

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

BANK-Kotak Mahindra Bank 1814996053

Reconciliation Statement

1-Apr-25 to 15-Apr-25

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Date	Particulars	Vch Type	Transaction Type	Instrument No.	Instrument Date	Bank Date	Debit	Credit
10-Apr-25	OTH LOAN-AMTZ Metropolis Square Pvt Ltd	Receipt	Cheque/DD		10-Apr-25	16-Apr-25	53,00,000.00	
15-Apr-25	St. The Capital Financial Services Ltd (COFH-04)	Payment	Cheque	000671	15-Apr-25	16-Apr-25		60,00,000.00
10-Apr-25	DEP-Dilpreet Tubes Pvt Ltd	Payment	Cheque	000664	10-Apr-25	17-Apr-25		53,00,000.00
11-Apr-25	EOY-Telephone Expenses Payable	Payment	Cheque	000669	11-Apr-25	18-Apr-25		825.00
31-Mar-25	INV-Summit Sales LLP-Running Capital	Payment	Cheque	000650	31-Mar-25	19-Apr-25		9,554.00
7-Apr-25	INV- N Square Lifesciences LLP	Receipt	Cheque/DD		7-Apr-25	19-Apr-25	2,80,00,000.00	
7-Apr-25	INV- N Square Lifesciences LLP	Receipt	Cheque/DD		7-Apr-25	19-Apr-25	2,80,00,000.00	
7-Apr-25	INV- N Square Lifesciences LLP	Receipt	Cheque/DD		7-Apr-25	19-Apr-25	70,00,000.00	
7-Apr-25	OTH LOAN-GY Research Centers Pvt Ltd	Payment	Cheque	000659	7-Apr-25	19-Apr-25		2,80,00,000.00
7-Apr-25	OTH LOAN-GY Research Centers Pvt Ltd	Payment	Cheque	000660	7-Apr-25	19-Apr-25		2,80,00,000.00
7-Apr-25	OTH LOAN-GY Research Centers Pvt Ltd	Payment	Cheque	000661	7-Apr-25	19-Apr-25		70,00,000.00

Balance as per Company Books: 6,56,711.01

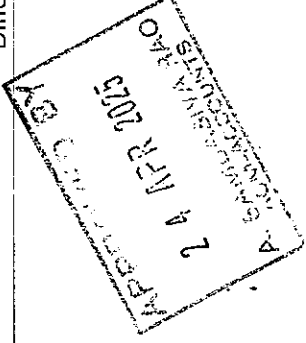
Amounts not reflected in Bank: 6,83,00,000.00 7,43,10,379.00

Amounts not reflected in Company Books:

Balance as per Bank: 66,67,090.01

Balance as per Imported Bank Statement:

Difference:



