Trade Payables | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| Total outstanding dues of creditors other than micro and small enterprises | | |
| For Goods | 158.22 | 18.53 |
| For Services | 11.45 | 9.38 |
| Total outstanding dues of micro and small enterprises | - | - |
| **Total Trade Payables** | **169.67** | **27.91** |

### a) Trade Payables ageing schedule

(In Lakhs)

**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 | 167.70 | 1.97 | - | - | 169.67 |
| iii. Disputed dues – MSME | - | - | - | - | - |
| iv. Disputed dues - Others | - | - | - | - | - |
| **Total** | **167.70** | **1.97** | - | - | **169.67** |

**As at March 31, 2023**

(In Lakhs)

| 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 | 27.53 | 0.34 | 0.05 | - | 27.91 |
| iii. Disputed dues – MSME | - | - | - | - | - |
| iv. Disputed dues - Others | - | - | - | - | - |
| **Total** | **27.53** | **0.34** | **0.05** | - | **27.91** |

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

## 7 Short Term Provisions

(In Lakhs)

| Short Term Provisions | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| Provision for tax | 3.09 | 79.30 |
| Total | 3.09 | 79.30 |

## 8 Other Current Liabilities

(In Lakhs)

| Other Current Liabilities | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| **(a) Statutory Liabilities** | 22.04 | 6.68 |
| **(b) Amount Payable towards Purchase of division under Slump sale** | 42.25 | - |
| **(c) Capital a/c Balance in Partnership Firms/LLP& Other (Refer Note 10)** | 81.38 | 480.29 |
| **(d) Others** | | - |
| Audit Fees Payable | 1.35 | 1.35 |
| Salary Payable | - | - |
| Other Payables | 8.71 | 27.57 |
| Deposits | 91.00 | - |
| Advances from Customers | 184.15 | 456.09 |
| Revenue pending for Recognition | 951.92 | 770.67 |
| Total | 1,383 | 1,743 |

## 11 Deferred Tax Asset

(In Lakhs)

| Deferred Tax Asset | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| **Deferred Tax (Liability)/Asset** | 1.04 | 0.56 |
| **(Charge)/Credit for the year** | | |
| a.Difference in depreciation | 1.19 | 0.48 |
| - Others | - | - |
| Total | 2.23 | 1.04 |

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**12 Other Non- Current Assets** (In Lakhs)

| Other Non- Current Assets | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| Security Deposits | 0.15 | 10.15 |
| Hoarding Deposits | 0.49 | 0.49 |
| Other Deposits | 4.05 | - |
| **Total** | **4.69** | **10.64** |

**13 Inventory** (In Lakhs)

| Inventory | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| Finished Goods-I | 764.51 | 764.39 |
| Work in Progress -Trading II | 198.32 | - |
| **Work in Progress - SOV** | | |
| Opening Work-in-Progress | 401.71 | 379.34 |
| Add: Construction Cost incurred during the Year | 152.89 | 340.03 |
| Less: Cost Recognized as per POCM | (42.12) | (317.67) |
| Work in Progress - SOV Phase III | 512.49 | 401.71 |
| | | |
| **Total (I+II+III)** | **1,475.31** | **1,166.10** |

**14 Trade Receivables** (In Lakhs)

| Trade Receivables | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| Trade Receivables | 184.64 | 100.47 |
| Less: Provision for Doubtful Debts | - | - |
| **Total** | **184.64** | **100.47** |

## a) Trade receivables ageing schedule

(In Lakhs)

**As at 31 March 2024**

| Particulars | Outstanding for following periods from due date of payment | | | | | |
|---|---|---|---|---|---|---|
| | Less than 6 months | 6 months - 1 year | 1-2 years | 2-3 years | More than 3 years | Total |
| i. Undisputed Trade receivables considered good | 181.99 | - | 2.65 | - | - | 184.64 |
| ii. Undisputed Trade Receivables considered doubtful | - | - | - | - | - | - |
| iii.Disputed Trade Receivables considered good | - | - | - | - | - | - |
| iv. Disputed Trade Receivables considered doubtful | - | - | - | - | - | - |
| **Total** | | - | **2.65** | - | - | **184.64** |

**As at 31 March 2023** (In Lakhs)

| Particulars | Outstanding for following periods from due date of payment | | | | | |
|---|---|---|---|---|---|---|
| | Less than 6 months | 6 months - 1 year | 1-2 years | 2-3 years | More than 3 years | Total |
| i. Undisputed Trade receivables considered good | 16.87 | 73.10 | 10.50 | - | - | 100.47 |
| ii. Undisputed Trade Receivables considered doubtful | - | - | - | - | - | - |
| iii.Disputed Trade Receivables considered good | - | - | - | - | - | - |
| iv. Disputed Trade Receivables considered doubtful | - | - | - | - | - | - |

**15 Cash and Cash Equivalents** (In Lakhs)

| Cash and Cash Equivalents | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| a. Balances with banks | 31.94 | 0.41 |
| b. Cash on hand | 1.63 | 4.64 |
| c. Fixed Deposits | - | - |
| - YES Bank Fixed Deposit | - | 142.54 |
| - Accured Interest | - | 2.44 |
| **Total** | **33.57** | **150.04** |

**16 Short-term loans and advances** (In Lakhs)

| Short-term loans and advances | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| a) Loans & Advances | | |
| Related Parties | 1,015.07 | 109.34 |
| Others | 128.89 | 9.05 |
| **Total** | **1,143.96** | **118.39** |

**17 Other Current Assets** (In Lakhs)

| Other Current Assets | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| GST Input | 0.02 | 0.02 |
| Advance to Suppliers | 27.13 | 27.01 |
| Refund Receivable | 4.13 | 4.13 |
| TDS Receivable | - | - |
| Current Year - F.Y (2023-24) | 0.68 | - |
| Previous Years | - | 3.17 |
| **Total** | **31.96** | **34.32** |

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(Rs. in Lakhs)

| 18 | Revenue from Operations | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|---|
| | Revenue recognised - Sale of Villa/Flat | 10.00 | 279.00 |
| | Revenue recognised - Sov as per POCM | 232.99 | 607.14 |
| | Revenue from material sales | 64.54 | - |
| | Revenue from Sevice charges | 24.43 | - |
| | **Total** | **331.96** | **886.14** |

