

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

BANK-Kotak Mahindra Bank 1814996053

Reconciliation Statement

16-May-25 to 30-Jun-25

Page 1						
Date	Particulars	Instrument No.	Instrument Date	Bank Date	Deposit	Withdrawal

Available Only in Books

APPROVED BY
11 JUL 2025
A.SAMBASIVA RAO
AGM-ACCOUNTS

Balance as per Company Books :
Available Only in Books :

3,17,370.45

Expected Bank Balance as of 30-Jun-25 :

3,17,370.45



Account Statement

16 Jun 2025 - 30 Jun 2025

Account # 1814996053 CURRENT
Branch Hyderabad - Somajiguda

Modi Properties Private Limited

CRN XXXXXX185
5-4-187-3 and 4 Soham Mansion
2 Floor Mg Road
Secunderabad - 500003

IFSC KKBK0000552
MICR 500485003

#	TRANSACTION DATE	VALUE DATE	TRANSACTION DETAILS	CHQ / REF NO.	DEBIT/CREDIT(₹)	BALANCE(₹)
1	16 Jun 2025 07:32 AM	16 Jun 2025	YESBR12025061600006802 SILVER OAK VILLAS LLP MOD	RTGSINW- 0089628188	+28,50,000.00	29,59,559.45
2	16 Jun 2025 03:46 PM	16 Jun 2025	BRB-Sent NEFT KKBKH25167806740/AEDIS DEVELOPERS L	99	-95,000.00	28,64,559.45
3	16 Jun 2025 04:03 PM	16 Jun 2025	BRB-Sent NEFT KKBKH25167811532/SILVER OAK VILLAS	98	-1,65,000.00	26,99,559.45
4	16 Jun 2025 04:01 PM	16 Jun 2025	BRB-Sent RTGS KKBKR52025061600811987/TATA CAPITAL	100	-4,46,000.00	22,53,559.45
5	16 Jun 2025 04:42 PM	16 Jun 2025	IFT-MODI HOUSING PVT LTD-FCM- 250616H5Q7FM	FCM- 250616H5Q7FM	-3,900.00	22,49,659.45
6	16 Jun 2025 04:42 PM	16 Jun 2025	RTGS-INVSILVER OAK REALTY- KKBKR22025061617505682	FCM- 250616H5PUFF	-2,20,000.00	20,29,659.45
7	16 Jun 2025 04:42 PM	16 Jun 2025	RTGS-DRNRKBIOTECH PVT LTD- KKBKR22025061617505680	FCM- 250616H5PUFG	-7,50,000.00	12,79,659.45
8	16 Jun 2025 04:42 PM	16 Jun 2025	RTGS-GV DISCOVERY CENTERS- KKBKR22025061617505681	FCM- 250616H5PUFD	-6,61,600.00	6,18,059.45
9	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-SAHIL ULLASBHAI SHAH- CMS1672514969829	FCM-250616H5Q3IF	-90,000.00	5,28,059.45
10	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-K SUNEEL KUMAR- CMS1672514969827	FCM-250616H5Q3I6	-550.00	5,27,509.45
11	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-SPKGM CO- CMS1672514969834	FCM-250616H5Q3IB	-900.00	5,26,609.45
12	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-SPM C MODI EDUCATION- CMS1672514969831	FCM-250616H5Q3I8	-1,24,286.00	4,02,323.45
13	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-SPEXPART SECURITY GU- CMS1672514969833	FCM-250616H5Q3I4	-39,895.00	3,62,428.45
14	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-D SHIVA SHANKAR- CMS1672514969835	FCM-250616H5Q3IC	-6,962.00	3,55,466.45



