Modi Properties Pvt Ltd.
5-4-187/3&4, IInd Floor, Soham Mansion
M G Road, Ranigunj,
Secunderabad - 500003
CIN: U65993TG1994PTC017795

BANK-Kotak Mahindra Bank 1814996053 Book

1-Jan-25 to 31-Jan-25

Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-Jan-25	To **Opening Balance**			**3,40,107.58**	
1-Jan-25	By **Cash**	**Contra**	CON/10013		10,000.00
	Cheque 000390 24-12-2024 10,000.00 Cr				
	Being Chq 000390 issued towards petty cash purpose				
	To **SL- Tata Capital Financial Services Ltd-(COD0140)**	**Receipt**	REC/11110	4,00,000.00	
	Cheque/DD 1-1-2025 4,00,000.00 Dr				
	Being RTGS received from SL- Tata Capital Financial Services Ltd OD amount withdrawn				
2-Jan-25	By **TDS-1% Contract**	**Payment**	PAY/13476		78,293.00
	By **INV-Modi Properties Pvt Ltd Mayflower Platinum**	**Payment**	PAY/13477		30,000.00
	NEFT 2-1-2025 30,000.00 Cr				
	Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer				
	By **INV -Silver Oak Villas LLP Modi Housing**	**Payment**	PAY/13478		3,45,000.00
	RTGS 2-1-2025 3,45,000.00 Cr				
	Being payment to INV -Silver Oak Villas LLP Modi Housing towards funds transfer				
	By **OTHLOAN-DR.N.R.K.Biotech Pvt Ltd**	**Payment**	PAY/13479		50,000.00
	NEFT 2-1-2025 50,000.00 Cr				
	Being payment to DR.N.R.K. Biotech Pvt Ltd towards loan				
	By **OE-Misc. Expenses**	**Payment**	PAY/13480		778.00
	NEFT 2-1-2025 778.00 Cr				
	Being payment to Rasamolla Vinod Kumar towards petty cash expenses reversal food allowance working on sunday i.e. 08-12-24 - IT Provisionals				
	To **OE-Green Towers18%**	**Receipt**	REC/11111	27,795.00	
	To **OE-Green Towers Expenses 12%**	**Receipt**	REC/11112	27,795.00	
	Cheque/DD 2-1-2025 27,795.00 Dr				
	Being payment received from Rajesh Jayantilal Kadakia against green tower expenses				
3-Jan-25	By **EMP-Rasamolla Vinod Kumar Salary**	**Payment**	PAY/13481		39,367.00
	NEFT 3-1-2025 39,367.00 Cr				
	Being salary for the month of dec 24				
	Carried Over			7,95,697.58	5,53,438.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			7,95,697.58	5,53,438.00
3-Jan-25	By **EMP-Kore Martand Salary** NEFT 3-1-2025 28,773.00 Cr *Being salary for the month of dec 24*	**Payment**	PAY/13482		28,773.00
	By **EMP- Bore Shekappa Salary** NEFT 3-1-2025 18,299.00 Cr *Being salary for the month of dec 24*	**Payment**	PAY/13483		18,299.00
	By **EMP-Dasari Deepakraj Salary** NEFT 3-1-2025 15,718.00 Cr *Being salary for the month of dec 24*	**Payment**	PAY/13484		15,718.00
	By **OTH LOAN-EMP- Kore Martand** NEFT 3-1-2025 2,000.00 Cr *Being payment to Modi Housing Pvt Ltd Silver Oak Villas Rera AC towards reversal loan amount.*	**Payment**	PAY/13485		2,000.00
4-Jan-25	By **INV-Summit Sales LLP-Running Capital** NEFT 4-1-2025 1,25,000.00 Cr *Being payment to Summit Sales LLP towards funds transfer*	**Payment**	PAY/13487		1,25,000.00
	By **INV-Summit Sales LLP- Common Expenses** NEFT 4-1-2025 25,000.00 Cr *Being payment to Summit Sales LLP- Common Expenses towards funds transfer*	**Payment**	PAY/13488		25,000.00
	By **INV-Aedis Developers LLP** NEFT 4-1-2025 1,40,000.00 Cr *Being payment to Aedis Developers LLP towards funds transfer*	**Payment**	PAY/13489		1,40,000.00
	By **OTHLOAN-DR.N.R.K.Biotech Pvt Ltd** NEFT 4-1-2025 50,000.00 Cr *Being payment to DR.N.R.K. Biotech Pvt Ltd towards loan*	**Payment**	PAY/13490		50,000.00
	By **OTH LOAN - N Square Biotech Private Limited** NEFT 4-1-2025 5,000.00 Cr *Being payment to N Square Biotech Private Limited towards loan*	**Payment**	PAY/13491		5,000.00
	By **INV-Mehta & Modi Realty Suryapet LLP/Timmapur LLP** NEFT 4-1-2025 25,000.00 Cr *Being payment to Mehta and Modi Realty Timmapur LLP towards funds tansfer*	**Payment**	PAY/13492		25,000.00
	By **INV-Modi Properties Pvt Ltd Mayflower Platinum** NEFT 4-1-2025 1,50,000.00 Cr *Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer*	**Payment**	PAY/13493		1,50,000.00
	Carried Over			7,95,697.58	11,38,228.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			7,95,697.58	11,38,228.00
6-Jan-25	By **SP-Shruti Agarwal** Same Bank Transfer 6-1-2025 28,620.00 Cr *Being payment to SP-Shruti Agarwal against credit balance ref inv no. SA2425174*	**Payment**	PAY/13494		28,620.00
