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

1-Jul-25 to 15-Jul-25

Date	Particulars	Instrument No.	Instrument Date	*Bank Date*	Deposit	Withdrawal
Available Only in Books						
15-Jul-25	SP-Royal Sundaram GIC Limited	000118	15-Jul-25			11,792.00
15-Jul-25	SP-Royal Sundaram GIC Limited	000119	15-Jul-25			23,854.00

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

Balance as per Company Books :	1,26,836.45	
Available Only in Books :		35,646.00

kotak
Kotak Mahindra Bank

Account Statement

01 Jul 2025 - 15 Jul 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	01 Jul 2025 03:09 PM	01 Jul 2025	BY CLG INST 138383/28-06-25/YES/HYDERABAD		+10,000.00	3,27,370.45
2	05 Jul 2025 05:01 PM	05 Jul 2025	NEFT-EMPRASAMOLLA VINOD K-CMS1862519674602	FCM-250705HGYO65	-49,698.00	2,77,672.45
3	05 Jul 2025 05:01 PM	05 Jul 2025	NEFT-ITD-CMS1862519674606	FCM-250705HGYO67	-1,75,141.00	1,02,531.45
4	05 Jul 2025 05:01 PM	05 Jul 2025	NEFT-EMPKORE MARTAND SALA-CMS1862519674604	FCM-250705HGYO6A	-25,000.00	77,531.45
5	05 Jul 2025 05:01 PM	05 Jul 2025	NEFT-Y ANJAIAH-CMS1862519674600	FCM-250705HGYO6B	-3,500.00	74,031.45
6	05 Jul 2025 05:01 PM	05 Jul 2025	NEFT-EMP BORE SHEKAPPA SA-CMS1862519674603	FCM-250705HGYO69	-21,981.00	52,050.45
7	05 Jul 2025 05:01 PM	05 Jul 2025	NEFT-EMPDSARI DEEPAKRAJ S-CMS1862519674599	FCM-250705HGYO64	-18,551.00	33,499.45
8	05 Jul 2025 05:01 PM	05 Jul 2025	NEFT-T KRISHNA MOHAN-CMS1862519674605	FCM-250705HGYO66	-6,750.00	26,749.45
9	05 Jul 2025 05:01 PM	05 Jul 2025	NEFT-EMPKORE MARTAND SALA-CMS1862519674601	FCM-250705HGYO68	-26,239.00	510.45
10	05 Jul 2025 06:56 PM	05 Jul 2025	HDFCR52025070588156336 TATACAPITALLIMITED MODI P	RTGSINW-0090536896	+27,25,000.00	27,25,510.45
11	07 Jul 2025 05:45 PM	07 Jul 2025	RTGS-SILVER OAK VILLAS LL-KKBKR22025070717817275	FCM-250707HI9FUF	-14,00,000.00	13,25,510.45
12	07 Jul 2025 05:45 PM	07 Jul 2025	RTGS-AEDIS DEVELOPERS LLP-KKBKR22025070717817274	FCM-250707HI9FUE	-11,25,000.00	2,00,510.45
13	07 Jul 2025 05:51 PM	07 Jul 2025	NEFT-GP BUILDCON-CMS1882520302785	FCM-250707HI9N81	-4,602.00	1,95,908.45
14	07 Jul 2025 05:51 PM	07 Jul 2025	NEFT-M MALLA REDDY-CMS1882520302787	FCM-250707HI9N82	-400.00	1,95,508.45
15	07 Jul 2025 06:05 PM	07 Jul 2025	NEFT-MODI PROPERTIES PVT -CMS1882520302788	FCM-250707HI9N7Z	-40,000.00	1,55,508.45
16	07 Jul 2025 06:05 PM	07 Jul 2025	NEFT-SPBPCLECMSFLEET BUSI-CMS1882520302786	FCM-250707HI9N80	-30,000.00	1,25,508.45

