

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2025-26

PAN	AANCM2416N		
Name	MODI & MODI REALTY HYDERABAD PRIVATE LIMITED		
Address	5-4-187/3 And 4, 2nd Floor, Soham Mansion, MG Road, Secunderabad, Hyderabad, 36-Telangana, 91-INDIA, 500003		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	347461981301025

Taxable Income and Tax Details	Current Year business loss, if any	1	7,18,454
	Total Income	1A	0
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	0
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	0
	Taxes Paid	7	47,000
	(+) Tax Payable /(-) Refundable (6-7)	8	(-) 47,000
	Accrued Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	0

Income Tax Return electronically transmitted on 30-Oct-2025 12:15:30 from IP address 122.175.12.44 and verified by Gaurang jayantil mody having PAN AIZPM3748A on 30-Oct-2025 using paper ITR-Verification Form /Electronic Verification Code generated through mode

System Generated



Barcode/QR Code

AANCM2416N063474619813010257552b613d684c49e94973af8319786df7ce9b29

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name of Assessee	MODI & MODI REALTY HYDERABAD PRIVATE LIMITED		
Address	5-4-187/3 And 4, 2nd Floor, Soham Mansion, MG Road, Secunderabad, Hyderabad, TELANGANA, 500003		
E-Mail	sambasivarao@modiproperties.com		
Status	Company(Domestic)	Assessment Year	2025-2026
Ward		Year Ended	31.3.2025
PAN	AANCM2416N	Incorporation Date	15/01/2020
Residential Status	Resident		
Nature of Business	REAL ESTATE AND RENTING SERVICES-Operating of real estate of self-owned buildings (residential and non-residential)(07002), Trade Name: Modi & Modi Realty Hyderabad Private Limited		
Method of Accounting	Mercantile		
Filing Status	Original		
Last Year Return Filed On	06/11/2024	Acknowledgement No.:	681781921061124
Last Year Return Filed u/s	115BAA		
Bank Name	YES BANK, , A/C NO:9763700003430 , Type: , IFSC: YESB0000097, Prevalidated : No, Nominate for refund : No		
Tele:	Mob:9502200911		

Computation of Total Income [As per Section 115BAA (Tax @22%)]

Income from Business or Profession (Chapter IV D)

-7,18,455

From Firm Modi Realty Gagillapur
LLP,PAN:ABDFM0669D (60.00% Share)

Remuneration	0
Interest	0
(Capital Bal 12436242/-)	

From Firm Modi Realty Genome Valley
LLP,PAN:ABFFM3063P (99.00% Share)

Remuneration	0
Interest	0
(Capital Bal 74661152/-)	

From Firm Modi Realty Miryalaguda
LLP,PAN:ABCFM6774G (99.00% Share)

Remuneration	0
Interest	0
(Capital Bal 14708167/-)	

From Firm Modi Realty Pocharam LLP,PAN:ABIFM1836H
(60.00% Share)

Remuneration	0
Interest	0
(Profit Exempt u/s 10(2A) 160554/-)	
(Capital Bal 19343413/-)	

From Firm Modi Realty Vikarabad LLP,PAN:ABIFM0553B
(60.00% Share)

Remuneration	0
Interest	0
(Capital Bal 8194689/-)	

From Firm Modi and Modi
Constructions,PAN:AAKFM7214N (99.00% Share)

Remuneration	0
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Interest	0
(Profit Exempt u/s 10(2A) 278772/-)	
(Capital Bal 906647/-)	
<u>From Firm Modi Ventues,PAN:AAJFM0646D (99.00% Share)</u>	
Remuneration	0
Interest	0
(Profit Exempt u/s 10(2A) 169049/-)	
(Capital Bal -1698485/-)	
<u>From Firm Nilgiri Estates,PAN:AAHFN0766F (99.00% Share)</u>	
Remuneration	0
Interest	0
(Capital Bal -8140360/-)	
<u>From Firm Paramount Estates,PAN:AAJFP4202C (99.00% Share)</u>	
Remuneration	0
Interest	0
(Capital Bal 100553/-)	0
Profit as per Profit and Loss a/c	-59,84,818
<u>Add:</u>	
Interest on TDS	1,891
Share of Loss from investment in partnership firm	58,77,331
Total	-1,05,596
<u>Less:</u>	
Share of profit from investment in partnership firm	6,12,859
	6,12,859
	-7,18,455
Gross Total Income	-7,18,455
Gross Total Income as -ve figure is not allowed in return form.	0
Total Income	0
Round off u/s 288 A	0
Income Exempt u/s 10	6,08,375
MAT Provisions not apply on company due to applicability of section 115BAA	
Tax Due @ 22% (Company applicable for Sec 115BAA)	0
T.D.S./T.C.S	47,000
	-47,000
Refundable (Round off u/s 288B)	47,000