(Rs. in Lakhs)

| 19 | Other Income | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|---|
| | Interest Income on FD | 2.08 | 18.36 |
| | Interest Income | 7.95 | 6.09 |
| | Other non-operating income | - | 0.26 |
| | Share of Profits from Partnership Firms/LLPs | 19.30 | 26.95 |
| | **Total** | **29.34** | **51.66** |

(Rs. in Lakhs)

| 20 | Construction Cost Incurred | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|---|
| | Construction Material Dealers | 90.06 | 340.03 |
| | Department Work | 20.87 | - |
| | Labour Services | 21.30 | - |
| | Other Expenses | 20.66 | - |
| | **Total Cost Incurred** | **152.89** | **340.03** |

| 21 | Purchase of Stock in Trade | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|---|
| | Land/Flat Purchase | 0.11 | 75.77 |
| | Development Expenses | - | 2.04 |
| | Material Purchase-Trading | 52.43 | - |
| | Stock Transferred under Slump sale | 207.85 | - |
| | **Total** | **260.4** | **77.8** |

(Rs. in Lakhs)

| 22 | Changes in Inventory of Work in progress | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|---|
| | Opening Work-in-Progress | 401.71 | 379.34 |
| | Add: Construction Cost incurred during the Year | 152.89 | 340.03 |
| | Less: Cost Recognized as per POCM | (42.12) | (317.67) |
| | Closing Work-in-Progress | 512.49 | 401.71 |
| | **Total Changes in inventories of work-in-progress** | **(110.78)** | **(22.36)** |

| 23 | Changes in Inventory of stock in trade | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|---|
| | Opening Stock of Land/Flats | 764.39 | 831.36 |
| | Opening Stock of Material Puchase | - | - |
| | **Total Opening Stock** | **764.39** | **831.36** |
| | Closing Stock of Land/Flats | 764.51 | 764.39 |
| | Closing Stock of Material Puchase | 198.32 | - |

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(Rs. in Lakhs)

| 24 | Finance Cost | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|---|
| | Interest expense | 7.91 | 3.56 |
| | Other borrowing costs | 0.31 | 0.08 |
| | **Total** | **8.23** | **3.64** |

(Rs. in Lakhs)

| 25 | Employee Benefits Expense | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|---|
| | Director Remuneration | 54.00 | 24.00 |
| | Salaries and wages, Bonus | 46.97 | 27.52 |
| | Incentives | 0.08 | - |
| | Contribution to provident and other funds | 2.23 | 0.06 |
| | Other Allowances | 0.43 | 0.30 |
| | Staff welfare expenses | 0.82 | 0.55 |
| | **Total** | **104.53** | **52.43** |

(Rs. in Lakhs)

| 26 | Other Expenses | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|---|
| | Admin & Marketing Services Charges | 24.10 | 38.46 |
| | Audit Fees | 2.50 | 1.50 |
| | Business Promotion Expenses | 6.03 | 12.75 |
| | Commission/Brokerage | 12.69 | - |
| | Consultancy charges | 2.96 | 2.75 |
| | CSR Expenses | 2.45 | 10.00 |
| | Rent Expenses | 2.15 | - |
| | Late fee & Interest on Statutory dues | 0.06 | 0.21 |
| | Power and Fuel | 6.27 | 0.41 |
| | Professional Charges | 11.47 | 10.67 |
| | Outdoor Media | 0.14 | - |
| | Registration Services | 0.02 | 0.28 |
| | Firm Professional Tax | 0.03 | - |
| | Repair & Maintenance | 2.27 | 0.17 |
| | Printing & Stationary | 0.03 | - |
| | Community Expenses | 0.30 | 0.50 |
| | Postage & Courier | - | 0.02 |
| | Fees & Charges | 0.42 | 0.92 |
| | ROC Filing Fees | 0.10 | - |
| | Car Insurance | 0.71 | 1.72 |
| | Round Off | 0.00 | 0.00 |
| | Balance Written off | (0.01) | (0.30) |
| | Referal Incentives | 0.05 | - |
| | Prior Period Items | 3.88 | - |
| | Travelling Expenses | 0.20 | 0.10 |
| | Miscellaneous Expenses | 0.01 | 0.08 |
| | Share of Income Tax of LLP's | (1.54) | 14.07 |
| | Share of Loss from Partnership firms and LLP's | 18.43 | 95.15 |
| | **Total** | **95.71** | **189.47** |

(Rs. in Lakhs)

| Audit fees | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| **Payments to Auditor** | | |
| Statutory Audit Fee | 2.95 | 1.50 |
| Other Services | 2.55 | - |
| Total | 5.50 | 1.50 |

MODI HOUSING PVT. LTD.

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Notes on Financials for the Year ended 31st March,2024

**Note No.10 Non-current Investments**

(Rs. In Lakhs)

| A. | Particulars | As at 31st March,2024 | As at 31st March,2023 |
|---|---|---|---|
| 1 | Investment in Equity intruments ( see note below) | 679.51 | 679.41 |
| 2 | Investments in partnership firms / LLP's | 486.48 | 2,169.88 |
| | Total | 1,165.99 | 2,849.29 |

| Particulars | As at 31st March,2024 | As at 31st March,2023 |
|---|---|---|
| Aggregate amount of quoted investments | 0.10 | - |
| Market Value as on 31st March 2024 for 25 shares @Rs.428.55/- is Rs.10,713.75/-.) | | |
| Aggregate amount of unquoted investments | 679.41 | 679 |

**10.1 Details of unquoted investments (stated at cost)**

| SL No | Name of Body Corporate | Subsidiary/ Associate/JV/ Controlled/ | No.of Shares/Units | | Extent of Holdings (%) | |
|---|---|---|---|---|---|---|
| | | | As at 31st March,2024 | As at 31st March,2023 | As at 31st March,2024 | As at 31st March,2023 |
| (a) | ***Investment in Unquoted Equity Instruments-Fully Paid(Stated at Cost)*** | | | | | |
| | Modi & Modi Realty Hyderabad Pvt.Ltd. | Associate | 5,82,500 | 5,82,500 | 49.22% | 49.22% |
| | Total | | 5,82,500 | 5,82,500 | | |

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MODI HOUSING PVT. LTD.

