

Certificate No: KGM/24-25/008

To,
Tejal Soham Modi,
5-4-187/3 And 4,
3rd Floor, Soham Mansion,
M.G Road, Secunderabad,
Telangana-500003

Sub: Independent Practitioner's Report on the Statement of Networth as on 31/12/2024

1. This certificate is issued in accordance with the request made by Mr. Tejal Soham Modi (herein after referred to as "the client") pursuant to the certificate required for submission for Loan Account Review.
2. The accompanying Statement of Networth as on 31/12/2024 confirmed by the client pursuant to the declaration signed and which we have initiated for identification purposes only.

Client's Responsibility

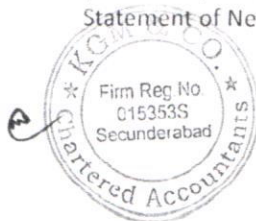
3. It is the responsibility of the client to maintain all the accounting records, documents and related transactions as to show the financial transaction details and maintain other records supporting its contents.

Our Responsibility

4. Pursuant to the requirement by the client, it is our responsibility to examine the documents and other records of the client and certify that Statement of Net worth as on 31/12/2024, is in compliance with the records and documents provided to us.
5. The amounts in the Statement of Net worth as on 31/12/2024 have been accurately extracted from their books of accounts.
6. We conducted our examination in accordance with the 'Guidance Note on Audit Reports and certificates for special purposes' by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

8. Based on our examination as above, and the information and explanations along with the documents and records given to us, we certify that Statement of Networth as on 31-12-2024 provided by the client is in conformity with the documents and records provided by the client. Statement of Networth as on 31-12-2024 is given as Annexure-A.



Restrictions on Use

9. The certificate is addressed to and provided to Mr. Tejal Soham Modi solely for the purpose to enable him to submit the same for Loan Account Review and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For M/s KGM & Co
(Chartered Accountants)
FRN: 0015353S



CA Pranay Mehta
(Partner)
M No: 233650
UDIN: 25233650BMMAKT6301
Place: Hyderabad
Date: 27/01/2025

Annexure-A
Networth Statement of Mr. Tejal Soham Modi as on 31-12-2024

S. No	Description	Rs.in Lakhs	Rs.in Lakhs
1.	Immovable Properties (Stated at Cost)		
	Bombay Flat C 31	58.51	
	Farm House No.20 at Yenkapally	24.00	
	Farm House No.35 at Yenkapally	21.47	
	Farm House No.36 at Yenkapally	24.00	
	Farm House No.50 at Yenkapally	24.16	
	Inventory at Charlapally	51.83	
	Plot No.399G Charlapally	12.86	
	Subtotal(A)		216.83
2.	Movable Properties (Stated at Cost)		
	Cash at Bank	2.54	
	Cash In Hand	0.45	
	Investment in Pvt Ltd Company (Refer Note1)	132.75	
	Investment in Partnership Firms-LLP	37.20	
	Deposits, Loans & Advances	226.97	
	Fixed Assets	0.64	
	Jewellery	15.68	
	Subtotal(B)		416.23
	Total Assets(C=A+B)		633.06
3.	Less: Current Liabilities & Provisions		
	Unsecured Loans	21.49	
	Secured Loans	-	
	Other Current Liabilities	116.64	
	Total Liabilities(D)		138.13
	Networth (C-D)		494.93

Note1-Investment in Pvt Ltd Company

S.no	Name of the Company	Basis of Valuation	Rs. In Lakhs
1	AMTZ Medpolis Square 7227 Pvt Ltd	Cost	0.95
2	GVSH Manufacturing facilities Pvt Ltd	Cost	0.01
3	Modi Properties Pvt Ltd	Intrinsic Value as at 31/03/2024	106.67
4	Modi Housing Pvt Ltd	Intrinsic Value as at 31/03/2024	25.12
Total			132.75

For M/s KGM & Co

(Chartered Accountants)

FRN: 00153535



CA Pranay Mehta

(Partner)

M No: 233650

UDIN: 25233650BMMAKT6301

Place: Hyderabad

Date: 27/01/2025

To,
Gaurang Jayantilal Modi,
Flat No 105,
Sapphire Apartments,
Next To HDFC Lane, Chikoti Gardens,
Begumpet, Secunderabad,
Telangana-500016

Certificate No: KGM/24-25/009

Sub: Independent Practitioner's Report on the Statement of Networth as on 31/12/2024

1. This certificate is issued in accordance with the request made by Mr. Gaurang Jayantilal Modi (herein after referred to as "the client") pursuant to the certificate required for submission for Loan Account Review.
2. The accompanying Statement of Networth as on 31/12/2024 confirmed by the client pursuant to the declaration signed and which we have initiated for identification purposes only.

Client's Responsibility

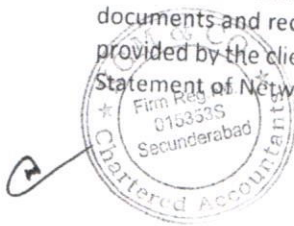
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Our Responsibility

4. Pursuant to the requirement by the client, it is our responsibility to examine the documents and other records of the client and certify that Statement of Net worth as on 31/12/2024, is in compliance with the records and documents provided to us.
5. The amounts in the Statement of Net worth as on 31/12/2024 have been accurately extracted from their books of accounts.
6. We conducted our examination in accordance with the 'Guidance Note on Audit Reports and certificates for special purposes' by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

8. Based on our examination as above, and the information and explanations along with the documents and records given to us, we certify that Statement of Networth as on 31-12-2024 provided by the client is in conformity with the documents and records provided by the client. Statement of Networth as on 31-12-2024 is given as Annexure-A.