T.D.S./ T.C.S. From

Non-Salary(as per Annexure) 47,000

Details of Exempt Income

S.No.	Particulars	Amount
1	Profit from Firm Modi Realty Pocharam LLP	160554
2	Profit from Firm Modi and Modi Constructions	278772
3	Profit from Firm Modi Ventues	169049
	Total	608375

Due Date for filing of Return October 31, 2025

Comparision of Income if Company does not Opt for Section 115BAA/115BAB (Tax @25%)

1. Total income as per Section 115BAA/115BAB	0
2. Adjustments according to section 115BAA/115BAB	
(i) Deduction under Ch VIA as per Provisions of Section 115BAA/115BAB	0
Gross Total Income as per Section 115BAA/115BAB	0
(ii) Allowed Deductions (which were disallowed under section 115BAA / 115BAB)	0
No Deduction exists	
(iii) Allowed Brought Forward Loss (which were disallowed under section 115BAA / 115BAB)	
NA	0
3. Gross Total Income (1-2)	0
Deduction under Chapter VIA	0
Total Income after Adjustments under section 115BAA/115BAB	0

Statement of Current Year Loss Adjustment

Head/Source of Income	Current Year Income	House Property Loss of the Current Year Set off	Business Loss of the Current Year Set off	Other Sources Loss of the Current Year Set off	Current Year Income Remaining after Set off
Loss to be adjusted			718455		
House Property	NIL		NIL	NIL	NIL
Business	NIL	NIL		NIL	NIL
Speculation Business	NIL	NIL	NIL	NIL	NIL
Short term Capital Gain	NIL	NIL	NIL	NIL	NIL
Long term Capital Gain	NIL	NIL	NIL	NIL	NIL
Other Sources	NIL	NIL	NIL		NIL
Total Loss Set off		NIL	NIL	NIL	
Loss Remaining after set off		NIL	718455	NIL	

Statement of Business losses Brought/Carried Forward

Assessment Year	Brought Forward	Disallowed as per 115BAA/115BAB/15BAC/115BAD	Set off	Carried Forward
Current Year Loss				718455
Total	0	0	0	718455

Bank Account Detail

S.N	Bank	Address	Account No	IFSC Code	Type	Prevalidated	Nominate for refund
1	YES BANK		9763700003430	YESB000097	(Primary)	No	No
2	YES BANK LTD	SECUNDRAJABAD	009763700003430	YESB000097	Current	Yes	Yes

Income from Investment

S.N	Inve. Date	Description	Instrument No./Issued By	Rate	Inv.Amount	Interest	Maturity Date	Maturity Amount
1	18/10/2024	FDR	/	0.00	0.00	0.00	18/10/2024	0.00
Total							0	

Details of T.D.S. on Non-Salary(26 AS Import Date:06 Oct 2025)

S.No	Name of the Deductor	Tax deduction A/C No. of the deductor	Amount Paid/credited	Total Tax deducted	Amount out of (5) claimed for this year	c/f Amt/claim in Hand of spouse
1	Modi Properties Private Limited	AABCM4761E	0	180270	47000	133270
	TOTAL		0	180270	47000	133270

Head wise Summary on Income and TDS thereon

Head	Section	Amount Paid/Credited As per 26AS	As per Computation	Location of Income for Comparison	TDS
Business	194IA	0	5312859	(Total of Sales/ Gross receipts of business and Gross receipts from Profession in Trading Account + Total of other income) in profit & Loss A/c :5312859	47000
	Total		5312859		47000

Details of Taxpayer Information Summary (TIS)

S.NO	INFORMATION CATEGORY	DERIVED VALUE(Rs.)	As Per Computation	Difference
1	No Record Found Business receipts	0	Trading Account->Sales/ Gross receipts of business Profit and Loss Account->Other income	4700000 612859 5312859 5312859

Signature

(Gaurang jayantilal modi)

For MODI & MODI REALTY HYDERABAD
PRIVATE LIMITED

CompuTax : MMRHPL [MODI & MODI REALTY HYDERABAD PRIVATE LIMITED]

NAME OF ASSESSEE : MODI & MODI REALTY HYDERABAD PRIVATE LIMITED A.Y. 2025-2026 PAN :
AANCM2416N Code :MMRHPL

INDEPENDENT AUDITOR'S REPORT

To the Members of **Modi & Modi Realty Hyderabad Private Limited**

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of **Modi & Modi Realty Hyderabad Private Limited** ("the Company") which comprise the balance sheet as at March 31, 2025, and the statement of profit & loss, for the year ended March 31, 2025, and cash flow statement for the year ended March 31, 2025 and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "financial statements").