	By **SP-Shreyas Services** NEFT 6-1-2025 51,372.00 Cr *Being payment to SP-Shreyas Services against credit balance ref inv no. 223 dt. 31-12-24*	**Payment**	PAY/13495		51,372.00
	By **SP - Expert Security Guards** NEFT 6-1-2025 34,001.00 Cr *Being payment to expert security guards against credit balance ref inv no. ESG/135/24*	**Payment**	PAY/13496		34,001.00
	By **ECARD-Sai Krishna** NEFT 6-1-2025 1,029.00 Cr *Being payment to Sai Krishna towards petty cash expenses reversal*	**Payment**	PAY/13497		1,029.00
	By **ECARD-N Divya Jyothi** NEFT 6-1-2025 4,384.00 Cr *Being payment to R Sanjay against N Divya Jyothi petty cash expenses reversal*	**Payment**	PAY/13498		4,384.00
	By **EMP-Silveri Sujatha Salary** NEFT 6-1-2025 5,000.00 Cr *Being payment to EMP-S Sujatha Salary against gratuity dues*	**Payment**	PAY/13499		5,000.00
	By **DW-Paisa Achaiah**	**Payment**	PAY/13500		841.00
	By **DW-Yousuf Ali**	**Payment**	PAY/13501		3,960.00
	By **ECARD-Rajender Kadthuri** NEFT 6-1-2025 1,035.00 Cr *Being payment to Rajender against petty cash expenses reversal*	**Payment**	PAY/13502		1,035.00
	By **SP-BPCL-ECMS(Fleet Business)** NEFT 6-1-2025 25,000.00 Cr *Being payment to SP-BPCL-ECMS(Fleet Business) towards advance for petrol / diesel purchase*	**Payment**	PAY/13503		25,000.00
	To **SL- Tata Capital Financial Services Ltd-(COD0140)** Cheque/DD 6-1-2025 15,00,000.00 Dr *Being RTGS received from SL- Tata Capital Financial Services Ltd-(COD0140) towards OD withdrawn*	**Receipt**	REC/11113	15,00,000.00	
	Carried Over			22,95,697.58	12,93,470.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			22,95,697.58	12,93,470.00
6-Jan-25	To INV -Silver Oak Villas LLP Modi Housing Cheque/DD 6-1-2025 1,70,000.00 Dr *Being payment received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer*	Receipt	REC/11114	1,70,000.00	
	By INV -Silver Oak Villas LLP Modi Housing Cheque 000406 6-1-2025 8,00,000.00 Cr *Being Chq 000406 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer*	Payment	PAY/13504		8,00,000.00
	By OTHLOAN-DR.N.R.K.Biotech Pvt Ltd Cheque 000407 6-1-2025 2,00,000.00 Cr *Being Chq 000407 issued to Y/S for NEFT/RTGS to DR.N.R.K. Biotech Pvt Ltd towards loan*	Payment	PAY/13505		2,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000409 6-1-2025 5,00,000.00 Cr *Being Chq 000409 issued to Summit Sales LLP against purchase of Flat no. A 103*	Payment	PAY/13521		5,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000410 6-1-2025 5,00,000.00 Cr *Being Chq 000410 issued to Summit Sales LLP against purchase of Flat no. A 103*	Payment	PAY/13522		5,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000411 6-1-2025 5,00,000.00 Cr *Being Chq 000411 issued to Summit Sales LLP against purchase of Flat no. A 103*	Payment	PAY/13523		5,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000412 6-1-2025 5,00,000.00 Cr *Being Chq 000412 issued to Summit Sales LLP against purchase of Flat no. A 103*	Payment	PAY/13524		5,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000413 6-1-2025 5,00,000.00 Cr *Being Chq 000413 issued to Summit Sales LLP against purchase of Flat no. A 103*	Payment	PAY/13525		5,00,000.00
7-Jan-25	By Summit Sales LLP Purchase Villas A/c Cheque 000414 7-1-2025 5,00,000.00 Cr *Being Chq 000414 issued to Summit Sales LLP against purchase of Flat no. A 103*	Payment	PAY/13526		5,00,000.00
	Carried Over			24,65,697.58	52,93,470.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			24,65,697.58	52,93,470.00