∞ kotak[®] Kotak Mahindra Bank

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Period: 01/04/2025 - 15/04/2025			Opening Bal: 157,039.56(INR)	Closing Bal: 6,667,090.01(INR)
Date	Description	Chq / Ref No	Amount	Balance
15/04/2025	YESBR52025041555182191 PARAMOUNT BUILDERS MODI P	RTGSINW-0087133385	825,000.00	6,667,090.01
15/04/2025	BRB:Sent RTGS KKBKR52025041500996019/AEDIS DEVELO	666	-825,000.00	5,842,090.01
15/04/2025	BRB:Sent RTGS KKBKR52025041500994836/AMTZ MEDPOLI	670	-2,000,000.00	6,667,090.01
15/04/2025	BRB:Sent RTGS KKBKR52025041500994255/AMTZ MEDPOLI	667	-825,000.00	8,667,090.01
14/04/2025	RTGS-DRNRKBIDOTECH PVT LTD- KKBKR22025041416680842	FCM-250414G747UT	-820,000.00	9,492,090.01
14/04/2025	RTGS-SILVER OAK VILLAS LL- KKBKR22025041416680843	FCM-250414G747US	-330,000.00	10,312,090.01
14/04/2025	RTGS-AEDIS DEVELOPERS LLP- KKBKR22025041416680844	FCM-250414G747UR	-750,000.00	10,642,090.01
14/04/2025	NEFT-SPBPCLECMNSFLEET BUSI- CMS1042500554151	FCM-250414G74EDY	-25,000.00	11,392,090.01
14/04/2025	NEFT-V CHADE NAGARAJ- CMS1042500554153	FCM-250414G74EE4	-1,740.00	11,417,090.01
14/04/2025	NEFT-SPCIL SECURITIES LIM- CMS1042500554148	FCM-250414G74EE2	-5,900.00	11,418,930.01
14/04/2025	NEFT-SAHIL ULLASBHAI SHAH- CMS1042500554152	FCM-250414G74EDZ	-90,000.00	11,424,730.01
14/04/2025	NEFT-CREDAI HYDERABAD- CMS1042500554150	FCM-250414G74EE1	-58,000.00	11,514,730.01
14/04/2025	NEFT-SPM C MODI EDUCATION- CMS1042500554149	FCM-250414G74EE3	-124,286.00	11,572,730.01
14/04/2025	NEFT-AWLESH KUMAR SHARMA- CMS1042500554147	FCM-250414G74EED	-9,251.00	11,697,016.01
14/04/2025	YESIG51040040194 MODI PROPERTIES PVT LTD MAYFLOWER	NEFTINW-118354748	10,808.00	11,706,267.01
14/04/2025	RTGS-MODI PROPERTIES PVT - KKBKR22025041416670433	FCM-250414G70FAY	-1,164,872.00	11,695,459.01
14/04/2025	NEFT-SPOM PRAKASH MODI- CMS1042500505378	FCM-250414G704C1	-19,800.00	12,860,331.01
14/04/2025	HDFCR52025041460634655 TATACAPITALLIMITED MODI P	RTGSINW-0087067336	11,425,000.00	12,890,131.01
11/04/2025	CLG TO BHARTI AIRTEL AP POSTP CITI BANK	662	-471.00	1,455,131.01
10/04/2025	HDFCR52025041059814633 TATACAPITALLIMITED MODI P	RTGSINW-0086973680	825,000.00	1,455,602.01
10/04/2025	BY CLG INST 336827/04-04- 25/YESHYDERABAD		25,000.00	630,602.01
08/04/2025	YESCB50980340127 BIOPOLIS GV LLP MODI PROPERTIES P	NEFTINW-117966218	9,554.01	605,602.01
08/04/2025	BY CLG INST 918165/31-03- 25/YESHYDERABAD		15,063.00	596,048.00
08/04/2025	BRB:Sent RTGS KKBKR52025040700887469/SILVER OAK V	663	-5,300,000.00	590,985.00
08/04/2025	YESBR52025040855127547 DILPREET TUBES PRIVA MODI	RTGSINW-0086871936	5,300,000.00	5,880,985.00
07/04/2025	BRB:Sent NEFT KKBKH25097905360/DR N R K BIOTECH P	655	-175,000.00	530,985.00
07/04/2025	BRB:Sent RTGS KKBKR52025040700887469/SILVER OAK V	653	-350,000.00	755,985.00
07/04/2025	BRB:Sent RTGS KKBKR52025040700876296/AEDIS DEVELO	652	-890,000.00	1,105,985.00
07/04/2025	YESCB50970334283 INVENTOPOLIS LLP MODI PROPERTIES	NEFTINW-1176689297	2,741.14	1,955,985.00
07/04/2025	YESBR52025040755116345 SILVER OAK VILLAS LL MODI	RTGSINW-0086826203	315,000.00	1,993,243.86
07/04/2025	HDFCR52025040758709513 TATACAPITALLIMITED MODI P	RTGSINW-0086822938	1,550,000.00	1,978,243.86
07/04/2025	BRB:Sent NEFT KKBKH25097826826/SUMMIT SALES LLP/PI	651	-2,741.00	128,243.86
07/04/2025	BRB:Sent NEFT KKBKH25097810565/SILVER OAK VILLAS	654	-150,000.00	130,984.86