#	TRANSACTION DATE	VALUE DATE	TRANSACTION DETAILS	CHQ / REF NO.	DEBIT/CREDIT(₹)	BALANCE(₹)
17	08 Jul 2025 02:29 PM	08 Jul 2025	BRB:Sent NEFT KKBKH25189801512/AEDIS DEVELOPERS L	109	-35,000.00	90,508.45
18	08 Jul 2025 05:10 PM	08 Jul 2025	ICIN518900358526 SHARAD JAYANTILAL KADAKIA MODI PR	NEFTINW-1266021361	+38,061.00	1,28,569.45
19	09 Jul 2025 12:50 PM	09 Jul 2025	BY CLG INST 160058/07-07-25/SBI/HYDERABAD		+9,00,000.00	10,28,569.45
20	10 Jul 2025 03:57 PM	10 Jul 2025	BRB:Sent NEFT KKBKH25191873810/GAURANG J MODY/YES	110	-1,50,000.00	8,78,569.45
21	10 Jul 2025 06:44 PM	10 Jul 2025	FUNDS TRANSFER FROM SUMMIT SALES LLP	BRB-0552100725354106	+1,50,000.00	10,28,569.45
22	11 Jul 2025 02:10 PM	11 Jul 2025	BY CLG INST 160060/09-07-25/SBI/HYDERABAD		+66,000.00	10,94,569.45
23	11 Jul 2025 03:30 PM	11 Jul 2025	BRB:Sent RTGS KKBKR52025071100685700/SOHAM SATISH	111	-3,35,297.00	7,59,272.45
24	11 Jul 2025 05:49 PM	11 Jul 2025	YESBR52025071155819857 SILVER OAK VILLAS LL MODI	RTGSINW-0090790253	+3,35,297.00	10,94,569.45
25	12 Jul 2025 04:01 PM	12 Jul 2025	RTGS-SILVER OAK VILLAS LL-KKBKR22025071217915028	FCM-250712HM3DMW	-5,85,000.00	5,09,569.45
26	12 Jul 2025 04:01 PM	12 Jul 2025	NEFT-MODI PROPERTIES PVT -CMS1932521903262	FCM-250712HM3LQI	-50,000.00	4,59,569.45
27	12 Jul 2025 04:01 PM	12 Jul 2025	NEFT-D SHIVA SHANKAR-CMS1932521903265	FCM-250712HM3LQF	-2,120.00	4,57,449.45
28	12 Jul 2025 04:01 PM	12 Jul 2025	NEFT-INVSILVER OAK REALTY-CMS1932521903266	FCM-250712HM3LQG	-25,000.00	4,32,449.45
29	12 Jul 2025 04:01 PM	12 Jul 2025	NEFT-SPOM PRAKASH MODI-CMS1932521903264	FCM-250712HM3LQJ	-19,800.00	4,12,649.45
30	12 Jul 2025 04:01 PM	12 Jul 2025	NEFT-MODI PROPERTIES PVT -CMS1932521903263	FCM-250712HM3LQH	-70,000.00	3,42,649.45
31	14 Jul 2025 12:11 AM	14 Jul 2025	CLG TO BHARTI AIRTEL AP POSTP CITI BANK	108	-471.00	3,42,178.45
32	14 Jul 2025 02:19 PM	14 Jul 2025	YESBR52025071455826971 AEDIS DEVELOPERS LLP MODI	RTGSINW-0090847036	+16,10,000.00	19,52,178.45
33	14 Jul 2025 04:13 PM	14 Jul 2025	BRB:Sent RTGS KKBKR52025071400712296/MODI PROPERT	116	-11,64,872.00	7,87,306.45
34	14 Jul 2025 05:32 PM	14 Jul 2025	NEFT-NIMMANAGOTI NAGARAJU-CMS1952522076711	FCM-250714HMLQEV	-5,940.00	7,81,366.45
35	14 Jul 2025 05:32 PM	14 Jul 2025	NEFT-SOHAM MANSION OWNERS-CMS1952522076713	FCM-250714HMLQEX	-18,620.00	7,62,746.45
36	14 Jul 2025 05:32 PM	14 Jul 2025	NEFT-D SHIVA SHANKAR-CMS1952522076712	FCM-250714HMLQEW	-650.00	7,62,096.45