7-Jan-25	By Summit Sales LLP Purchase Villas A/c Cheque 000415 7-1-2025 5,00,000.00 Cr *Being Chq 000415 issued to Summit Sales LLP against purchase of Flat no. A 103*	**Payment**	PAY/13527		5,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000416 7-1-2025 5,00,000.00 Cr *Being Chq 000416 issued to Summit Sales LLP against purchase of Flat no. A 103*	**Payment**	PAY/13528		5,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000417 7-1-2025 5,00,000.00 Cr *Being Chq 000417 issued to Summit Sales LLP against purchase of Flat no. A 103*	**Payment**	PAY/13529		5,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000418 7-1-2025 5,00,000.00 Cr *Being Chq 000418 issued to Summit Sales LLP against purchase of Flat no. A 103*	**Payment**	PAY/13530		5,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000419 7-1-2025 5,00,000.00 Cr *Being Chq 000419 issued to Summit Sales LLP against purchase of Flat no. A 103*	**Payment**	PAY/13531		5,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000420 7-1-2025 5,00,000.00 Cr *Being Chq 000420 issued to Summit Sales LLP against purchase of Flat no. A 103*	**Payment**	PAY/13532		5,00,000.00
	By Summit Sales LLP Purchase Villas A/c Cheque 000421 7-1-2025 2,32,000.00 Cr *Being Chq 000421 issued to Summit Sales LLP against purchase of Flat no. A 103*	**Payment**	PAY/13533		2,32,000.00
	To INV-Summit Sales LLP-Running Capital Cheque/DD 000011 7-1-2025 5,00,000.00 Dr *Being Chq 000011 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11115	5,00,000.00	
	To INV-Summit Sales LLP-Running Capital Cheque/DD 000012 7-1-2025 5,00,000.00 Dr *Being Chq 000012 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11116	5,00,000.00	
	Carried Over			34,65,697.58	85,25,470.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			34,65,697.58	85,25,470.00
7-Jan-25	To INV-Summit Sales LLP-Running Capital Cheque/DD 000013 7-1-2025 5,00,000.00 Dr *Being Chq 000013 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11117	5,00,000.00	
	To INV-Summit Sales LLP-Running Capital Cheque/DD 000014 7-1-2025 5,00,000.00 Dr *Being Chq 000014 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11118	5,00,000.00	
	To INV-Summit Sales LLP-Running Capital Cheque/DD 000015 7-1-2025 5,00,000.00 Dr *Being Chq 000015 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11119	5,00,000.00	
	To INV-Summit Sales LLP-Running Capital Cheque/DD 000016 7-1-2025 5,00,000.00 Dr *Being Chq 000016 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11120	5,00,000.00	
	To INV-Summit Sales LLP-Running Capital Cheque/DD 000017 7-1-2025 5,00,000.00 Dr *Being Chq 000017 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11121	5,00,000.00	
	To INV-Summit Sales LLP-Running Capital Cheque/DD 000018 7-1-2025 5,00,000.00 Dr *Being Chq 000018 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11122	5,00,000.00	
	To INV-Summit Sales LLP-Running Capital Cheque/DD 000019 7-1-2025 5,00,000.00 Dr *Being Chq 000019 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11123	5,00,000.00	
	To INV-Summit Sales LLP-Running Capital Cheque/DD 000020 7-1-2025 5,00,000.00 Dr *Being Chq 000020 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11124	5,00,000.00	
	To INV-Summit Sales LLP-Running Capital Cheque/DD 000021 7-1-2025 5,00,000.00 Dr *Being Chq 000021 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11125	5,00,000.00	
	Carried Over			79,65,697.58	85,25,470.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			79,65,697.58	85,25,470.00
7-Jan-25	To **INV-Summit Sales LLP-Running Capital** Cheque/DD 000022 7-1-2025 5,00,000.00 Dr *Being Chq 000022 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11126	5,00,000.00	
	To **INV-Summit Sales LLP-Running Capital** Cheque/DD 000023 7-1-2025 5,00,000.00 Dr *Being Chq 000023 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11127	5,00,000.00	
	To **INV-Summit Sales LLP-Running Capital** Cheque/DD 000024 7-1-2025 2,32,000.00 Dr *Being Chq 000024 received from INV-Summit Sales LLP towards funds transfer*	**Receipt**	REC/11128	2,32,000.00	
	By **SL- Tata Capital Financial Services Ltd-(COD0140)** Cheque 000422 7-1-2025 6,10,214.00 Cr *Being Chq 000422 issued to Y/S for NEFT/RTGS to Tata Capital Limited towards interest dues for the month of December 24*	**Payment**	PAY/13534		6,10,214.00
	By **OIE -Telephone Expenses** Cheque 000423 7-1-2025 471.00 Cr *Being Chq 000423 issued to Airtel Relationship No. 1380249900 towards airtel dues of Plot no. 280*	**Payment**	PAY/13535		471.00
	By **OIE -Telephone Expenses** Cheque 000424 7-1-2025 825.00 Cr *Being Chq 000424 issued to Airtel Relationship No. 1-4752305933225 towards soham sir airtel I PAD dues*	**Payment**	PAY/13536		825.00