05/04/2025	NEFT-ARGULA SUMAN-CMS0952598094704	FCM-250405G1GEOH	-6,890.00	279,228.56
05/04/2025	NEFT-EMPKORE MARTAND SALA-CMS0952598094708	FCM-250405G1GEOE	-28,361.00	286,118.56
05/04/2025	NEFT-KORE MARTAND-CMS0952598094706	FCM-250405G1GEOO	-340.00	314,479.56
05/04/2025	NEFT-G NAVEEN-CMS0952598094702	FCM-250405G1GEOD	-9,621.00	314,819.56
05/04/2025	NEFT-EMPDSARI DEEPAKRAJ S-CMS0952598094700	FCM-250405G1GEOC	-16,220.00	324,440.56
05/04/2025	NEFT-SUMMIT SALES LLP. CMS0952598094698	FCM-250405G1GEOF	-15,000.00	340,660.56
05/04/2025	NEFT-MODI PROPERTIES PVT - CMS0952598094696	FCM-250405G1GEOP	-70,000.00	355,660.56
05/04/2025	NEFT-EMP BORE SHEKAPPA SA-CMS0952598094701	FCM-250405G1GEOQ	-15,560.00	423,680.56
05/04/2025	NEFT-EMPTRASAMOLLA VINOD K-CMS0952598094705	FCM-250405G1GEOH	-44,038.00	441,220.56
05/04/2025	NEFT-MEHTA AND MODI REALT-CMS0952598094695	FCM-250405G1GEOJ	-10,000.00	485,258.56
05/04/2025	NEFT-AVR GULMOHAR WELFARE-CMS0952598094697	FCM-250405G1GEOH	-10,319.00	495,288.56
05/04/2025	NEFT-N DIVYA JYOTHI-CMS0952598094707	FCM-250405G1GEOK	-4,148.00	505,577.56
05/04/2025	NEFT-SPKGM CO-CMS0952598094699	FCM-250405G1GEOJ	-24,800.00	509,725.56
05/04/2025	NEFT-SPSHREYAS SERVICES-CMS0952598094703	FCM-250405G1GEOI	-51,895.00	534,525.56
05/04/2025	NEFT-K SUNEEL KUMAR-CMS0952598094709	FCM-250405G1GEOG	-596.00	586,420.56
04/04/2025	BRB:Sent NEFT KKBKHZ6094710934/SILVER OAK VILLAS	649	-110,000.00	537,016.56
04/04/2025	YESCB50940325721 AEDIS DEVELOPERS LLP MODI PROPERTY	NEFTINW-1173412306	110,000.00	697,016.56
03/04/2025	BRB:Sent RTGS KKBKR520250403008892408/AEDIS DEVELO	646	-204,783.00	537,016.56
03/04/2025	BRB:Sent NEFT KKBKH425093891774/AEDIS DEVELOPERS L	647	-32,611.00	791,759.56
03/04/2025	KOTAK NEO NEOTR 0044190737	3IN1-0044190737	-2,423.00	824,410.56
03/04/2025	YESBR52025040355080234 MODIPROPERTIES PLTD MODI	RTGSINW-0096656600	204,783.00	826,833.56
03/04/2025	YESCB50930319324 SILVER OAK VILLAS LL MODI PROPERTY	NEFTINW-1172319032	32,611.00	622,060.56
03/04/2025	BRB:Sent RTGS KKBKR52025040300852841/MEHTA AND MO	648	-200,000.00	583,439.56
03/04/2025	FUNDS TRANSFER FROM MODI REALTY MALLAPUR LLP 2786	BRB- 7534030425302395	200,000.00	789,439.56
03/04/2025	JFT-MODI HOUSING PVT LTD-FCM- 250402FZPL5B	FCM-250402FZPL5B	7,480.00	589,439.56
02/04/2025	BRB:Sent RTGS KKBKR52025040200735126/SILVER OAK V	645	-735,000.00	582,039.56
02/04/2025	BRB:Sent RTGS KKBKR52025040200735126/SILVER OAK V	644	-290,000.00	1,317,039.56
02/04/2025	BRB:Sent RTGS KKBKR52025040200700716/SUMMIT SALES	643	-200,000.00	1,607,039.56
02/04/2025	BRB:Sent RTGS KKBKR52025040200651759/TATA CAPITAL	642	-7,375,000.00	1,607,039.56
02/04/2025	YESBR52025040255064288 AEDIS DEVELOPERS LLP MODI	RTGSINW-0085683393	9,025,000.00	9,182,039.56