In our opinion, and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, and of its profit/ loss and its cash flows for the year ended March 31, 2025.

Basis for Opinion

We have conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of this report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the financial statements and our auditors' report thereon.



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Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ('the Act') with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, as applicable.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities, selection and application of appropriate accounting policies, making judgements and estimates that are reasonable and prudent, and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility

Our objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered



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material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, We exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Company's Internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We have communicated with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we have identified during our audit.

We have also provided those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



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Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020, issued by the Central Government of India in terms of sub section (11) of the Companies Act, 2013, we give in "**Annexure A**", a statement on the matters specified in the paragraphs 3 and 4 of the Order, to the extent applicable.

2.
A) As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanation which to best of our knowledge and belief were necessary for the purpose of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from examination of those books.
 - c) The Balance Sheet and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid financial statements comply with the Accounting Standards prescribed under section 133 of the Act, as applicable.
 - e) On the basis of the written representations received from the directors as on 01 April 2025, taken on record, none of the director is disqualified as on 31 March 2025, from being appointed as a director in terms of Section 164(2) of the Act.
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, the Ministry of Corporate Affairs vide its circular no G.S.R 583(E) dated 13th June 2017 exempts companies having turnover of less than Rs. 50 crores and aggregate borrowings from banks and other financial institutions of less than Rs. 25 crores from reporting the same. Modi & Modi Realty Hyderabad Private Limited, being a company satisfying the aforementioned conditions is therefore exempted from the above reporting requirements.



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B) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to best of information and according to the explanation given to us:

- a) The Company does not have any pending litigations which would impact its financial position.
- b) The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- c) There are no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- d)
 - i) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether,
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or
 - provide any guarantee, security, or the like to or on behalf of the Ultimate Beneficiaries.
 - ii) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether,
 - directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or
 - provide any guarantee, security, or the like to or on behalf of the Ultimate Beneficiaries.
 - iii) Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to



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believe that the representations under subclause (d)(i) and (d)(ii) contain any material misstatement.

- e) No dividend has been declared or paid during the year by the Company and thus, Section 123 of the Act is not applicable to the Company during the year.
- f) Based on our examination, which included test checks, the Company has used accounting software systems for maintaining its books of account for the year ended 31st March, 2025 which have the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with, and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

C) The Company being a private limited company, the other matters to be included in the Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended, in respect of whether the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act, is not applicable.

**For A S Agarwal & Co
Chartered Accountants
(Firm Registration No: 014987S)**

Ashish Agarwal
Partner

M. No. 222861

UDIN: 25222861BMUULX5627



Place: Hyderabad

Date: 29 September 2025

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Annexure A to the Independent Auditor's Report

(Referred in 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Modi & Modi Realty Hyderabad Private Limited of even date)

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- i) In respect of Company's property, plant and equipment:
 - a) The Company does not have any property, plant and equipment or intangible assets. Accordingly, reporting under clause 1(a), (b), (c) and (d) of the Order is not applicable to the Company.
 - b) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii)
 - a) The Company's inventory comprises of Villas which were physically verified during the year by the Management at reasonable intervals. In our opinion and according to the information and explanations given to us, the coverage and procedure of such verification by the Management is appropriate having regard to the size of the Company and the nature of its operations. No discrepancies of 10% or more in the aggregate for each class of inventories were noticed on such physical verification of inventories when compared with books of account.
 - b) According to the information and explanations given to us, the Company has no borrowings from banks or financial institutions on the basis of security of current assets. Accordingly, reporting under clause (ii)(b) of the Order is not applicable to the Company.



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- iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not provided any guarantee or security, or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year. Accordingly, reporting to that extent is not applicable to the Company.
 - a) The investments made and the terms and conditions of investments, made during the year are, in our opinion, *prima facie*, not prejudicial to the Company's interest.
 - b) According to the information and explanation provided by the management and basis our review, the Company has not provided any loans or advances in the nature of loans to any other entity during the year. Therefore, reporting under this sub-clauses (c) to (f) of clause (iii) of this Order is not applicable to the Company.
- iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Section 185 and Section 186 of the Act, with respect to the loans given.
- v) According to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of the directives issued by the Reserve Bank of India, and provisions of Section 73 to 76 of the Act, any other relevant provisions of the Act and the relevant rules framed thereunder. Hence, reporting under clause (v) of the Order is not applicable to the Company.
- vi) According to the information and explanations given to us, the maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Accordingly, reporting under clause 3(vi) is not applicable to the Company.
- vii) According to the information and explanations given to us, in respect of statutory dues:
 - a) The Company has generally been regular in depositing undisputed statutory dues, including Income Tax and other material statutory dues applicable to it with the appropriate authorities though there has been a slight delay in few cases.