8-Jan-25	To **SL- Tata Capital Financial Services Ltd-(COD0140)** Cheque/DD 8-1-2025 10,00,000.00 Dr *Being RTGS received from SL- Tata Capital Financial Services Ltd-(COD0140) towards OD withdrawn*	**Receipt**	REC/11129	10,00,000.00	
	By **TDS-1% Property Purchase** NEFT 15-1-2025 65,000.00 Cr *Being payment to ITD against TDS 1% on property purchase Villa no. A 107 at MCS.*	**Payment**	PAY/13460		65,000.00
	By **TDS-1% Property Purchase** NEFT 15-1-2025 68,000.00 Cr *Being payment to ITD against TDS 1% on property purchase Villa no. A 103 at SS LLP*	**Payment**	PAY/13538		68,000.00
	Carried Over			1,01,97,697.58	92,69,980.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,01,97,697.58	92,69,980.00
8-Jan-25	By EMP-Gaurang J Modi - Remuneration Cheque 000425 8-1-2025 1,00,000.00 Cr *Being Chq 000425 issued to Y/S for NEFT/RTGS to Gaurang J Mody towards remuneration for the month of Dec and Jan 24*	**Payment**	PAY/13539		1,00,000.00
	By EMP-Soham Satish Modi - Remuneration Cheque 000676 8-1-2025 4,50,000.00 Cr *Being Chq 000676 issued to Y/S for NEFT/RTGS to Soham Satish Modi towards remuneration for the month of Dec and Jan 25*	**Payment**	PAY/13540		4,50,000.00
	To INV -Silver Oak Villas LLP Modi Housing Cheque/DD 8-1-2025 4,50,000.00 Dr *Being Chq received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer*	**Receipt**	REC/11130	4,50,000.00	
	By **TDS-1% Property Purchase** NEFT 15-1-2025 55,000.00 Cr *Being payment to ITD against TDS 1% on property purchase Villa no. 147 at MCS.*	**Payment**	PAY/13461		55,000.00
	To INV-Summit Sales LLP-Running Capital Cheque/DD 8-1-2025 1,00,000.00 Dr *Being Chq received from SS LLP towards funds transfer*	**Receipt**	REC/11144	1,00,000.00	
9-Jan-25	By SL- Tata Capital Financial Services Ltd-(COD0140) RTGS 15-1-2025 4,00,000.00 Cr *Being RTGS to SL- Tata Capital Financial Services Ltd-(COD0140) towards OD loan re payment*	**Payment**	PAY/13537		4,00,000.00
	To **RX Propellant Pvt Ltd**	**Receipt**	REC/11131	8,07,63,151.00	
	By SL- Tata Capital Financial Services Ltd-(COD0140) Cheque 000677 9-1-2025 3,40,00,000.00 Cr *Being Chq 000677 issued to Y/S for NEFT/RTGS to Tata Capital Limited towards OD loan re - payment*	**Payment**	PAY/13541		3,40,00,000.00
	By INV -Silver Oak Villas LLP Modi Housing Cheque 000678 9-1-2025 26,00,000.00 Cr *Being Chq 000678 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Payment**	PAY/13542		26,00,000.00
	By **DEP-Dilpreet Tubes Project** Cheque 000679 9-1-2025 3,00,00,000.00 Cr *Being Chq 000679 issued to Dilpreet Tubes Private Limited towards deposit*	**Payment**	PAY/13543		3,00,00,000.00
	Carried Over			9,15,10,848.58	7,68,74,980.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			9,15,10,848.58	7,68,74,980.00
9-Jan-25	By **BANK-Kotak Mahindra Bank FD** Others 9-1-2025 25,00,000.00 Dr Others 9-1-2025 25,00,000.00 Cr *Being amount debited towards FD Rs 25.00 L auto renew*	**Contra**	CON/10014		25,00,000.00
	By **BANK-Kotak Mahindra Bank FD** Others 9-1-2025 25,00,000.00 Dr Others 9-1-2025 25,00,000.00 Cr *Being amount debited towards FD Rs 25.00 L auto renew*	**Contra**	CON/10015		25,00,000.00
	By **BANK-Kotak Mahindra Bank FD** Others 9-1-2025 25,00,000.00 Dr Others 9-1-2025 25,00,000.00 Cr *Being amount debited towards FD Rs 25.00 L auto renew*	**Contra**	CON/10016		25,00,000.00
	By **BANK-Kotak Mahindra Bank FD** Others 9-1-2025 25,00,000.00 Dr Others 9-1-2025 25,00,000.00 Cr *Being amount debited towards FD Rs 25.00 L auto renew*	**Contra**	CON/10017		25,00,000.00
10-Jan-25	By **DW-Mannem Gaganam**	**Payment**	PAY/13544		2,277.00
	By **SUP-Shivam Computers** NEFT 15-1-2025 12,600.00 Cr *Being payment to Shivam Computers against invoice no. G 10105*	**Payment**	PAY/13545		12,600.00
	To **E Card - Rishabh Arora** Cheque/DD ONLINE 10-1-2025 1,400.00 Dr *Being payment received from MHPL against Rishabh Arora debit balance*	**Receipt**	REC/11132	1,400.00	
11-Jan-25	By **DW- T Venkatesh**	**Payment**	PAY/13546		5,940.00