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M G Road, Ranigunj,
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BANK-Kotak Mahindra Bank 1814996053 Book

16-Apr-25 to 30-Apr-25

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
16-Apr-25	To Opening Balance			6,56,711.01	
17-Apr-25	To BANK-Kotak Mahindra Bank Demat 27341064	Contra	CON/10003	81.44	
	Others 17-4-2025 81.44 Cr				
	Others 17-4-2025 81.44 Dr				
	<i>NACH-ECS-CR-ITC HOTELS LIMITED-1255948</i>				
18-Apr-25	By INV-Silver Oak Villas LLP Modi Housing	Payment	PAY/13940/25-26		50,000.00
	Cheque 000672 18-4-2025 50,000.00 Cr				
	<i>Being Chq 000672 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer</i>				
19-Apr-25	By TDS-1% Contract	Payment	PAY/13941/25-26		4,11,894.00
	By TDS - Salaries/remuneration to Directors	Payment	PAY/13942/25-26		35,750.00
	NEFT 19-4-2025 35,750.00 Cr				
	<i>Being payment to ITD towards salaries / remuneration to directors for the FY 24-25</i>				
	By Cash	Contra	CON/10004/25-26		12,000.00
	Cheque 000674 19-4-2025 12,000.00 Cr				
	<i>Being Chq 000674 issued towards cash withdrawn for petty cash expenses</i>				
	By OTH LOAN - N Square Biotech Private Limited	Payment	PAY/13944/25-26		5,000.00
	NEFT 19-4-2025 5,000.00 Cr				
	<i>Being payment to N Square Biotech Private Limited against loan</i>				
21-Apr-25	By SP-Shruti Agarwal	Payment	PAY/13945/25-26		27,540.00
	Same Bank Transfer 21-4-2025 27,540.00 Cr				
	<i>Being payment to SP-Shruti Agarwal against credit balance ref inv no. SA26001</i>				
	By DW-Shoba Ram	Payment	PAY/13946/25-26		2,970.00
	By DW-Amlesh Kumar Sharma	Payment	PAY/13947/25-26		3,366.00
	By ECARD-Shiva Shankar	Payment	PAY/13948/25-26		5,076.00
	NEFT 21-4-2025 5,076.00 Cr				
	<i>Being payment to D Shiva Shankar against credit balance</i>				
	By ECARD-Suneel Kumar	Payment	PAY/13949/25-26		1,580.00
	NEFT 21-4-2025 1,580.00 Cr				
	<i>Being payment to K Suneel Kumar against credit balance</i>				
	Carried Over			6,56,792.45	5,55,176.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			6,56,792.45	5,55,176.00
21-Apr-25	By INV-Aedis Developers LLP RTGS 21-4-2025 3,50,000.00 Cr <i>Being payment to Aedis Developers LLP towards funds transfer</i>	Payment	PAY/13950/25-26		3,50,000.00
	By INV-Modi Properties Pvt Ltd Mayflower Platinum NEFT 21-4-2025 30,000.00 Cr <i>Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer</i>	Payment	PAY/13951/25-26		30,000.00
	By INV-Silver Oak Villas LLP Modi Housing RTGS 21-4-2025 26,05,000.00 Cr <i>Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/13952/25-26		26,05,000.00
	By INV-Silver Oak Villas LLP Modi Housing RTGS 21-4-2025 15,35,000.00 Cr <i>Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/13953/25-26		15,35,000.00
