

Statement of Cost & Means											
Company name : Modi Properties Pvt Ltd										Project Name :	May Flower Platinum
Prepared By : Sangeetha										Date :	15-04-2025
I. SOURCE OF FUNDS											
S.No		Estimated Funds required	Received FY 18-19	Received FY 19-20	Received FY 20-21	Received FY 21-22	Received FY 22-23	Received FY 23-24	Received FY 24-25	Total	Balance Funds required
1	Promoters Contribution'		-	-	-	-	-	-	-	-	-
2	Secured Loans	4,11,10,000		3,00,00,000	1,08,00,000	3,10,000				4,11,10,000	-
	Repaid			-1,33,33,899	-1,67,19,849	-1,02,69,383	-2,81,795	-2,95,226	-56,945	-4,09,57,097	4,09,57,097
3	Unsecured Loans			14,37,380	-14,37,380						
4	Deposits										
5	Sales										
	sold Units (197040 Sft)-Amt Received -	85,57,81,298		12,58,25,729	28,46,98,839	31,12,41,485	11,78,11,912	5,16,83,302	6,23,15,958	95,35,77,225	-9,77,95,927
	sold Units (Sft)-Amt Receivable	3,23,46,362									3,23,46,362
	Unsold Units (6640 Sft)	4,47,07,120									4,47,07,120
6	Rent Receipts										
7	Other Receipts	4,43,186	21,318	3,98,370	14,098	-	-	6,352	1,84,958	6,25,096	-1,81,910
	Total	97,43,87,966	21,318	14,43,27,580	27,73,55,708	30,12,82,102	11,75,30,117	5,13,94,428	6,24,43,971	95,43,55,224	2,00,32,742
II. APPLICATION OF FUNDS											
		Estimated Project cost	Cost incurred for FY 18-19	Cost incurred for FY 19-20	Cost incurred for FY 20-21	Cost incurred for FY 21-22	Cost incurred for FY 22-23	Cost incurred for FY 23-24	Cost incurred for FY 24-25 (upto 30Sep 2024)	Total	Balance Cost
1	Land, Reg., Commission/Brokerage		-	-						-	-
2	Fees & Permits	2,88,56,686		2,88,56,686						2,88,56,686	-0
3	Civil + RCC+MEP+Finishing -Rs2110 Per Sft (Total Sft 313600)	66,16,96,000	42,93,090	12,25,41,003	23,47,50,258	23,23,12,933	5,74,90,624	91,28,745	34,82,625	66,39,99,278	-23,03,278
4	Fixed Assets			46,324		4,67,380	-5,13,704				
5	Finance Cost			36,26,662	28,30,432	13,46,303	24,648	22,896		78,50,941	-78,50,941
6	GST		12,40,882	72,73,520	1,78,66,682	1,23,57,945	35,83,249	2,95,285	67,054	4,26,84,618	-4,26,84,618
7	Advance paid to Suppliers, Contractors & Others (Net)								-15,61,892	-15,61,892	15,61,892
8	Admin Expenses	5,81,08,419	7,64,174	1,14,13,623	1,18,73,148	1,62,67,391	1,14,62,808	40,71,966	22,55,308	5,81,08,419	-
9	Profit Before Tax	18,59,81,209									18,59,81,209
	Invested Capital Withdrawal & Loan Repayment	4,11,10,000	-1,16,86,117	55,65,340	1,82,16,285	1,49,04,187	2,83,69,888	4,16,66,198	5,60,11,291	15,30,47,072	-11,19,37,072
	Total	97,57,52,314	-53,87,971	17,93,23,158	28,55,36,804	27,76,56,139	10,04,17,513	5,51,85,091	6,02,54,386	95,29,85,122	2,27,67,192
IV. CASH & BANK BALANCES											
										Total	
1	DSRA										
2	Other Deposits		50,00,000	65,00,000	-	-1,02,80,000	20,000	-10,00,000	-50,000	1,90,000	
3	Fixed Deposits								59,365	59,365	
4	Bank Balances		4,09,289	53,19,854	22,53,264	-41,98,289	-28,88,385	-6,98,590	9,18,569	11,15,713	
5	Cash in hand			-16,142	39,165	-21,694	462	17,321	-14,088	5,024	
	Total	-	54,09,289	1,18,03,712	22,92,429	-1,44,99,983	-28,67,923	-16,81,269	9,13,846	13,70,102	
	Grand Total (III-IV)	-13,64,348								-0	