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Notes on Financials for the Year ended 31st March,2024

**10.2.1 Details of investments in Partnership Firms**

(Rs. In Lakhs)

| SL No | Name of the Firm | As at 31st March,2024 | As at 31st March,2023 |
|---|---|---|---|
| 1 | Modi Consultancy Services | 65.43 | 64.18 |
| 2 | Silver Oak Villas LLP | - | 1,723.08 |
| 3 | Greenwood Builders | 0.21 | 0.27 |
| 4 | Modi Farm House Hyderabad LLP | 6.97 | - |
| 5 | Modi Realty Siddipet LLP | 50.04 | 50.62 |
| 6 | Serene Clubs and Resorts LLP | 7.13 | 8.35 |
| 7 | Serene Constructions LLP | 79.76 | 234.10 |
| 8 | Summit Sales LLP | 40.16 | - |
| 9 | Villa Orchids LLP | 33.69 | - |
| 10 | Modi GV Ventures LLP | 62.98 | 10.25 |
| 11 | Vista View LLP | 140.11 | 79.03 |
| | | **486.48** | **2,169.88** |

**10.2.2 Details of investments in Partnership Firms having Credit Balance**

(Rs. In Lakhs)

| SL No | Name of the Firm | As at 31st March,2024 | As at 31st March,2023 |
|---|---|---|---|
| 1 | Green Wood Estates | (18.84) | (17.78) |
| 2 | Modi Farm House Hyderabad LLP | - | (176.67) |
| 3 | Modi Realty Miryalaguda LLP | (1.75) | (1.50) |
| 4 | Modi Realty Vikarabad LLP | (7.21) | (7.60) |
| 5 | Summit Sales LLP | - | (260.04) |
| 6 | Villa Orchids LLP | - | (16.69) |
| 7 | Silver Oak Villas LLP | (53.59) | - |
| | | **(81.38)** | **(480.29)** |

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**Notes on Financials for the Year ended 31st March,2024**

**10.3 Details of Capital Balance and Profit /loss in Partnership Firms and LLP**

**(1)** Name of the Partnership Firm/LLP: Modi Consultancy Services

| Name of the Partner | As at 31st March,2024 | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Soham Modi (26%) | 26.00% | 125.12 | 26.00% | (18.63) |
| Tejal Modi (26%) | 26.00% | (0.01) | 26.00% | (3.75) |
| Modi Properties Pvt. Ltd. (24%) | 24.00% | 551.22 | 24.00% | 611.13 |
| Modi Housing Pvt. Ltd. (24%) | 24.00% | 65.43 | 24.00% | 64.18 |
| **Total** | | **741.75** | | **652.93** |
| Share of Profit / (Loss) | | (1.16) | | (2.89) |

**(2)** Name of the Partnership Firm/LLP: Silver Oak Villas LLP

| Name of the Partner | As at 31st March,2024 | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Modi Housing Pvt. Ltd. | 10.00% | (53.59) | 10.00% | 723.45 |
| Modi Properties Pvt. Ltd. | 10.00% | (5.54) | 10.00% | (452.24) |
| Soham Modi | 80.00% | 60.05 | 80.00% | (310.88) |
| | | **0.92** | | **(39.67)** |
| Share of Profit / (Loss) | | (0.1[illegible]) | | 6.13 |

**(3)** Name of the Partnership Firm/LLP: Greenwood Builders

| Name of the Partner | As at 31st March,2024 | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Modi Housing Pvt. Ltd. | 50.00% | 0.21 | 50.00% | 0.27 |
| Anand Mehta | 5.00% | (0.02) | 5.00% | (0.02) |
| Kusum Mehta | 45.00% | (0.19) | 45.00% | (0.19) |
| | | **0.00** | | **0.07** |
| Share of Profit / (Loss) | | Nil | | Nill |

**(4)** Name of the Partnership Firm/LLP: Modi Farm House (Hyderabad) LLP

| Name of the Partner | As at 31st March,2024 | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Balram Reddy | 10.00% | (1.83) | 10.00% | (1.95) |
| Modi Housing Pvt Ltd | 90.00% | 6.97 | 90.00% | (176.67) |
| | | **5.14** | | **(178.62)** |
| Share of Profit / (Loss) | | 1.94 | | (9.47) |

**(5)** Name of the Partnership Firm/LLP: Modi Realty Siddipet LLP

| Name of the Partner | As at 31st March,2024 | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Modi Housing Pvt. Ltd. | 99% | 50.04 | 99% | 50.62 |
| Gaurang Mody | 1% | (0.03) | 1% | (0.01) |
| | | **50.01** | | **50.60** |
| Share of Profit / (Loss) | | (1.39) | | (0.19) |

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**MODI HOUSING PVT. LTD.**

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**Notes on Financials for the Year ended 31st March,2024**

**(6)** Name of the Partnership Firm/LLP: Serene Clubs & Resorts LLP

| **Name of the Partner** | **As at 31st March,2024** | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Balram Reddy | 10.00% | (0.72) | 10.00% | (0.72) |
| Modi Housing Pvt. Ltd. | 90.00% | 7.13 | 90.00% | 8.35 |
| | | **6.42** | | **7.63** |
| Share of Profit / (Loss) | | 1.49 | | (1.46) |

**(7)** Name of the Partnership Firm/LLP: Serene Constructions LLP

| **Name of the Partner** | **As at 31st March,2024** | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Modi Housing Pvt. Ltd. | 90.00% | 79.76 | 90.00% | 234.10 |
| Balram Reddy | 10.00% | 0.87 | 10.00% | 1.12 |
| | | **80.63** | | **235.22** |
| Share of Profit / (Loss) | | (2.79) | | 0.94 |