	By INV-Modi Properties Pvt Ltd-Services RTGS 21-4-2025 3,90,000.00 Cr <i>Being payment to MPSVC towards funds transfer</i>	Payment	PAY/13954/25-26		3,90,000.00
	By OTH LOAN - N Square Biotech Private Limited NEFT 21-4-2025 5,000.00 Cr <i>Being payment to N Square Biotech Private Limited towards funds transfer</i>	Payment	PAY/13955/25-26		5,000.00
	By INV-Summit Sales LLP-Running Capital NEFT 21-4-2025 60,000.00 Cr <i>Being payment to Summit Sales LLP towards funds transfer</i>	Payment	PAY/13956/25-26		60,000.00
	To SL- Tata Capital Financial Services Ltd-(COD0140) Cheque/DD 21-4-2025 61,00,000.00 Dr <i>Being RTGS received from SL- Tata Capital Financial Services Ltd-(COD0140) against OD loan withdrawn</i>	Receipt	REC/11246	61,00,000.00	
	By EMP-Rasamolla Vinod Kumar Salary NEFT 21-4-2025 399.00 Cr <i>Being mobile allowance for the month march 25</i>	Payment	PAY/13957/25-26		399.00
	By EMP-Kore Martand Salary NEFT 21-4-2025 1,071.00 Cr <i>Being mobile allowance for the month march 25</i>	Payment	PAY/13958/25-26		1,071.00
	Carried Over			67,56,792.45	55,31,646.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			67,56,792.45	55,31,646.00
21-Apr-25	By EMP- Bore Shekappa Salary	Payment	PAY/13959/25-26		399.00
	NEFT	21-4-2025	399.00 Cr		
	Being mobile allowance for the month march 25				
	By EMP-Dasari Deepakraj Salary	Payment	PAY/13960/25-26		399.00
	NEFT	21-4-2025	399.00 Cr		
	Being mobile allowance for the month march 25				
	By TDS - Salaries/remuneration to Directors	Payment	PAY/13961/25-26		7,89,703.00
	RTGS	21-4-2025	7,89,703.00 Cr		
	Being payment to ITD towards tds dues on remuneration on directors FY 24-25				
22-Apr-25	By DW-Hasim	Payment	PAY/13962/25-26		841.00
23-Apr-25	By OIE -Telephone Expenses	Payment	PAY/13963/25-26		2,758.00
	Cheque	000675	23-4-2025	2,758.00 Cr	
	Being Chq 000675 issued to Airtel Relationship No. 1092754422 againt soham sir group member airtel dues				
26-Apr-25	By INV-Modi Properties Pvt Ltd-Services	Payment	PAY/13964/25-26		20,050.00
	NEFT	26-4-2025	20,050.00 Cr		
	Being payment to MPSVC towards VW car ecs dt. 01.05.25.				
	By INV-Modi Properties Pvt Ltd-Services	Payment	PAY/13965/25-26		30,778.00
	NEFT	26-4-2025	30,778.00 Cr		
	Being payment to MPSVC towards Jimny car ecs dt. 01.05.25				
	By INV-Modi Properties Pvt Ltd-Services	Payment	PAY/13966/25-26		16,667.00
	NEFT	26-4-2025	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 21-03-2025 to 25-04-2025				
	By OIE-Repairs & Maintenance-Automobiles	Payment	PAY/13967/25-26		1,600.00
	NEFT	26-4-2025	1,600.00 Cr		
	Being payment to Bore shekappa towards two wheeler repair charges ref inv no. AP0CBC1125000428 dt. 18/04 /2025				
	By INV-Modi Properties Pvt Ltd Mayflower Platinum	Payment	PAY/13968/25-26		10,000.00
	NEFT	26-4-2025	10,000.00 Cr		
	Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer				