	By **OIE-News Paper & Periodicals** NEFT 15-1-2025 1,605.00 Cr *Being payment to V Chade Nagaraj towards news paper charges for the month of dec 24*	**Payment**	PAY/13547		1,605.00
	By **INV-Modi Properties Pvt Ltd-Services** RTGS 11-1-2025 4,65,722.00 Cr *Being payment to MPSVC towards ABFL Interest for the month of december 24 ECS Dt. 15.01.25 paid on our behalf*	**Payment**	PAY/13548		4,65,722.00
	By **OIE-Repairs & Maintenance-Automobiles** NEFT 11-1-2025 1,600.00 Cr *Being payment to Rasamolla Vinod Kumar towards two wheeler repair charges ref bill no. SK/278430/24 -25 dt. 07-01-25.*	**Payment**	PAY/13549		1,600.00
	Carried Over			9,15,12,248.58	8,73,64,724.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			9,15,12,248.58	8,73,64,724.00
11-Jan-25	By **Ahmedabad Project**	**Payment**	PAY/13550		90,000.00
	By **SP-KGM & CO.** NEFT 15-1-2025 1,62,000.00 Cr *Being payment to KGM & co., against statutory audit FY 2-23-24 ref inv no. 2024-2025/261*	**Payment**	PAY/13551		1,62,000.00
	By **SP-M C Modi Educational Trust** NEFT 15-1-2025 1,22,871.00 Cr *Being payment to M C Modi Educational Trust against credit balance ref inv no. SAL/10064, 66 & 67*	**Payment**	PAY/13552		1,22,871.00
	By **SP-Modi Consultancy Services** NEFT 15-1-2025 11,760.00 Cr *Being payment to Modi Consultancy Services against Hoarding rent for the month of dec 24 at BNC ref inv no. SAL/10144 dt. 31-12-24*	**Payment**	PAY/13553		11,760.00
	By **SP-Green Belt Services** NEFT 11-1-2025 8,286.00 Cr *Being payment to Green Belt Services against credit balance ref inv no. 137*	**Payment**	PAY/13554		8,286.00
	By **EMP-Silveri Sujatha Salary** NEFT 15-1-2025 5,000.00 Cr *Being payment to EMP-S Sujatha Salary against gratuity dues*	**Payment**	PAY/13555		5,000.00
	By **OTH LOAN-AMTZ Medpolis Square Pvt Ltd** RTGS 15-1-2025 2,00,000.00 Cr *Being payment to AMTZ Medpolis Square Pvt Ltd towards loan*	**Payment**	PAY/13556		2,00,000.00
	By **INV-Mehta & Modi Realty Suryapet LLP/Timmapur LLP** NEFT 15-1-2025 50,000.00 Cr *Being payment to Mehta and Modi Realty Timmapur LLP towards funds transfer*	**Payment**	PAY/13557		50,000.00
	By **INV-Modi Constructions & Realtors LLP** NEFT 15-1-2025 10,000.00 Cr *Being payment to Modi Constructions & Realtors LLP towards funds transfer*	**Payment**	PAY/13558		10,000.00
	By **INV-Modi Properties Pvt Ltd Mayflower Platinum** NEFT 11-1-2025 1,30,000.00 Cr *Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer*	**Payment**	PAY/13559		1,30,000.00
	Carried Over			9,15,12,248.58	8,81,54,641.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			9,15,12,248.58	8,81,54,641.00
11-Jan-25	By **INV-Aedis Developers LLP** RTGS 15-1-2025 7,00,000.00 Cr *Being payment to Aedis Developers LLP towards funds transfer*	**Payment**	PAY/13560		7,00,000.00
	By **INV-Modi Realty LG Malakpet LLP** NEFT 15-1-2025 15,000.00 Cr *Being payment to INV-Modi Realty LG Malakpet LLP towards funds transfer*	**Payment**	PAY/13562		15,000.00
	By **OTHLOAN-DR.N.R.K.Biotech Pvt Ltd** RTGS 15-1-2025 12,00,000.00 Cr *Being payment to DR.N.R.K. Biotech Pvt Ltd towards loan*	**Payment**	PAY/13563		12,00,000.00
	By **E Card - CH Ramesh** NEFT 15-1-2025 1,220.00 Cr *Being payment to CH Ramesh against petty cash expenses reversal*	**Payment**	PAY/13564		1,220.00
	By **ECARD-N Divya Jyothi** NEFT 15-1-2025 2,316.00 Cr *Being payment to R Sanjay against N Divya Jyothi petty cash expenses reversal*	**Payment**	PAY/13565		2,316.00
13-Jan-25	By **INV -Silver Oak Villas LLP Modi Housing** RTGS 13-1-2025 45,00,000.00 Cr *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Payment**	PAY/13566		45,00,000.00
	To **BANK-Kotak Mahindra Bank FD** Others 13-1-2025 25,00,000.00 Cr Others 13-1-2025 25,00,000.00 Dr *Being FD Cancelled*	**Contra**	CON/10018	25,00,000.00	
	To **BANK-Kotak Mahindra Bank FD** Others 13-1-2025 25,00,000.00 Cr Others 13-1-2025 25,00,000.00 Dr *Being FD Cancelled*	**Contra**	CON/10019	25,00,000.00	
	By **INV -Silver Oak Villas LLP Modi Housing** RTGS 15-1-2025 11,40,000.00 Cr *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Payment**	PAY/13567		11,40,000.00