**(8)** Name of the Partnership Firm/LLP: Summit Sales LLP

| **Name of the Partner** | **As at 31st March,2024** | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Modi Properties Pvt. Ltd. | 51.00% | 74.94 | 47.00% | 547.37 |
| Modi Housing Pvt. Ltd. | 48.00% | 40.16 | 48.00% | (260.04) |
| Tejal Modi | 1.00% | 50.15 | 5.00% | (2.58) |
| | 100.00% | **165.25** | 100.00% | **284.75** |
| Share of Profit / (Loss) | | 11.24 | | 11.88 |

**(9)** Name of the Partnership Firm/LLP: Villa Orchids LLP

| **Name of the Partner** | **As at 31st March,2024** | | **As at 31st March,2023** | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Modi Housing Pvt. Ltd. | 50.00% | 33.69 | 50.00% | (16.69) |
| Anand Mehta | 50.00% | (36.38) | 50.00% | (34.79) |
| | | **(2.69)** | | **(51.48)** |
| Share of Profit / (Loss) | | (1.80) | | (0.41) |

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MODI HOUSING PVT. LTD.

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Notes on Financials for the Year ended 31st March,2024

**(10)** Name of the Partnership Firm/LLP: Modi GV Ventures LLP

| Name of the Partner | As at 31st March,2024 | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Modi Housing Pvt Ltd | 51.00% | 62.98 | 51.00% | 10.25 |
| Sachin Malve | 49.00% | 59.66 | 49.00% | 0.25 |
| | | **122.65** | | **10.50** |
| Share of Profit / (Loss) | | (0.77) | | Nill |

**(11)** Name of the Partnership Firm/LLP: Modi Realty Miryalaguda LLP

| Name of the Partner | As at 31st March,2024 | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Modi & Modi Realty Hyderabad Pvt Ltd | 99.00% | 141.92 | 99.00% | 428.41 |
| Modi Housing Pvt. Ltd. | 1.00% | (1.75) | 1.00% | (1.50) |
| | | **140.17** | | **426.91** |
| Share of Profit / (Loss) | | (0.25) | | (0.99) |

**(12)** Name of the Partnership Firm/LLP: Vista View LLP

| Name of the Partner | As at 31st March,2024 | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Modi Housing Pvt.Ltd. | 50.00% | 140.11 | 50.00% | 79.03 |
| M Sachin | 50.00% | (5.84) | 50.00% | 0.45 |
| | | **134.27** | | **79.48** |
| Share of Profit / (Loss) | | (0.18) | | 3.97 |

**(13)** Name of the Partnership Firm/LLP: Modi Realty Vikarabad LLP

| Name of the Partner | As at 31st March,2024 | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| Modi Housing Pvt. Ltd. | 5.00% | (7.21) | 5.00% | (7.60) |
| Balram Reddy | 35.00% | 2.82 | 35.00% | (4.94) |
| Modi & Modi Realty Hyderabad Pvt Ltd | 60.00% | 78.87 | 60.00% | (77.15) |
| | | **74.49** | | **(89.68)** |
| Share of Profit / (Loss) | | 0.26 | | (0.18) |

**(14)** Name of the Partnership Firm/LLP: Green Wood Estates

| Name of the Partner | As at 31st March,2024 | | As at 31st March,2023 | |
|---|---|---|---|---|
| | % of share | Capital Balance | % of share | Capital Balance |
| K Sreedevi | 30.00% | (110.16) | 30.00% | (109.36) |
| Meet B Mehta | 30.00% | 112.23 | 30.00% | 113.02 |
| Modi Housing Pvt Ltd | 40.00% | (18.84) | 40.00% | (17.78) |
| | | **(16.78)** | | **(14.13)** |
| Share of Profit / (Loss) | | (1.06) | | (1.87) |

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Modi Housing Pvt. Ltd.

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Notes on Financial Statements for the Year ended 31st March, 2024

9 (i)-Property, Plant and Equipment (F.Y 2023-2024)

(In Lakhs)

| Particulars | Gross Block | | | | Accumulated Depreciation | | | | Net Block | |
|---|---|---|---|---|---|---|---|---|---|---|
| | As on 01-04-2023 | Addition | Disposals | As on 31-03-2024 | As at 31-3-2023 | For the Year | Disposals | As at 31-3-2024 | As at 31-3-2024 | As at 31-3-2023 |
| (a) Tangible assets | | | | | | | | | | |
| Building | 8.28 | 25.78 | - | 34.06 | 7.76 | 1.43 | - | 9.18 | 24.87 | 0.52 |
| Plant and Equipment | - | 0.77 | - | 0.77 | - | 0.02 | - | 0.02 | 0.76 | - |
| Office Equipment | 0.25 | 0.09 | - | 0.33 | - | - | - | - | 0.33 | 0.25 |
| Vehicles | 66.81 | 87.40 | - | 154.20 | 12.33 | 20.75 | - | 33.08 | 121.12 | 54.47 |
| **Sub Total** | **75.33** | **114.03** | - | **189.37** | **20.09** | **22.19** | - | **42.28** | **147.09** | **55.24** |
| **(b) Intangible assets** | | | | | | | | | | |
| Godwill | - | 3.65 | - | 3.65 | - | - | - | - | 3.65 | - |
| **Sub Total** | - | **3.65** | - | **3.65** | - | - | - | - | **3.65** | - |
| **Total (a) + (b)** | **75.33** | **117.68** | - | **193.02** | **20.09** | **22.19** | - | **42.28** | **150.74** | **55.24** |

9 (ii)-Property, Plant and Equipment (F.Y 2022-2023)

(Amount in Rs)

| Particulars | As on 01-04-2022 | Addition | Disposals | As on 31-03-2023 | As at 31-3-2022 | For the Year | Disposals | As at 31-3-2023 | As at 31-3-2023 | As at 31-3-2022 |
|---|---|---|---|---|---|---|---|---|---|---|
| Building | 8.28 | - | - | 8.28 | 7.52 | 0.24 | - | 7.76 | 0.52 | 0.76 |
| Office Equipment | - | 0.25 | - | 0.25 | - | - | - | - | 0.25 | - |
| Vehicles | 29.36 | 37.44 | - | 66.81 | 3.42 | 8.92 | - | 12.33 | 54.47 | 25.95 |
| **Total** | **37.64** | **37.69** | - | **75.33** | **10.94** | **9.15** | - | **20.09** | **55.24** | **26.71** |