MODI PROPERTIES PRIVATE LIMITED
Account Statement 16 Jun 2025 - 30 Jun 2025

#	TRANSACTION DATE	VALUE DATE	TRANSACTION DETAILS	CHQ / REF NO.	DEBIT/CREDIT(₹)	BALANCE(₹)
15	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-MODI PROPERTIES PVT - CMS1672514969837	FCM-250616H5Q3I7	-80,000.00	2,75,466.45
16	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-SPSHREYAS SERVICES- CMS1672514969832	FCM-250616H5Q3I9	-51,960.00	2,23,506.45
17	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-SPBPCLECMSFLEET BUSI- CMS1672514969830	FCM-250616H5Q3IE	-35,000.00	1,88,506.45
18	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-SHOBA RAM- CMS1672514969826	FCM-250616H5Q3IA	-4,158.00	1,84,348.45
19	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-VASU PEST ANTITERMIL- CMS1672514969828	FCM-250616H5Q3IS	-2,940.00	1,81,408.45
20	16 Jun 2025 04:42 PM	16 Jun 2025	NEFT-SPOM PRAKASH MODI- CMS1672514969836	FCM-250616H5Q3ID	-19,800.00	1,61,608.45
21	17 Jun 2025 03:49 PM	17 Jun 2025	HDFCR52025061781773912 TATACAPITALLIMITED MODI P	RTGSINW- 0089714811	+9,25,000.00	10,86,608.45
22	17 Jun 2025 04:42 PM	17 Jun 2025	NEFT-USLAMITZ MEDPOLIS SQU- CMS1682515177949	FCM- 250617H6BHVX	-35,000.00	10,51,608.45
23	17 Jun 2025 04:42 PM	17 Jun 2025	RTGS-MODI PROPERTIES PVT - KKBKR22025061717515949	FCM- 250617H6BHVU	-5,30,000.00	5,21,608.45
24	17 Jun 2025 04:42 PM	17 Jun 2025	NEFT-DRNRKBIOTECH PVT LTD- CMS1682515177951	FCM- 250617H6BHVY	-20,000.00	5,01,608.45
25	17 Jun 2025 04:42 PM	17 Jun 2025	RTGS-SILVER OAK VILLAS LL- KKBKR22025061717515950	FCM- 250617H6BHVU	-3,00,000.00	2,01,608.45
26	17 Jun 2025 04:42 PM	17 Jun 2025	NEFT-MODI PROPERTIES PVT - CMS1682515177948	FCM- 250617H6BHVZ	-10,000.00	1,91,608.45
27	17 Jun 2025 04:42 PM	17 Jun 2025	NEFT-AEDIS DEVELOPERS LLP- CMS1682515177950	FCM- 250617H6BHVW	-55,000.00	1,36,608.45
28	18 Jun 2025 05:17 PM	18 Jun 2025	TRF TO KOTAK SECURITIES LTD	101	-3,000.00	1,33,608.45
29	21 Jun 2025 12:06 AM	21 Jun 2025	CLG TO BHARTI AIRTEL AP POSTP CITI BANK	103	-12,575.00	1,21,033.45
30	21 Jun 2025 02:05 PM	21 Jun 2025	BY CLG INST 571671/07-06- 25/SBI/HYDERABAD		+25,000.00	1,46,033.45
31	21 Jun 2025 02:05 PM	21 Jun 2025	BY CLG INST 571672/16-06- 25/SBI/HYDERABAD		+2,00,000.00	3,46,033.45
32	21 Jun 2025 03:14 PM	21 Jun 2025	NEFT-EMPDSARI DEEPAKRAJ S- CMS1722516056657	FCM-250621H8I6P6	-399.00	3,45,634.45
33	21 Jun 2025 03:14 PM	21 Jun 2025	NEFT-EMPKORE MARTAND SALA- CMS1722516056655	FCM-250621H8I6P5	-399.00	3,45,235.45
34	21 Jun 2025 03:14 PM	21 Jun 2025	NEFT-EMPASAMOLLA VINOD K- CMS1722516056651	FCM-250621H8I6PB	-399.00	3,44,836.45
35	21 Jun 2025 03:14 PM	21 Jun 2025	NEFT-MODI PROPERTIES PVT - CMS1722516056658	FCM-250621H8I6PA	-776.00	3,44,060.45