#	TRANSACTION DATE	VALUE DATE	TRANSACTION DETAILS	CHQ / REF NO.	DEBIT/CREDIT(₹)	BALANCE(₹)
37	15 Jul 2025 01:03 AM	15 Jul 2025	CLG TO BHARTI AIRTEL AP POSTP CITI BANK	112	-825.00	7,61,271.45

APPROVED BY
29 JUL 2025
A.SAMBASIVA RAO
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

1-Jul-25 to 15-Jul-25

Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-Jul-25	To **Opening Balance**			**3,17,370.45**	
1-Jul-25	To INV-Mehta and Modi Realty Kowkur LLP *Being Chq 138383 received from INV-Mehta and Modi Realty Kowkur LLP towards funds transfer*	**Receipt**	REC/11319	10,000.00	
5-Jul-25	By **(as per details)** **TDS-1% Contract** 242.00 Dr **TDS-2% Contract** 2,945.00 Dr **TDS-10% Professional Charges** 10,750.00 Dr **TDS-10% Interest** 1,49,695.00 Dr **TDS-10% Rent** 11,509.00 Dr *Being payment to ITD towards tds dues for the month of june 25*	**Payment**	PAY/14185/25-26		1,75,141.00
	By **EMP-Rasamolla Vinod Kumar Salary** *Being salary for the month of june 25*	**Payment**	PAY/14186/25-26		49,698.00
	By **EMP-Kore Martand Salary** *Being salary for the month of june 25*	**Payment**	PAY/14187/25-26		26,239.00
	By **EMP- Bore Shekappa Salary** *Being salary for the month of june 25*	**Payment**	PAY/14188/25-26		21,981.00
	By **EMP-Dasari Deepakraj Salary** *Being salary for the month of june 25*	**Payment**	PAY/14189/25-26		18,551.00
	By **SP-T. Krishna Mohan** *Being payment to T. Krishna Mohan against credit balance data base maintenance dues for the month of june 2025*	**Payment**	PAY/14190/25-26		6,750.00
	By **EMP-Kore Martand Salary** *Being payment to Kore Martand against gratuity dues ist installment*	**Payment**	PAY/14191/25-26		25,000.00
	By **SP-Y Anjaiah** *Being payment to Y Anjaiah towards house keeping charges for june 2025.*	**Payment**	PAY/14192/25-26		3,500.00
	Carried Over			3,27,370.45	3,26,860.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			3,27,370.45	3,26,860.00
5-Jul-25	By **ECARD-Malla Reddy.M** *Being payment to M Malla Reddy against petty cash expenses reversal*	**Payment**	PAY/14193/25-26		400.00
	By **SP-BPCL-ECMS(Fleet Business)** *Being payment to SP-BPCL-ECMS(Fleet Business) towards advance for petrol / diesel purchase*	**Payment**	PAY/14194/25-26		30,000.00
	By **INV-Modi Properties Pvt Ltd Mayflower Platinum** *Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer*	**Payment**	PAY/14195/25-26		40,000.00
	By **INV -Silver Oak Villas LLP Modi Housing** *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Payment**	PAY/14196/25-26		14,00,000.00
	By **INV-Aedis Developers LLP** *Being payment to Aedis Developers LLP towards funds transfer*	**Payment**	PAY/14197/25-26		11,25,000.00
	To **SL- Tata Capital Financial Services Ltd-(COD0140)** *Being RTGS received from SL- Tata Capital Financial Services Ltd-(COD0140) towards OD withdrawn*	**Receipt**	REC/11320	27,25,000.00	
	By **SUP-GP Buildcon** *Being payment to GP Buildcon against credit balance ref inv no. GP/25-26/234*	**Payment**	PAY/14198/25-26		4,602.00
	By **OIE -Telephone Expenses** *Being Chq 000108 issued to Airtel Relationship No. 1380249900 against airtel dues of Plot no. 280 security*	**Payment**	PAY/14199/25-26		471.00
7-Jul-25	By **INV-Aedis Developers LLP** *Being Chq 000109 issued to Y/S for NEFT/RTGS to Aedis Developers LLP towards funds transfer*	**Payment**	PAY/14200/25-26		35,000.00