	To **DEB-Haritah Global Pvt Ltd (JMKGEC Realtors)** Cheque/DD 13-1-2025 13,203.00 Dr *being NEFT recieved from JMKGEC Realty Pvt Ltd against invoice no. MPPL/10180, 181 dt. 08-01-25*	**Receipt**	REC/11134	13,203.00	
	Carried Over			9,65,25,451.58	9,57,13,177.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			9,65,25,451.58	9,57,13,177.00
13-Jan-25	To **DEB-Verdant Corporaiton Pvt Ltd (SDNMKJ Realty)** Cheque/DD 13-1-2025 13,202.00 Dr *Being NEFT recieved from SDNMKJ Realty Pvt Ltd against invoice no. MPPL/10182, 1083 dt. 08-01-25*	**Receipt**	REC/11135	13,202.00	
15-Jan-25	To **INV-Aedis Developers LLP** Cheque/DD 15-1-2025 36,41,305.00 Dr *Being Chq received from INV-Aedis Developers LLP towards funds transfer*	**Receipt**	REC/11143	36,41,305.00	
16-Jan-25	By **INV -Silver Oak Villas LLP Modi Housing** Cheque 000688 16-1-2025 36,41,305.00 Cr *Being Chq 000688 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Payment**	PAY/13575		36,41,305.00
	To **INV -Silver Oak Villas LLP Modi Housing** Cheque/DD 16-1-2025 90,00,000.00 Dr *Being Chq received from INV -Silver Oak Villas LLP Modi Housing towards fudns transfer*	**Receipt**	REC/11145	90,00,000.00	
	By **INV-Mehta and Modi Realty Kowkur LLP** Cheque 000689 16-1-2025 90,00,000.00 Cr *Being Chq 000689 issued to Y/S for NEFT/RTGS to Mehta and Modi Realty Kowkur LLP towards funds transfer*	**Payment**	PAY/13577		90,00,000.00
17-Jan-25	By **DW- T Venkatesh**	**Payment**	PAY/13576		891.00
18-Jan-25	By **EMP-Silveri Sujatha Salary** NEFT 18-1-2025 5,000.00 Cr *Being payment to EMP-S Sujatha Salary against gratuity dues*	**Payment**	PAY/13578		5,000.00
	By **SP-Vasu Pest & Anti-Termite Control Servies** NEFT 18-1-2025 2,970.00 Cr *Being payment to Vasu Pest & Anti -Termite Control Servies against inv no. 1061 dt. 10-01-25*	**Payment**	PAY/13579		2,970.00
	By **ECARD-Shiva Shankar** NEFT 18-1-2025 3,030.00 Cr *Being payment to D Shiva Shankar towards petty cash expenses reversal*	**Payment**	PAY/13580		3,030.00
	By **ECARD-Rajender Kadthuri** NEFT 18-1-2025 3,011.00 Cr *Being payment to Rajender against petty cash expenses reversal*	**Payment**	PAY/13581		3,011.00
	Carried Over			10,91,79,958.58	10,83,69,384.00

continued ...

Date	Particulars			Vch Type	Vch No.	Debit	Credit
	Brought Forward					10,91,79,958.58	10,83,69,384.00
18-Jan-25	To INV -Silver Oak Villas LLP Modi Housing			Receipt	REC/11146	30,60,000.00	
	Cheque/DD	18-1-2025	30,60,000.00 Dr				
	Being funds received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer						
	By INV-Modi Properties Pvt Ltd Mayflower Platinum			Payment	PAY/13582		10,000.00
	NEFT	18-1-2025	10,000.00 Cr				
	Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer						
	By INV-Aedis Developers LLP			Payment	PAY/13583		7,00,000.00
	RTGS	18-1-2025	7,00,000.00 Cr				
	Being payment to Aedis Developers LLP towards funds transfer						
	By OTHLOAN-DR.N.R.K.Biotech Pvt Ltd			Payment	PAY/13586		50,000.00
	NEFT	18-1-2025	50,000.00 Cr				
	Being payment to DR.N.R.K. Biotech Pvt Ltd towards loan						
	By E Card - Rishabh Arora			Payment	PAY/13587		9,582.00
	NEFT	18-1-2025	9,582.00 Cr				
	Being payment to Rishabh Arora towards reimbursement of stamp duty (GV one transfer of shares) paid from Credit card by rishabh arora stamp duty 9340 + CC charges 242						
	By GST Payable			Payment	PAY/13588		6,246.00
	NEFT	18-1-2025	6,246.00 Cr				
	Being payment to GST towrads RCM charges for the month of Dec 24						
20-Jan-25	By EMP-Rasamolla Vinod Kumar Salary			Payment	PAY/13589		399.00
	NEFT	20-1-2025	399.00 Cr				
	Being mobile allowance for the month of dec 24						
	By EMP-Kore Martand Salary			Payment	PAY/13590		399.00
	NEFT	20-1-2025	399.00 Cr				
	Being mobile allowance for the month of dec 24						
	By EMP- Bore Shekappa Salary			Payment	PAY/13591		399.00
	NEFT	20-1-2025	399.00 Cr				
	Being mobile allowance for the month of dec 24						
	By EMP-Dasari Deepakraj Salary			Payment	PAY/13592		399.00
	NEFT	20-1-2025	399.00 Cr				
	Being mobile allowance for the month of dec 24						
	Carried Over					11,22,39,958.58	10,91,46,808.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			11,22,39,958.58	10,91,46,808.00