	Carried Over			67,56,792.45	64,04,841.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			67,56,792.45	64,04,841.00
26-Apr-25	By INV-Aedis Developers LLP RTGS 26-4-2025 4,90,000.00 Cr <i>Being payment to Aedis Developers LLP towards funds transfer</i>	Payment	PAY/13969/25-26		4,90,000.00
	By SL-Tata Capital Financial Services Ltd.(CDDU140) RTGS 26-4-2025 20,00,000.00 Cr <i>Being payment to Tata Capital Limited towards OD loan re -payment</i>	Payment	PAY/13970/25-26		20,00,000.00
	By OTHLOAN-DR.N.R.K.Biotech Pvt Ltd NEFT 26-4-2025 1,00,000.00 Cr <i>Being payment to DR.N.R.K. Biotech Pvt Ltd towards loan</i>	Payment	PAY/13971/25-26		1,00,000.00
	To INV-Silver Oak Villas LLP Modi Housing Cheque/DD 26-4-2025 25,20,000.00 Dr <i>Being Chq received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Receipt	REC/11248	25,20,000.00	
28-Apr-25	To INV-Aedis Developers LLP Cheque/DD 28-4-2025 2,50,514.00 Dr <i>Being Chq received from INV-Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11249	2,50,514.00	
	By INV-Silver Oak Villas LLP Modi Housing Cheque 000079 28-4-2025 2,50,514.00 Cr <i>Being payment to Y/S for NEFT /RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/13974/25-26		2,50,514.00
	By INV-Mehta and Modi Realty Kowkur LLP NEFT 28-4-2025 50,000.00 Cr <i>Being payment to Mehta and Modi Realty Kowkur LLP towards funds transfer</i>	Payment	PAY/13976/25-26		50,000.00
	To DEB-Haritah Global Pvt Ltd (JMKGEC Realtors) Cheque/DD online 28-4-2025 6,756.00 Dr <i>Being NEFT recieved from Haritah Global Pvt Ltd (JMKGEC Realtors) against invoice no. MPPL/10001 /25-26 dt. 23-04-25</i>	Receipt	REC/11250	6,756.00	
	To DEB-Verdant Corporation Pvt Ltd (SDNMKJ Realty) Cheque/DD online 28-4-2025 6,756.00 Dr <i>Being NEFT recieved from Verdant Corporaiton Pvt Ltd (SDNMKJ Realty) against invoice no. MPPL /10002/25-26 dt. 23-04-25</i>	Receipt	REC/11251	6,756.00	
	Carried Over			95,40,818.45	92,95,355.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			95,40,818.45	92,95,355.00
28-Apr-25	To DEB-Rajesh Kumar Jayantilal Kadakia Cheque/DD	28-4-2025 38,061.00 Dr	Receipt REC/11252	38,061.00	
	Being payment received from Rajesh Kumar Jayantilal Kadakia against invoice no. MPPL/10003 /25-26 , MPPL/10004/25-26 dt .23 -04-25.				
	To DEB-Sharad Kumar Jayantilal Kadakia Cheque/DD	28-4-2025 38,061.00 Dr	Receipt REC/11253	38,061.00	
	Being NEFT received from Sharad Kumar Jayantilal Kadakia against invoice no. MPPL/10005/25-26, MPPL/10006/25-26 dt. 23-04-25.				
29-Apr-25	To INV-Modi Realty Mallapur LLP Cheque/DD	29-4-2025 50,000.00 Dr	Receipt REC/11254	50,000.00	
	Being Chq received from Modi Realty Mallapur LLP towards funds transfer				
				96,66,940.45	92,95,355.00
By	Closing Balance				3,71,585.45
				96,66,940.45	96,66,940.45