KCM & Co. * Firm Reg. No. 015353S Secunderabad Chartered Accountants *

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**MODI HOUSING PVT. LTD.**
**CIN: U45200TG2002PTC040192**
**Sub-Groupings to Financial Statements for the Year ended 31st March, 2024**

| Closing Stock | | | (Rs. In Lakhs) |
|---|---|---|---|
| **Particulars** | | **31st March, 2024** | **31st March, 2023** |
| **Opening Stock** | Land at Phase IX & WIP | 401.71 | 379.34 |
| | CUST-Flat No-205 MGA | - | 23.74 |
| | Flat F-203 Modi Realty Mallapur LLP | 75.77 | - |
| | INV-Villa-54 Modi Realty Miryalaguda LLP | 49.05 | 49.05 |
| | INV-Villa-72 Modi Realty Miryalaguda LLP | 65.40 | 65.40 |
| | INV-Villa-24 Modi Realty Miryalaguda LLP | 65.40 | 65.40 |
| | Villa No.31 at Silver Oak Villas LLP | - | 59.50 |
| | Villa No.32 at Silver Oak Villas LLP | - | 59.50 |
| | Villa No.73 Modi Realty Miryalaguda LLP | 81.75 | 81.75 |
| | Flat A-203 Mehta and Realty Kowkur LLP | 65.88 | 65.88 |
| | Flat A-208 Mehta and Realty Kowkur LLP | 65.88 | 65.88 |
| | Flat B-209 Mehta and Realty Kowkur LLP | 74.82 | 74.82 |
| | Flat B-210 Mehta and Realty Kowkur LLP | 72.73 | 72.73 |
| | Flat B-211 Mehta and Realty Kowkur LLP | 74.98 | 74.98 |
| | Flat B-212 Mehta and Realty Kowkur LLP | 72.73 | 72.73 |
| | | **1,166.10** | **1,210.70** |
| **Less** | Reimbursement of Nala tax Phase IX | - | - |
| | | **1,166.10** | **1,210.70** |
| **Purchases/ Additions** | | | |
| | Flat F-203 Modi Realty Mallapur LLP | - | 75.77 |
| | Stock transferred from Slump sale | 198.32 | - |
| | Flat B-209 Mehta and Realty Kowkur LLP | 1.83 | - |
| | Flat B-210 Mehta and Realty Kowkur LLP | 0.18 | - |
| | Flat B-211 Mehta and Realty Kowkur LLP | -2.07 | - |
| | Flat B-212 Mehta and Realty Kowkur LLP | 0.18 | - |
| | | | - |
| | | **1,364.53** | **1,286.47** |
| **Expenses-SOV** | Expenses made by -MHPL SOV | 152.89 | 342.49 |
| | | **1,517.43** | **1,628.96** |
| **Sale** | CUST-Flat No-205 MGA | - | -29.00 |
| | Villa No.31 at Silver Oak Villas LLP | - | -124.00 |
| | Villa No.32 at Silver Oak Villas LLP | - | -126.00 |
| | | **1,517.43** | **1,349.96** |
| **Add** | Profit on sale of Villa No.31 Silver Oak VillasLLP | - | 64.50 |
| | Profit on sale of Villa No.32 Silver Oak VillasLLP | - | 66.50 |
| | Profit on sale of Flat 205 MGA | - | 5.27 |
| | | **1,517.43** | **1,486.22** |
| **Less:** | Other Transfers | - | -2.46 |
| | Cost Recognized-SOV | -42.12 | -317.67 |
| **Closing Stock** | | **1,475.31** | **1,166.10** |

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**Closing Stock**

| | | |
|---|---|---|
| INV-Villa-54 Modi Realty Miryalaguda LLP | 49.05 | 49.05 |
| INV-Villa-72 Modi Realty Miryalaguda LLP | 65.40 | 65.40 |
| INV-Villa-24 Modi Realty Miryalaguda LLP | 65.40 | 65.40 |
| Villa No.73 Modi Realty Miryalaguda LLP | 81.75 | 81.75 |
| Flat A-203 Modi Realty Mallapur LLP | 65.88 | 65.88 |
| Flat A-208 Modi Realty Mallapur LLP | 65.88 | 65.88 |
| Flat B-209 Mehta and Realty Kowkur LLP | 76.66 | 74.82 |
| Flat B-210 Mehta and Realty Kowkur LLP | 72.91 | 72.73 |
| Flat B-211 Mehta and Realty Kowkur LLP | 72.91 | 74.98 |
| Flat B-212 Mehta and Realty Kowkur LLP | 72.91 | 72.73 |
| Flat F-203 Modi Realty Mallapur LLP | 75.77 | 75.77 |
| Land at Phase IX & WIP | 512.49 | 401.71 |
| Stock transferred from Slump sale | 198.32 | |
| | **1,475.31** | **1,166.10** |

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

**MODI HOUSING PVT. LTD.**
**CIN: U45200TG2002PTC040192**
**Notes on Financial Statements for the Year ended 31st March, 2024**

**27 Additional Regulatory Information**

(a) **Title deeds of Immovable properties are held in the name company.**

(b) **The Loans or Advances are in the nature of loans are granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person.**

(a) Repayable on demand

(Rs. In Lakhs)

| Type of Borrower | Amount of loan or advance in the nature of loan outstanding | Percentage to the total Loans and Advances in the nature of loans |
|---|---|---|
| Promoter | - | - |
| Directors | - | - |
| KMPs | - | - |
| Related Parties | 1015.07 | 89% |

(b) Without specifying any terms or period of repayment

| Type of Borrower | Amount of loan or advance in the nature of loan outstanding | Percentage to the total Loans and Advances in the nature of loans |
|---|---|---|
| Promoter | - | - |
| Directors | - | - |
| KMPs | - | - |
| Related Parties | - | - |

**( c ) The Purpose of the loan**

Loans given to Related parties is for the purpose of advancement of business and other corporate purposes

(c ) **Benami Properties**

No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

(d) **Intangible assets under development**

There are no intangible assets under development as at March 31, 2024 or as at March 31, 2023.