20-Jan-25	By INV -Silver Oak Villas LLP Modi Housing NEFT 20-1-2025 10,000.00 Cr *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	Payment	PAY/13594		10,000.00
21-Jan-25	By OIE -Telephone Expenses Cheque 000690 21-1-2025 19,368.00 Cr *Being Chq 000690 issued to Airtel Relationship No. 1092754422 towards airtel dues of soham sir family group members*	Payment	PAY/13596		19,368.00
	By INV -Silver Oak Villas LLP Modi Housing NEFT 21-1-2025 1,50,000.00 Cr *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	Payment	PAY/13597		1,50,000.00
	By SL- Tata Capital Financial Services Ltd-(COD0140) RTGS 21-1-2025 3,00,000.00 Cr *Being payment to Tata Capital Limited towards od laon re - payment*	Payment	PAY/13598		3,00,000.00
	By SP-Sree Krishna Auto Motives Hyderabad Pvt Ltd NEFT 21-1-2025 1,62,527.00 Cr *Being paymen to Sree Krishna Auto Motives Hyderabad Pvt Ltd towards advance against service quotation / Estimation dt 08-01-25 Land Rover _ TS 10ER 2924.*	Payment	PAY/13599		1,62,527.00
	By INV -Silver Oak Villas LLP Modi Housing NEFT 21-1-2025 1,00,000.00 Cr *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	Payment	PAY/13600		1,00,000.00
	By SP-Sree Krishna Auto Motives Hyderabad Pvt Ltd NEFT 21-1-2025 9,340.00 Cr *Being paymen to Sree Krishna Auto Motives Hyderabad Pvt Ltd towards advance against service quotation / Estimation dt 08-01-25 Land Rover _ TS 10ER 2924.*	Payment	PAY/13601		9,340.00
	To INV-Modi Properties Pvt Ltd-Services Cheque/DD 21-1-2025 30,331.00 Dr *Being Chq received from MPSVC towards funds transfer*	Receipt	REC/11147	30,331.00	
	By INV-Summit Sales LLP Logistics Capital NEFT 21-1-2025 30,331.00 Cr *Being payment to Summit Sales LLP Logistics towards funds transfer*	Payment	PAY/13602		30,331.00
	Carried Over			11,22,70,289.58	10,99,28,374.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			11,22,70,289.58	10,99,28,374.00
23-Jan-25	To **INV-Mehta and Modi Realty Kowkur LLP** Cheque/DD 23-1-2025 90,00,000.00 Dr *Being Chq received from INV -Mehta and Modi Realty Kowkur LLP towards funds transfer*	**Receipt**	REC/11148	90,00,000.00	
	By **INV -Silver Oak Villas LLP Modi Housing** Cheque 000691 23-1-2025 90,00,000.00 Cr *Being Chq 000691 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Payment**	PAY/13603		90,00,000.00
	By **Villa No.30 Rajkumar Arra** NEFT 23-1-2025 9,558.00 Cr *Being payment to Summit sales LLP Logistics against Mr A Raj Kumar Villa no. 30 registration , misc doc and E C Expenses ref inv no. SS LOG22-23 dt. 28-02-23.*	**Payment**	PAY/13604		9,558.00
	To **INV-Modi Realty Mallapur LLP** Cheque/DD 23-1-2025 10,000.00 Dr *Being payment received from INV -Modi Realty Mallapur LLP towards funds transfer*	**Receipt**	REC/11149	10,000.00	
25-Jan-25	By **SP-BPCL-ECMS(Fleet Business)** NEFT 25-1-2025 25,000.00 Cr *Being payment to SP-BPCL-ECMS(Fleet Business) against credit balance*	**Payment**	PAY/13605		25,000.00
	By **EMP-Silveri Sujatha Salary** NEFT 25-1-2025 5,497.00 Cr *Being payment to EMP-S Sujatha Salary against gratuit balance dues final amount*	**Payment**	PAY/13606		5,497.00
	By **ECARD-Shiva Shankar** NEFT 25-1-2025 2,030.00 Cr *Being payment to D shiva shankar towards advance amount for annual fees labour liecense renewal*	**Payment**	PAY/13607		2,030.00
	By **ECARD-Suneel Kumar** NEFT 25-1-2025 12,910.00 Cr *Being payment to K Suneel Kumar towards petty cash expenses renewal*	**Payment**	PAY/13608		12,910.00
	Carried Over			12,12,80,289.58	11,89,83,369.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			12,12,80,289.58	11,89,83,369.00
25-Jan-25	By OIE-Repairs & Maintenance-Automobiles NEFT 25-1-2025 1,600.00 Cr *Being payment to Bore Shekappa against two wheeler repair charges ref inv no. AP01000124C08911 dt. 21-01-25 - fortune motors pvt ltd*	**Payment**	PAY/13609		1,600.00
	By INV-Modi Properties Pvt Ltd-Services NEFT 25-1-2025 16,667.00 Cr *Being payment to MPSVC towads against loan financials charges TATA Cap - 10 Cr @0.05% and ABFL 10Cr @0.15% for the period from 21-12-2024 to 20-01-2025.*	**Payment**	PAY/13610		16,667.00
