

Statement of Cost & Means											
Company name : Modi Properties Pvt Ltd							Project Name :	May Flower Platinum			
Prepared By : Sangeetha							Date :	15-04-2025			
<b>I. SOURCE OF FUNDS</b>											
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 ( 199180 Sft)-Amt Received -	90,05,77,660		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	-5,29,99,565
	sold Units (Sft)-Amt Receivable	-									
	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
	<b>Total</b>	<b>98,68,37,966</b>	<b>21,318</b>	<b>14,43,27,580</b>	<b>27,73,55,708</b>	<b>30,12,82,102</b>	<b>11,75,30,117</b>	<b>5,13,94,428</b>	<b>6,24,43,971</b>	<b>95,43,55,224</b>	<b>3,24,82,742</b>
<b>II. APPLICATION OF FUNDS</b>											
		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)	19,70,66,861							-15,61,892	-15,61,892	19,86,28,753
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										
	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
	<b>Total</b>	<b>98,68,37,966</b>	<b>-53,87,971</b>	<b>17,93,23,158</b>	<b>28,55,36,804</b>	<b>27,76,56,139</b>	<b>10,04,17,513</b>	<b>5,51,85,091</b>	<b>6,02,54,386</b>	<b>95,29,85,122</b>	<b>3,38,52,844</b>
<b>IV. CASH &amp; BANK BALANCES</b>											
										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	
	<b>Total</b>	<b>-</b>	<b>54,09,289</b>	<b>1,18,03,712</b>	<b>22,92,429</b>	<b>-1,44,99,983</b>	<b>-28,67,923</b>	<b>-16,81,269</b>	<b>9,13,846</b>	<b>13,70,102</b>	
	<b>Grand Total (III-IV)</b>	<b>0</b>								<b>-0</b>	