(e ) **Registration of charges or satisfaction with Registrar of Companies**

The company has registered the charges with the Registrar of Companies

(f) **Relationship with struck off companies**

The Company does not have any transactions or balances with the Companies whose name is struck off under section 248 of the Companies Act, 2013.

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(g) **Undisclosed Income**

The Company has not any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961.

(h) **Capital commitments & Contingencies**

There are no such contractual commitments for the acquisition of Property, plant and equipment.

(i) **Wilful defaulters**

No bank, financial institution or other lender has declared the Company as a wilful defaulter.

(j) **Corporate Social Responsibilites**

The company is covered under section 135 of the Companies Act 2013 to comply with provisions.

(Rs. In Lakhs)

| Corporate Social responsibility (CSR) Contribution | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| Narsing Swain Memorial trust | - | 10.00 |
| Contribution to Others | - | - |
| **Total** | - | 10.00 |

| Other Details | As at 31st March, 2024 | As at 31st March, 2023 |
|---|---|---|
| (a) Amount required to be spent during the period | - | 10.00 |
| (b) Amount spent during the year on: | | |
| (i)Construction/acquistion of any asset | - | - |
| (ii)On Purposes other than (i) above | - | 10.00 |
| (c) Shortfall at the end of the year | - | - |
| (d) Total of previous years shortfall | - | - |
| (e) Reason for shortfall | - | - |
| (f) Details of Related Party Transactions | - | - |

**Nature of CSR Activities :**

Heath Care Facilities to the poor patiens through Narsing Swain Memorial trust .

(k) **The Company has no borrowings from banks on the basis of security of current assets in the current financial year.**

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

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

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MODI HOUSING PVT. LTD.

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Notes on Financials for the Year ended 31st March,2024

28 Financial performance ratios F.Y (2023-2024) & F.Y (2022-2023)

| Particulars | Numerator | Denominator | 31st Mar'2024 | 31st Mar'2023 | Variance | Reason for variance |
|---|---|---|---|---|---|---|
| Current Ratio | Operating Current Assets(1) | Current liability | 1.80 | 0.75 | 141% | Due to decrease in Current assets |
| Debt-Equity Ratio | Total debt (2) | Shareholder's equity | 0.01 | 0.02 | -63% | Due to decrease in Debt |
| Debt Service Coverage ratio | Earnings available for debt service (3) | Debt service (4) | 1.01 | 3.27 | -69% | Due to decrease in Profits |
| Return on Equity Ratio | Net profits after taxes (5) | Shareholder's equity | 0.00 | 0.05 | -91% | Due to decrease in Profits |
| Inventory turnover ratio | Cost of goods sold | Average inventory | 0.08 | 0.79 | -90% | Due to decrease in Inventory |
| Trade receivables turnover ratio | Net sales (6) | Average accounts receviable | 2.33 | 17.64 | -87% | Due to decrease in Turnover |
| Trade payables turnover ratio | Net purchases (7) | Average trade payable | 1.55 | 24.36 | -94% | Due to decrease in Trade Payable |
| Net capital turnover ratio | Net sales (6) | Average working capital (8) | 0.69 | (5.33) | -113% | Due to decrease in Turnover |
| Net profit ratio | Net profits after taxes (5) | Net sales (6) | 0.04 | 0.15 | -76% | Due to decrease in Profits |
| Return on capital employed | Earning before interest & tax (EBIT) (9) | Capital employed (10) | 0.00 | (0.42) | -101% | Due to decrease in Profits |
| Return on investment (in%) | Income generated from invested funds | Average invested funds in treasury investments | NA | NA | NA | NA |

**Note:**

(1) Operating current assets = Total current assets - Current investments - other bank balances.

(2) Total debt / debt service= Non current borrowing + Current borrowing

(3) Earnings available for debt service = PBT + Finance cost + Depreciation - Other income - Exception income

(4) Debt service = Principal + Interest

(5) Net profits after taxes includes exceptional income.

(6) Net sales = Revenue from operations

(7) Net purchases = Consumption RM, stores & spares (RSS) - Opening RSS + Closing RSS

(8) Working capital = Operating current Assets - Current liabilities

(9) EBIT = PBT + Finance cost - Other income - Exception income

(10) Capital employed = Total assets - Non current investment - Current investment - FDs - Current liabilities

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

**MODI HOUSING PVT.LTD.**
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**Notes on Financial Statements for the Year ended 31st March 2024**

**Note. No.29 Other Disclosures**

The Company has undertaken the scheme of development of residential plots on the land (Phase III) belonging to the company. The company and an associate enterprise M/s. Silver Oak Villas LLP (SOV) has come together to construct Villas and develop a gated community of independent villas. The development of the land is to be undertaken by the company at its cost and risk. The construction of villas is to be undertaken by the company at its cost and risk. It is agreed amongst them that the sale consideration of the independent villas will be divided between the company and SOV at a pre-agreed ratio.

The revenue of the project undertaken by the company i.e, development of land into developed residential plots is recognized following percentage completion method(POCM).The stage of completion of the project is determined based on the project costs incurred method i.e., the stage of completion is determined in the proportion that the costs incurred upto the reporting date bear to the estimated total costs. The company has reached the stage of completion of 75.00% upto 31-03-2024.

Accordingly, the revenue and cost recognized for the year is as under.