Restrictions on Use

9. The certificate is addressed to and provided to Mr. Gaurang Jayantilal Modi solely for the purpose to enable him to submit the same for Loan Account Review and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For M/s KGM & Co
(Chartered Accountants)
FRN: 0015353S



CA Pranay Mehta
(Partner)
M No: 233650
UDIN: 25233650BMMAKU6627
Place: Hyderabad
Date: 27/01/2025

Annexure-A

Networth Statement of Mr. Gaurang Jayantilal Modi as on 31-12-2024

S. No	Description	Rs.in Lakhs	Rs.in Lakhs
1.	Immovable Properties (Stated at Cost)		
	Bungalow No.399E at Charlapally	46.00	
	Bombay Flat 33.33%	105.31	
	Flat at Sapphire Apartments, Begumpet	7.50	
	Shop at Ranigunj	21.66	
	Subtotal(A)		180.47
2.	Movable Properties (Stated at Cost)		
	Cash at Bank	5.78	
	Cash In Hand	1.59	
	Investment in Pvt Ltd Company (Refer Note1)	1.9	
	Investment in Partnership Firms-LLP	-0.03	
	Deposits, Loans & Advances	35.37	
	Subtotal(B)		44.61
	Total Assets(C=A+B)		225.08
3.	Less: Current Liabilities & Provisions		
	Unsecured Loans		
	Secured Loans		
	Other Current Liabilities	3.13	
		8.04	
	Total Liabilities(D)		11.17
	Networth (C-D)		213.91

Note1-Investment in Pvt Ltd Company

S.no	Name of the Company	Basis of Valuation	Rs. In Lakhs
1	AMTZ Medpolis Square 1881 Pvt Ltd	Cost	0.95
2	AMTZ Medpolis Square 2772 Pvt Ltd	Cost	0.95
3	Modi Realty Siddipet LLP	Cost	0.01
Total			1.9

For M/s KGM & Co
(Chartered Accountants)
FRN: 00153535



CA Pranay Mehta
(Partner)
M No: 233650
UDIN: 25233650BMMAKU6627
Place: Hyderabad
Date: 27/01/2025

Certificate No: KGM/24-25/007

To,
Soham Satish Modi,
5-4-187/3 And 4,
3rd Floor, Soham Mansion,
M.G Road, Secunderabad,
Telangana-500003

Sub: Independent Practitioner's Report on the Certification of Networth as on 31/12/2024

1. This certificate is issued in accordance with the request made by Mr. Soham Satish Modi (herein after referred to as "the client") pursuant to the certificate required for submission for Loan Account Review.
2. The accompanying Statement of Networth as on 31/12/2024 confirmed by the client pursuant to the declaration signed and which we have initiated for identification purposes only.

Client's Responsibility

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Opinion

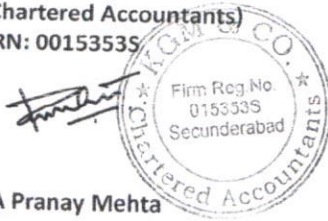
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For M/s KGM & Co
(Chartered Accountants)
FRN: 0015353S



CA Pranay Mehta
(Partner)
M No: 233650
UDIN: 25233650BMMAKS8152
Place: Hyderabad
Date: 27/01/2025

Annexure-A

Statement of Networth of Mr. Soham Satish Modi as on 31-12-2024

S. No	Description	Rs.in Lakhs	Rs.in Lakhs
1.	Immovable Properties (Stated at Cost)		
	Plot no.280, Jubilee Hills	31.19	
	Soham Mansion Building,5-4-187/3&4, M.G Road	5.70	
	Lalgadi, Malakpet	18.51	
	Subtotal(A)		55.40
2.	Movable properties (Stated at Cost)		
	Cash at Bank	2.67	
	Cash In Hand	1.35	
	Investment in Pvt Ltd Company (Refer Note1)	6042.35	
	Investment in Partnership Firms-LLP	203.78	
	Deposits, Loans & Advances	324.67	
	Sundry Debtors	0.17	
	Jewellery	0.59	
	Subtotal(B)		6,575.58
	Total Assets(C=A+B)		6,630.98
3.	Less: Current Liabilities & Provisions		
	Unsecured Loans	1,178.55	
	Secured Loans	-	
	Other Current Liabilities	8.77	
	Total Liabilities(D)		1,187.32
	Networth (C-D)		5,443.66

Note-1-Investment in Pvt Ltd Company

S.no	Name of the Company	Basis of Valuation	Rs. in Lakhs
1	Modi Properties Pvt Ltd	Intrinsic Value as at 31/03/2024	4811.02
2	Modi Housing Pvt Ltd	Intrinsic Value as at 31/03/2024	1230.64
3	Fortune Automobiles India Pvt Ltd	Cost	0.0001
4	GVSH Manufacturing facilities Pvt Ltd	Cost	0.49
5	Houzer Private Limited	Cost	0.2
Total			6042.35

For M/s KGM & Co

(Chartered Accountants)

FRN: 00153535



CA Pranay Mehta

(Partner)

M No: 233650

UDIN: 25233650BMMAKS8152

Place: Hyderabad

Date: 27/01/2025