MODI PROPERTIES PRIVATE LIMITED
Account Statement 16 Jun 2025 - 30 Jun 2025

#	TRANSACTION DATE	VALUE DATE	TRANSACTION DETAILS	CHQ / REF NO.	DEBIT/CREDIT(₹)	BALANCE(₹)
36	21 Jun 2025 03:14 PM	21 Jun 2025	NEFT-NAVAKAR ELECTRICAL E- CMS1722516056659	FCM-250621H8I6PE	-7,063.00	3,36,997.45
37	21 Jun 2025 03:14 PM	21 Jun 2025	NEFT-VASU PEST ANTITERMI- CMS1722516056652	FCM-250621H8I6P9	-2,970.00	3,34,027.45
38	21 Jun 2025 03:14 PM	21 Jun 2025	NEFT-MODI PROPERTIES PVT - CMS1722516056654	FCM-250621H8I6PC	-35,000.00	2,99,027.45
39	21 Jun 2025 03:14 PM	21 Jun 2025	NEFT-EMP BORE SHEKAPPA SA- CMS1722516056650	FCM-250621H8I6P7	-399.00	2,98,628.45
40	21 Jun 2025 03:14 PM	21 Jun 2025	NEFT-EMPSUDHARSHAN- CMS1722516056656	FCM-250621H8I6PD	-550.00	2,98,078.45
41	21 Jun 2025 03:14 PM	21 Jun 2025	NEFT-D SHIVA SHANKAR- CMS1722516056653	FCM-250621H8I6P8	-654.00	2,97,424.45
42	23 Jun 2025 04:13 PM	23 Jun 2025	YESBR52025062355674697 AEDIS DEVELOPERS LLP MODI	RTGSINW- 0089958123	+6,00,000.00	8,97,424.45
43	23 Jun 2025 04:14 PM	23 Jun 2025	YESBR52025062355674368 AEDIS DEVELOPERS LLP MODI	RTGSINW- 0089958068	+17,65,000.00	26,62,424.45
44	23 Jun 2025 05:45 PM	23 Jun 2025	BRB-Sent RTGS KKBKRS52025062300796963/DRNRK BIO	104	-15,50,000.00	11,12,424.45
45	27 Jun 2025 04:01 PM	27 Jun 2025	YESBR52025062755705991 SILVER OAK VILLAS LL MODI	RTGSINW- 0090166615	+37,00,000.00	48,12,424.45
46	27 Jun 2025 04:41 PM	27 Jun 2025	BRB-Sent RTGS KKBKRS52025062700699724/TATA CAPITAL	105	-46,50,000.00	1,62,424.45
47	28 Jun 2025 03:52 PM	28 Jun 2025	NEFT-EAST SIDE RESIDENCY - CMS1792517546300	FCM- 250628HBX7Z8	-10,000.00	1,52,424.45
48	28 Jun 2025 03:53 PM	28 Jun 2025	NEFT-MODI PROPERTIES PVT - CMS1792517553433	FCM- 250628HBXHRE	-20,050.00	1,32,374.45
49	28 Jun 2025 04:57 PM	28 Jun 2025	NEFT-AVR GULMOHAR WELFARE- CMS1792517553435	FCM- 250628HBXHRG	-10,319.00	1,22,055.45
50	28 Jun 2025 03:52 PM	28 Jun 2025	NEFT-MODI PROPERTIES PVT - CMS1792517553437	FCM- 250628HBXHRE	-30,778.00	91,277.45
51	28 Jun 2025 03:52 PM	28 Jun 2025	NEFT-SOHAM MANSION OWNERS- CMS1792517553436	FCM- 250628HBXHRD	-37,240.00	54,037.45
52	28 Jun 2025 03:52 PM	28 Jun 2025	NEFT-MODI PROPERTIES PVT - CMS1792517553434	FCM- 250628HBXHRH	-16,667.00	37,370.45
53	28 Jun 2025 04:10 PM	28 Jun 2025	HDFCR52025062885461760 TATACAPITALLIMITED MODI P	RTGSINW- 0090201759	+7,75,000.00	8,12,370.45
54	30 Jun 2025 12:13 AM	30 Jun 2025	NEFT-MEHTA AND MODI REALT- CMS1812517728252	FCM- 250629HC6TDE	-1,00,000.00	7,12,370.45
55	30 Jun 2025 12:13 AM	30 Jun 2025	NEFT-INVMODI REALTY CREAT- CMS1812517728250	FCM- 250629HC6TDA	-5,000.00	7,07,370.45

MODI PROPERTIES PRIVATE LIMITED
Account Statement 16 Jun 2025 - 30 Jun 2025

#	TRANSACTION DATE	VALUE DATE	TRANSACTION DETAILS	CHQ / REF NO.	DEBIT/CREDIT(₹)	BALANCE(₹)
56	30 Jun 2025 12:13 AM	30 Jun 2025	NEFT-INV N SQUARE LIFESCI- CMS1812517728254	FCM- 250629HC6TDF	-5,000.00	7,02,370.45
57	30 Jun 2025 12:14 AM	30 Jun 2025	NEFT-SPBPCLECMSFLEET BUSI- CMS1812517728249	FCM- 250629HC6TDC	-25,000.00	6,77,370.45
58	30 Jun 2025 12:14 AM	30 Jun 2025	NEFT-INVMODI REALTORS GV - CMS1812517728251	FCM- 250629HC6TDD	-5,000.00	6,72,370.45
59	30 Jun 2025 12:14 AM	30 Jun 2025	NEFT-INVMODI REALTY LG MA- CMS1812517728253	FCM- 250629HC6TDB	-15,000.00	6,57,370.45
60	30 Jun 2025 12:40 PM	30 Jun 2025	YESBR52025063055710168 AEDIS DEVELOPERS LLP MODI	RTGSINW- 0090231294	+12,90,000.00	19,47,370.45
61	30 Jun 2025 01:46 PM	30 Jun 2025	BRB:Sent RTGS KKBKR52025063000640663/SILVER OAK V	106	-8,25,000.00	11,22,370.45
62	30 Jun 2025 01:51 PM	30 Jun 2025	BRB:Sent RTGS KKBKR52025063000641544/SILVER OAK V	107	-8,05,000.00	3,17,370.45