(In Lakhs)

| Particulars | FY 2023-2024 | FY 2022-2023 |
|---|---|---|
| Estimated Cost | 2,094.15 | 1,990.25 |
| | | |
| Cost incurred during the year | 152.89 | 340.03 |
| Cumulative cost | 1,526.37 | 1,373.47 |
| POCM% | 72.89% | 69.01% |
| | | |
| Revenue recognized during the year | 232.99 | 607.14 |
| Cumulative Revenue recognized | 2,622.76 | 2,389.77 |
| | | |
| Cost recognized during the year | 42.12 | 317.67 |
| Cumulative Cost recognized | 1,013.88 | 971.76 |
| | | |
| Gross Profit recognized during the year | 190.88 | 289.48 |
| Cumulative Gross profit recognized | 1,608.88 | 1,418.00 |
| | | |
| Opening WIP | 401.71 | 379.34 |
| Closing WIP | 512.49 | 401.71 |

***29.1 RELATED PARTY DISCLOSURES***

**A Key Management Personnel (KMP)**

Soham Modi - Director
Tejal Modi - Director

**B Holding Company**

Modi Properties Private Limited

**C Subsidiary Company/Jointly Controlled Entities/Associates**

Green Wood Estates
Green Wood Builders
Summit Sales LLP
Modi Farm House Hyderabad LLP
Villas Orchids LLp
Serene Clubs & Resorts LLP
Serene Constructions LLP
Modi Realty Miryalguda LLP
Modi Realty Siddipet LLP
Silver Oak Villas LLP
Modi Realty Vikarabad LLP
Modi & Modi Realty Hyderabad Private Ltd
Vista View LLP
Modi GV Ventures LLP

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**MODI HOUSING PVT.LTD.**
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**Notes on Financial Statements for the Year ended 31st March 2024**

**D Entities in which Director is a partner/Director**

Modi Realty Genome Valley
MC Modi Educational Trust
Modi Consultancy Services
Modi Builders Infrastructure Pvt. Ltd.

**E Subsidary of a holding company to which such company also a subsidary company**

East Side Residency Annojiguda LLP
Kadakia & Modi Housing
Matrix Real Estates Consultants LLP
GVSH Manufacturing Facilities Pvt. Ltd.
Aedis Developers LLP
Mehta and Modi Realty Kowkur LLP
Modi Estates/ Modi Realty Mallapur LLP
Paramount Builders
Paramount Estates
Silver Oak Realty
Summit Builders
Summit Sales LLP
Modi Consultancy Services
Vista Homes

**(ii) Related Party Transactions** (In Lakhs)

| Particulars | 31-03-2024 | 31-03-2023 |
|---|---|---|
| (a) Remuneration Paid | | |
| Directors | 48.00 | 24.00 |
| (b) Interest on Unsecured Loans | | |
| Director | 3.97 | 2.57 |
| (c) Loan Taken | | |
| Director | 52.58 | 9.80 |
| (d) Repayment of Loan | | |
| Director | 118.58 | 21.50 |
| (e) Purchases | | |
| KMP exercise significant influence | 32.33 | 48.56 |
| Subsidary Company | 0.01 | - |
| Subsidiary Company/Jointly Controlled Entities/Associates | 45.44 | - |
| Holding Company | 15.05 | 12.09 |
| Director | 0.00 | - |
| (f) Sales | | |
| KMP exercise significant influence | 54.24 | - |
| Holding Company | 1.25 | - |
| Subsidiary Company/Jointly Controlled Entities/Associates | 12.97 | - |
| (g) Statutory Payments | | |
| KMP exercise significant influence | 0.95 | - |

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MODI HOUSING PVT.LTD.
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Notes on Financial Statements for the Year ended 31st March 2024

(ii) Related Party Transactions

| Particulars | 31-03-2024 | 31-03-2023 |
|---|---|---|
| (h) Deposits Received | | |
| KMP exercise significant influence | 20.65 | - |
| Subsidiary Company/Jointly Controlled Entities/Associates | 10.00 | - |
| (i) Flat Purchase Paid and Reversed | | |
| KMP exercise significant influence | 75.74 | 75.77 |
| (j) MMC Charges | | |
| KMP exercise significant influence | 1.65 | - |
| (k)Deposit Repaid | | |
| KMP exercise significant influence | 2.00 | - |
| (l)Balance Transferred to MHPL | | |
| Subsidiary Company/Jointly Controlled Entities/Associates | 14.50 | - |
| (m)Hoarding Rent | | |
| KMP exercise significant influence | 1.44 | - |
| (n)Outstanding Balance Paid | | |
| KMP exercise significant influence | 0.23 | - |
| Subsidiary Company/Jointly Controlled Entities/Associates | 0.20 | - |
| (o)Interest Income | | |
| KMP exercise significant influence | 0.36 | - |
| Subsidiary Company/Jointly Controlled Entities/Associates | 7.59 | - |
| (p)Receipt of Loan amount | | |
| KMP exercise significant influence | 5.14 | - |
| Subsidiary Company/Jointly Controlled Entities/Associates | 76.64 | - |
| (q)Loan Given | | |
| Subsidiary Company/Jointly Controlled Entities/Associates | 135.36 | - |

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

For and on behalf of the Board
Modi Housing Private Limited

(Soham Modi)
Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

# INDEPENDENT AUDITOR'S REPORT

TO
**THE MEMBERS OF**
**M/s. MODI HOUSING PRIVATE LIMITED**

## REPORT ON THE FINANCIAL STATEMENTS

### OPINION

We have audited the accompanying Standalone financial statements of **MODI HOUSING PRIVATE LIMITED ("the Company")** which comprise the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss, the cash flow statement for the year then ended and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred to as "the Standalone Financial Statements")

In Our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, its profit and its cash flow for the year ended on that date.

### BASIS OF OPINION

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

### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

As per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company

## OTHER INFORMATION

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, but does not include the financial statements and auditor's report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## RESPONSIBILITY OF MANAGEMENT FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is also responsible for overseeing the company's financial reporting process.

## AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

Our objective is to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

• Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

• Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

• Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

• Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

• Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the

Firm Reg.No. 015353S Secunderabad Chartered current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure "A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, we report to the extent applicable that:

a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of the audit.

b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

c) The Standalone Balance Sheet, the Standalone Statement of Profit and Loss and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.

d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.

f) The provisions of section 143(3)(i) for reporting on the adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls are not applicable.

g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations as at 31st March 2024 on its financial position in its standalone financial statements.

ii. The Company did not have long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries

(c) Based on such audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v. The company has not declared or paid any dividend during the year.

vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account for the year ended 31st March, 2024 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024.