	To **CUST-Villa No.113 MCS Pandari Nath Polukam** *Being Chq 160058 SBI, Isamiya Bazar received from Pandari Nath Polukam towards 3rd installment_part amount against Cust Villa no. 113 at MCS.*	**Receipt**	REC/11322	9,00,000.00	
8-Jul-25	To **INV-Summit Sales LLP-Running Capital** *Being Chq received from SS LLP towards funds transfer*	**Receipt**	REC/11323	1,50,000.00	
	Carried Over			41,02,370.45	29,62,333.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			41,02,370.45	29,62,333.00
8-Jul-25	By **EMP-Gaurang J Modi - Remuneration** *Being Chq 000110 issued to Y/S for NEFT/RTGS to Gaurang J Mody against partner remuneration for period april to june 2025.*	**Payment**	PAY/14202/25-26		1,50,000.00
	To **INV -Silver Oak Villas LLP Modi Housing** *Being Chq received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer*	**Receipt**	REC/11324	3,35,297.00	
	By **EMP-Soham Satish Modi - Remuneration** *Being Chq 000111 issued to Y/S for NEFT/RTGS to Soham Satish Modi towards director remuneration for the period may - june 25*	**Payment**	PAY/14203/25-26		3,35,297.00
	To **DEB-Sharad Kumar Jayantilal Kadakia** *Being NEFT received from Sharad Kumar Jayantilal Kadakia against invoice no. MPPL/10011/25-26, MPPL/10012/25-26 dt. 29-05-25.*	**Receipt**	REC/11326	38,061.00	
9-Jul-25	By **OIE -Telephone Expenses** *Being Chq 000112 issued to Airtel Relationship No. 1-4752305933225 against soham sir airtel IPAD dues*	**Payment**	PAY/14204/25-26		825.00
	To **CUST-Villa No.113 MCS Pandari Nath Polukam** *Being Chq 160060 SBI, Isamiya Bazar received from Pandari Nath Polukam towards part amount against Cust Villa no. 113 at MCS.*	**Receipt**	REC/11325	66,000.00	
12-Jul-25	By **INV-Modi Properties Pvt Ltd Mayflower Platinum** *Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer*	**Payment**	PAY/14205/25-26		70,000.00
	By **INV-Silver Oak Realty** *Being payemnt to INV-Silver Oak Realty towards funds transfer*	**Payment**	PAY/14206/25-26		25,000.00
	By **INV-Modi Properties Pvt Ltd-Services** *Being payemnt to MPSVC towards funds transfer*	**Payment**	PAY/14207/25-26		50,000.00
	By **INV -Silver Oak Villas LLP Modi Housing** *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Payment**	PAY/14208/25-26		5,85,000.00
	To **INV -Silver Oak Villas LLP Modi Housing** *Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer*	**Receipt**	REC/11327	37,15,000.00	
	Carried Over			82,56,728.45	41,78,455.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			82,56,728.45	41,78,455.00
12-Jul-25	To **INV-Aedis Developers LLP** *Being RTGS received from INV -Aedis Developers LLP towards funds transfer*	**Receipt**	REC/11328	16,10,000.00	
	By **INV-Modi Properties Pvt Ltd-Services** *Being Chq 000116 issued to MPSVC against ABFL ECS dt. 15 -07-25*	**Payment**	PAY/14209/25-26		11,64,872.00
	By **(as per details)** **Ahmedabad Project** 1,00,000.00 Dr **TDS-10% Professional Charges** 10,000.00 Cr *Being payment to Sahil Ullasbhai Shah towards consultany charges for the month's of july 2025*	**Payment**	PAY/14210/25-26		90,000.00
	By **SP-M C Modi Educational Trust** *Being payment to MC MET against credit balance rent for the month of june 25*	**Payment**	PAY/14211/25-26		1,24,286.00
	By **SP-Om Prakash Modi** *Being NEFT to Om Prakash Modi towards parking charges for the month of june 2025*	**Payment**	PAY/14212/25-26		19,800.00