APPROVED BY
11 JUL 2025
A.SAMRASHIVA PAO
AGM-ACCOUNTS

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

BANK-Kotak Mahindra Bank 1814996053 Book

16-Jun-25 to 30-Jun-25

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
16-Jun-25	To Opening Balance			1,61,608.45	
16-Jun-25	By BANK-Kotak Mahindra Bank Demat 27341064 <i>Being Chq 000101 issued to Kotak Securities Limited towards funds transfer to demat account</i>	Contra	CON/10005/25-26		3,000.00
17-Jun-25	To SL- Tata Capital Financial Services Ltd-(COD0140) <i>Being RTGS to SL- Tata Capital Financial Services Ltd-(COD0140) OD withdrawn</i>	Receipt	REC/11311	9,25,000.00	
	By OTH LOAN-AMTZ Medpolis Square Pvt Ltd <i>Being payment to AMTZ Medpolis Square Pvt Ltd against loan</i>	Payment	PAY/14151/25-26		35,000.00
	By INV-Modi Properties Pvt Ltd Mayflower Platinum <i>Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer</i>	Payment	PAY/14152/25-26		10,000.00
	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC towards funds transfer</i>	Payment	PAY/14153/25-26		5,30,000.00
	By OTHLOAN-DR.N.R.K.Biotech Pvt Ltd <i>Being payment to DR.N.R.K. Biotech Pvt Ltd against loan</i>	Payment	PAY/14154/25-26		20,000.00
	By INV-Aedis Developers LLP <i>Being payment to Aedis Developers LLP towards funds transfer</i>	Payment	PAY/14155/25-26		55,000.00
	By INV -Silver Oak Villas LLP Modi Housing <i>Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14156/25-26		3,00,000.00
	To CUST-Fid No. AUIS SSLP Dharmapuri Madhuri Rao <i>Being Chq 571671 dt. 07-06-25 SBI, NIN Branch, Ialaguda received from A 103 Dharmapuri Madhuri Rao / M. Gururaj against booking amount</i>	Receipt	REC/11312	25,000.00	
Carried Over				11,11,608.45	9,53,000.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			11,11,608.45	9,53,000.00
17-Jun-25	T0 CUST-Fmt No. A102 SSLP Dharmapuri Madhuri Rao <i>Being Chq 571672 dt. 16-06-25 SBI, NIN Branch, Ialaguda received from A 103 Dharmapuri Madhuri Rao / M. Gururaj against Ist Installment</i>	Receipt	REC/11313	2,00,000.00	
	By SP-Tata AIG General Insurance Co Ltd <i>Being advance payment to Modi Properties Pvt Ltd against group insurance paid on our behalf</i>	Payment	PAY/14157/25-26		776.00
18-Jun-25	By OIE -Telephone Expenses <i>Being Chq 000103 issued to Airtel Relationship No. 1092754422 towards soham sir family group airtel dues</i>	Payment	PAY/14158/25-26		12,575.00
19-Jun-25	By EMP-Rasamolla Vinod Kumar Salary <i>Being mobile allowance for the month of may 25</i>	Payment	PAY/14159/25-26		399.00
	By EMP-Kore Martand Salary <i>Being mobile allowance for the month of may 25</i>	Payment	PAY/14160/25-26		399.00
	By EMP- Bore Shekappa Salary <i>Being mobile allowance for the month of may 25</i>	Payment	PAY/14161/25-26		399.00
	By EMP-Dasari Deepakraj Salary <i>Being mobile allowance for the month of may 25</i>	Payment	PAY/14162/25-26		399.00
21-Jun-25	T0 INV-Aedis Developers LLP <i>Being RTGS recieved from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11314	17,65,000.00	
	T0 INV-Aedis Developers LLP <i>Being RTGS recieved from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11315	6,00,000.00	
	T0 INV -Silver Oak Villas LLP Modi Housing <i>Being RTGS received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Receipt	REC/11316	37,00,000.00	
	By INV-Modi Properties Pvt Ltd Mayflower Platinum <i>Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer</i>	Payment	PAY/14163/25-26		35,000.00
	By OTHLOAN-DR.N.R.K.Biotech Pvt Ltd <i>Being RTGS to Y/S for NEFT/RTGS to DR.N.R.K.Biotech Pvt Ltd against loan</i>	Payment	PAY/14164/25-26		15,50,000.00