	By INV-Modi Properties Pvt Ltd-Services NEFT 25-1-2025 20,050.00 Cr *Being payment to MPSVC towards VW car ecs dt. 01.02.25*	**Payment**	PAY/13611		20,050.00
	By INV-Modi Properties Pvt Ltd-Services NEFT 25-1-2025 30,778.00 Cr *Being payment to MPSVC towards Jimny car ecs dt. 01.02.25*	**Payment**	PAY/13612		30,778.00
	To SL- Tata Capital Financial Services Ltd-(COD0140) Cheque/DD 25-1-2025 10,00,000.00 Dr *Being RTGS received from SL- Tata Capital Financial Services Ltd-(COD0140) towards OD -withdrawn*	**Receipt**	REC/11150	10,00,000.00	
	By INV-Summit Sales LLP-Running Capital NEFT 25-1-2025 30,000.00 Cr *Being payment to Summit Sales LLP towards funds transfer*	**Payment**	PAY/13613		30,000.00
	By INV-Modi Properties Pvt Ltd Mayflower Platinum NEFT 25-1-2025 15,000.00 Cr *Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer*	**Payment**	PAY/13614		15,000.00
	By **INV-Aedis Developers LLP** NEFT 25-1-2025 90,000.00 Cr *Being payment to Aedis Developers LLP towards funds transfer*	**Payment**	PAY/13615		90,000.00
	By INV -Silver Oak Villas LLP Modi Housing RTGS 25-1-2025 7,55,000.00 Cr *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Payment**	PAY/13616		7,55,000.00
	By **INV-Silver Oak Realty** NEFT 25-1-2025 25,000.00 Cr *Being payment to INV-Silver Oak Realty towards funds transfer*	**Payment**	PAY/13617		25,000.00
	Carried Over			12,22,80,289.58	11,99,67,464.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			12,22,80,289.58	11,99,67,464.00
25-Jan-25	By INV -Silver Oak Villas LLP Modi Housing RTGS 27-1-2025 16,00,000.00 Cr *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Payment**	PAY/13618		16,00,000.00
	By INV -Silver Oak Villas LLP Modi Housing NEFT 25-1-2025 10,000.00 Cr *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Payment**	PAY/13619		10,000.00
	By OTH LOAN - N Square Biotech Private Limited NEFT 25-1-2025 20,000.00 Cr *Being payment to N Square Biotech Private Limited towards loan*	**Payment**	PAY/13620		20,000.00
	By OTHLOAN-DR.N.R.K.Biotech Pvt Ltd NEFT 25-1-2025 75,000.00 Cr *Being payment to DR.N.R.K. Biotech Pvt Ltd towards loan*	**Payment**	PAY/13621		75,000.00
	By INV -Silver Oak Villas LLP Modi Housing NEFT 27-1-2025 60,000.00 Cr *Being payment to Silver Oak Villas LLP Modi Housing towards funds tranfer*	**Payment**	PAY/13622		60,000.00
	By SUP-Modi Housing Pvt Ltd NEFT 27-1-2025 5,766.00 Cr *Being payment to Modi Housing Pvt Ltd against credit balance ref inv no. 41278, 41279 and 41280*	**Payment**	PAY/13623		5,766.00
	By SUP-Reflections Electricals (P) Ltd. NEFT 27-1-2025 3,646.00 Cr *Being payment to Reflections Electricals (P) Ltd. against credit balance ref inv no. 4394*	**Payment**	PAY/13624		3,646.00
27-Jan-25	To DEB-Sharad Kumar Jayantilal Kadakia Cheque/DD online 27-1-2025 38,061.00 Dr *Being Chq received from Sharad Kumar Jayantilal Kadakia against invoice no. Mppl/10186 & 10187 dt. 08-01-25.*	**Receipt**	REC/11151	38,061.00	
28-Jan-25	To DEB-Rajesh Kumar Jayantilal Kadakia Cheque/DD online 28-1-2025 38,061.00 Dr *Being payment received from Rajesh Kumar Jayantilal Kadakia against invoice no. MPPL/10184 & 10185 dt. 08-01-25*	**Receipt**	REC/11152	38,061.00	
	Carried Over			12,23,56,411.58	12,17,41,876.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			12,23,56,411.58	12,17,41,876.00
30-Jan-25	To **INV-Modi Realty Mallapur LLP** Cheque/DD 30-1-2025 10,000.00 Dr *Being funds received from INV -Modi Realty Mallapur LLP towards funds transfer*	**Receipt**	REC/11153	10,000.00	
				12,23,66,411.58	12,17,41,876.00
	By **Closing Balance**				6,24,535.58
				12,23,66,411.58	**12,23,66,411.58**

Modi Properties Pvt Ltd.
5-4-187/3&4, IInd Floor, Soham Mansion
M G Road, Ranigunj,
Secunderabad - 500003
CIN: U65993TG1994PTC017795

Cash Book

1-Jan-25 to 31-Jan-25

Date		Particulars	Vch Type	Vch No.	Debit	Credit
1-Jan-25	To	**Opening Balance**			**88,594.00**	
1-Jan-25	To	BANK-Kotak Mahindra Bank 1814996053 Cheque 000390 24-12-2024 10,000.00 Cr *Being Chq 000390 issued towards petty cash purpose*	**Contra**	CON/10013	10,000.00	
					98,594.00	
	By	**Closing Balance**				98,594.00
					98,594.00	**98,594.00**