	By **SP-Modi Consultancy Services** *Being payment to MCS against credit balance hoarding rent for may and june 25*	**Payment**	PAY/14213/25-26		23,520.00
	By **SP-Shreyas Services** *Being payment to SP-Shreyas Services against credit balance ref inv no. 32 dt. 30-06-25*	**Payment**	PAY/14214/25-26		46,173.00
	By **SP - Expert Security Guards** *Being payment to expert security guards against credit balance ref inv no. ESG/32/25 dt. 30-06-25*	**Payment**	PAY/14215/25-26		36,948.00
	By **OIE-News Paper & Periodicals** *Being payment to V Chade Nagaraj towards news paper charges for the month of june 2025*	**Payment**	PAY/14216/25-26		1,760.00
	By **GST Payable** *Being payment to GST against RCM dues for the month of June 25*	**Payment**	PAY/14217/25-26		7,328.00
	By **SP-Shruti Agarwal** *Being payment to SP-Shruti Agarwal against credit balance ref inv no SA26069*	**Payment**	PAY/14218/25-26		10,100.00
	Carried Over			98,66,728.45	57,03,242.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			98,66,728.45	57,03,242.00
12-Jul-25	By **ECARD-Suneel Kumar** *Being payment to K Suneel Kumar against petty cash expenses reversal*	**Payment**	PAY/14219/25-26		596.00
	By **ECARD-Shiva Shankar** *Being payment to D Shiva Shankar against petty cash expenses reversal and advance for petty cash exp*	**Payment**	PAY/14220/25-26		2,120.00
	By **ECARD-K Prabhakar Reddy** *Being payment to K Prabhakar Reddy against petty cash expenses*	**Payment**	PAY/14221/25-26		7,100.00
	By **SP-BPCL-ECMS(Fleet Business)** *Being payment to SP-BPCL-ECMS(Fleet Business) against credit balance and advance for petrol / diesel purchase*	**Payment**	PAY/14222/25-26		30,000.00
	By **SP-Green Belt Services** *Being payment to Green Belt Services against credit balance ref inv no.159 dt. 30-06-25*	**Payment**	PAY/14223/25-26		6,051.00
	By **SUP-Elegant Enterprises** *Being payment to SUP-Elegant Enterprises against credit balance ref inv no. ETI/2526-89*	**Payment**	PAY/14224/25-26		4,927.00
	By **SL- Tata Capital Financial Services Ltd-(COD0140)** *Being Chq 000117 issued to Y/S for NEFT/RTGS to Tata Capital Limited against OD loan re-payment*	**Payment**	PAY/14226/25-26		39,25,000.00
14-Jul-25	By **(as per details)** **DW-Nagaraju (Electrician)** **6,000.00 Dr** **TDS-1% Contract** **60.00 Cr** *Being payment to Nimmanagoti Nagaraju towards generator back done for KGM and Ist floor lumpum fixed at HO*	**Payment**	PAY/14228/25-26		5,940.00
	By **ECARD-Shiva Shankar** *Being advance payment to D Shiva Shankar against Tejal Modi VI postpaid cug dues*	**Payment**	PAY/14229/25-26		650.00
	By **Soham Mansion Owners Association** *Being payment to Soham Mansion Owners Association maintenance charges for the month of june 25*	**Payment**	PAY/14230/25-26		18,620.00
	Carried Over			98,66,728.45	97,04,246.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			98,66,728.45	97,04,246.00
15-Jul-25	By **SP-Royal Sundaram GIC Limited** *Being Chq 000118 issued to Royal Sundaram GIC Limited against car Maruthi Swift TS10 FC 7177 car insurance renewal*	**Payment**	PAY/14231/25-26		11,792.00
	By **SP-Royal Sundaram GIC Limited** *Being Chq 000119 issused to Royal Sundaram GIC Limited against Maruthi Jummy car TS 10 FF 7300 car insurance renewal*	**Payment**	PAY/14232/25-26		23,854.00
				98,66,728.45	97,39,892.00
By	**Closing Balance**				1,26,836.45
				98,66,728.45	**98,66,728.45**