	Carried Over			73,76,608.45	25,52,947.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			73,76,608.45	25,52,947.00
21-Jun-25	By ECARD-Shiva Shankar <i>Being payment to D Shiva Shankar against petty cash expenses reversal</i>	Payment	PAY/14166/25-26		654.00
	By SP-Vasu Pest & Anti-Termite Control Servies <i>Being payment o Vasu Pest & Anti -Termite Control Servies against credit balance</i>	Payment	PAY/14167/25-26		2,970.00
	By SUP-Navakar Electrical Enterprises <i>Being payment to Navakar Electrical Enterprises against credit balance ref inv no. NEE /1202/25-26, 1203/25-26.</i>	Payment	PAY/14168/25-26		7,063.00
	By E Card-Sudharshan <i>Being payment to Sudharshan against petty cash expenses reversal</i>	Payment	PAY/14169/25-26		550.00
24-Jun-25	By SL- Tata Capital Financial Services Ltd.(CDDU140) <i>Being payment to Tata Capital Limited against OD loan re-payment</i>	Payment	PAY/14170/25-26		46,50,000.00
28-Jun-25	T0 INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11317	12,90,000.00	
	T0 SL- Tata Capital Financial Services Ltd.(CDDU140) <i>Being RTGS recieved from TATA Capital Ltd against OD loan withdrawn</i>	Receipt	REC/11318	7,75,000.00	
	By INV -Silver Oak Villas LLP Modi Housing <i>Being Chq 000106 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14171/25-26		8,25,000.00
	By INV -Silver Oak Villas LLP Modi Housing <i>Being Chq 000107 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14172/25-26		8,05,000.00
	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC towards VW car ecs dt. 01.07.25</i>	Payment	PAY/14173/25-26		20,050.00
	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC towards Jimny car ecs dt. 01.07.25</i>	Payment	PAY/14174/25-26		30,778.00
	By AVR Gulmohar Welfare Association <i>Being payemnt to AVR Gulmohar Welfare Association towards mmc charges for the month of july 2025</i>	Payment	PAY/14175/25-26		10,319.00
	Carried Over			94,41,608.45	89,05,331.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			94,41,608.45	89,05,331.00
28-Jun-25	By Soham Mansion Owners Association <i>Being payment to Soham Mansion Owners Association maintenance charges for the month of april and May 25</i>	Payment	PAY/14176/25-26		37,240.00
	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC towards against loan financials charges TATA Cap - 10 Cr @0.05% and ABFL 10Cr @0.15% for the period from 21-05-2025 to 20-06-2025</i>	Payment	PAY/14177/25-26		16,667.00
	By SP-BPCL-ECMS(Fleet Business) <i>Being payment to SP-BPCL-ECMS(Fleet Business) towards advance for petrol / diesel purchase</i>	Payment	PAY/14178/25-26		25,000.00
	By INV-Mehta & Modi Realty Suryapet LLP/Timmapur LLP <i>Being payment to Mehta and Modi Realty Timmapur LLP towards funds transfer</i>	Payment	PAY/14179/25-26		1,00,000.00
	By INV-Modi Realtors GV Hyderabad LLP <i>Being payment to INV-Modi Realtors GV Hyderabad LLP towards funds transfer</i>	Payment	PAY/14180/25-26		5,000.00
	By INV- N Square Lifesciences LLP <i>Being payment to INV- N Square Lifesciences LLP towards funds transfer</i>	Payment	PAY/14181/25-26		5,000.00
	By INV-Modi Realty LG Malakpet LLP <i>Being payment to INV-Modi Realty LG Malakpet LLP towards funds transfer</i>	Payment	PAY/14182/25-26		15,000.00
	By INV-Modi Realty Creatopolis LLP <i>Being payment to INV-Modi Realty Creatopolis LLP towards funds transfer</i>	Payment	PAY/14183/25-26		5,000.00
	By INV-East Side Residency Annojiguda LLP <i>Being payment to East Side Residency Annojiguda LLP towards funds transfer</i>	Payment	PAY/14184/25-26		10,000.00
				94,41,608.45	91,24,238.00
By	Closing Balance				3,17,370.45
				94,41,608.45	94,41,608.45