For M/s KGM & Co
Chartered Accountants
FRN: 015353S

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

CA Pranay Mehta
(Partner)
M No: 233650
Place: Hyderabad
Date: 30-09-2024
UDIN: 24233650BKDAFD3217

## ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

*(Referred to in Paragraph 1 under "Report on Other Legal and Regulatory Requirements" of our report of even date)*

i. In respect of Company's Property, Plant & Equipment and Intangible Assets.

a) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant & Equipment.

b) The Property, Plant & Equipment have been physically verified by the management at reasonable intervals and no material discrepancies were noticed.

c) The company does not have any immovable property properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee). Accordingly, clause 3 (i) (c) of the order is not applicable to the company.

d) The company has not revalued its Property, Plant & Equipment or Intangible assets or both during the year.

e) No proceedings have been initiated against the company for holding benami property under The Benami Transactions (Prohibition) Act, 1988 and rules made thereunder and the details have been appropriately disclosed in the standalone financial statements.

ii. In respect of Company's Inventory.

a) Physical verification of inventory has been conducted at reasonable intervals by the management. In our opinion, the coverage and procedure by the management is appropriate. The aggregate of discrepancies of 10% or more in each class of inventory noticed have been properly dealt with in the books of account.

b) The Company has not been sanctioned working capital limits exceeding Rs.5 crores from banks or financial institutions on the basis of security of current assets during the year.

iii. According to the Information given to us the Company has made Investments in and granted loans or advances in the nature of loans, secured or unsecured to companies, firms, LLPs or other parties.

a) The loans or advances in the nature of loans granted to subsidiaries/joint venture/associates/other parties:

(Rs. In lakhs)

| | Guarantees | Security | Loans | Advance in Nature of loans |
|---|---|---|---|---|
| **Aggregate amount granted/provided during the year** | | | | |
| -Subsidiaries | Nill | Nill | Nill | Nill |
| -Joint Ventures | Nill | Nill | Nill | Nill |
| -Associates | Nill | Nill | Rs. 1,35.35/- | Rs. 0.36/- |
| -Others | Nill | Nill | Nill | Nill |
| **Balance Outstanding as at 31-03-2024 in respect of above cases** | | | | |
| -Subsidiaries | Nill | Nill | Nill | Nill |
| -Joint Ventures | Nill | Nill | Nill | Nill |
| -Associates | Nill | Nill | Rs. 1,74.05/- | Rs. 0.32/- |
| -Others | Nill | Nill | Nill | Nill |

b) The terms and conditions are not prejudicial to the interests of the company

c) In respect of loans & advances made there is no repayment schedule for principal & Interest.

d) No loans & advances have fallen due during the year as they are repayable on demand and no repayment schedule is stipulated.

e) Details of loans & advances in the nature of loans repayable on demand are as follows:

(Rs. In lakhs)

| | All Parties | Promoters | Related Parties |
|---|---|---|---|
| **Aggregate amount of loans/ advances in nature of loans** | | | |
| -Repayable on demand (A) | Nill | Nill | 1,74.37/- |
| -Agreement does not specify any terms or period of repayment (B) | Nill | Nill | Nill |
| **Total (A+B)** | Nill | Nill | 1,74.37/- |
| **Percentage of loans/advances in nature of loans to the total loans** | Nill | Nill | 100% |

iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.

v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from public in terms of Section 73 to 76 or any other relevant provisions of Companies Act, 2013 during the year, hence reporting under clause 3(v) of the Order are not applicable to the Company.

vi. The Central Government has not prescribed maintenance of cost records by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under Section 148(1) of the Companies Act, 2013. Hence, reporting under clause 3(vi) of the Order are not applicable to the company.

vii. According to the information and explanations given to us, in respect of statutory dues:

a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Cess, and other material statutory dues applicable to it with the appropriate authorities.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Sales Tax, Income-Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2024 for a period of more than six months from the date they became payable:

| Name of the Statute | Nature of Dues | Amount(Rs. In lakhs) | Period to which the amount relates | Remarks (If any) |
|---|---|---|---|---|
| Income Tax Act,1961 | Interest on TDS | Rs. 0.00576/- | AY 2023-24 | NA |
| Income Tax Act,1961 | TDS Due | Rs. 0.03466/- | AY 2023-24 | NA |

b) There were no dues of Goods and Service Tax, Provident Fund, Employees' State Insurance, Income-Tax, Sales-Tax, Service Tax, duty of Customs, duty of Excise, Value Added Tax, Cess and other material statutory dues which have not been deposited as at 31st March 2024 on account of dispute.

viii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year

ix. In our opinion and according to the information and explanations given to us

a) The Company has not defaulted in the repayment of any loans or borrowings or in the payment of interest to any lenders.

b) The company has not been declared as a wilful defaulter by any bank or financial institution or other lender.

c) The term loans have been utilized for the purposes for which they were obtained.

d) The funds raised on a short-term basis have not been utilized for long term purposes.

e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

f) The Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

x. In our opinion and according to the information and explanations given to us

a) The Company has not raised moneys by way of initial public offer or further public offer including debt instruments or term loans.

b) The company has not made any preferential allotment or private placement of shares/debentures during the year and hence reporting under clause 3 (x) of the Order is not applicable.

xi.

a. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year.

b. During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ secretarial auditor or by us in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

c. As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

xii.The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.

xiii. In our opinion and according to the information and explanations given to us, all the transactions with related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards

xiv. In our opinion and according to the information and explanations given to us

a) The company has an in-house internal audit system commensurate with the size and nature of its business

b) There are no formal reports of the Internal Auditors for the period under audit.

xv. In pursuant to provisions of section 192 of the Act, the company has not entered into any non-cash transactions with directors of persons connected with him.

xvi.

a. In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.

b. In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.

xvii. The company has not incurred cash losses during the Financial Year and in immediately preceding financial year.

xviii. There has not been any resignation of the statutory auditors during the year.

xix. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. Since the provisions of Section 135 of the companies act 2013 with regard to corporate social responsibility are not applicable to the company hence clause 3(xx) of the order is not applicable.

For M/s KGM & Co
Chartered Accountants
FRN: 015353S

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

CA Pranay Mehta
(Partner)
M No: 233650
Place: Hyderabad
Date: 30-09-2024
UDIN:24233650BKDAFD3217