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- b) There were no undisputed amounts payable in respect of Income Tax and other material statutory dues in arrears as at March 31, 2025, for a period of more than six months from the date they became payable.
- c) There are no dues for Income Tax and other material statutory dues as on March 31, 2025, on account of disputes.

Based on the representations given by management, the Company's operations did not give rise to any dues on account of Provident Fund, Employees State Insurance, Goods and Service Tax, Sales Tax, Excise Duty, Customs Duty and Value Added Tax.

viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

ix)

- a) According to the information and explanations given to us, the Company has not availed any loans from financial institutions, banks and government. Accordingly, reporting under clause 3(ix)(a) of the Order is not applicable to the Company to this extent. However, the Company has availed an unsecured loan from its Associate company repayable on demand with an interest chargable @ 7.25% per annum and the Company has not defaulted in repaying the same. (Refer Note 5 to the financial statements).
- b) The Company has not been declared wiful defaulter by any bank or financial insititution or government or any government authority.
- c) According to the information and explanations given to us, the Company has not obtained any term loans. Accordingly, clause 3(ix)(c) of the Order is not applicable.
- d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that the there are no funds which are raised on short-term basis.
- e) According to the information and explanations given to us, the company has no subsidiaries, joint ventures or associate company, therefore has not taken funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries or associate company.



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x)

- a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans. Accordingly clause 3(x)(a) of the Order is not applicable to the Company.
- b) During the year, the Company has not made any preferential allotment or private placement of shares or debentures during the year. Accordingly, reporting under clause (x)(b) of the Order is not applicable to the Company.

xi)

- a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company and on the Company has been noticed or reported during the course of the audit.
- b) Accordingly, no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- c) As represented to us by the management, there are no whistle blower complaints received by the company during the year

xii)

The Company is not a Nidhi Company, hence Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the company.

xiii)

In our opinion and according to the information and explanations given to us, the Company is in compliance with 188 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been appropriately disclosed in the financial statements etc. as required by the applicable accounting standards. The Company is a private company and hence the provisions of section 177 of the Companies Act 2013 are not applicable to the Company.

xiv)

As per section 138 of the Act, the company is not required to have an internal audit system. Accordingly, reporting under clause 3(xiv) of the Order is not applicable.



[Signature]

[Signature]

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xv) In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its Directors or persons connected to its directors and thus provisions of section 192 of the Companies Act, 2013 are not applicable to the Company. Accordingly, reporting under clause 3(xv) of the Order is not applicable.

xvi) a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a) is not applicable to the Company.
b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
c) The Company is not a Core Investment Company (CIC) as defined under the Regulations by the Reserve Bank of India. Accordingly, reporting under clause 3(xvi)(c) is not applicable to the Company.
d) The Group does not have any core investment company as part of the group and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable to the Company.

xvii) In our opinion and according to the information and explanations given to us, the Company has incurred cash losses of Rs. 43.43 Lakhs during the current audit period and Rs. 11.13 Lakhs in the previous audit period.

xviii) There not been any resignation of the statutory auditors during the year. Accordingly reporting under clause (xviii) of the Order is not applicable to the Company.

xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention that causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling



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due within a period of one period from the balance sheet date, will get discharged by the Company as and when they fall due..

xx) Section 135 of the Companies Act, 2013 is not applicable to the Company. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company.

**For A S Agarwal & Co
Chartered Accountants
(Firm Registration No: 014987S)**

Ashish Agarwal
Partner



M. No. 222861
UDIN: 25222861BMU0WXS627

Place: Hyderabad

Date: 29 September 2025

Modi & Modi Realty Hyderabad Private LimitedAttention: **Soham Satish Modi**5-4-187/3 & 4 Soham Mansion, M.G. Road
Secunderabad, Hyderabad TG 500003.

Dear Sir

1. This engagement letter together with the attached general terms and conditions for Assurance Engagements (collectively this 'Agreement') confirms the terms and conditions upon which **A S Agarwal & Co ('ASA')** has been engaged to perform the following services for **Modi & Modi Realty Hyderabad Private Limited** (hereinafter referred to as 'Company').
 - a. Statutory audit of the financial statements of the Company as at March 31, 2025, comprising the balance sheet as at March 31, 2025, the related statement of profit and loss and summary of significant accounting policies and other explanatory information thereon for the period ended March 31, 2025 as required by the Companies Act 2013.
2. Should conditions not now anticipated preclude us from completing our audit and issuing a report as contemplated by this agreement, we will advise you and those charged with governance or the Board of Directors of the Company promptly and take such action as we deem appropriate.

Our Responsibilities and Limitations

3. In the context of paragraph 1 above, the objective of our audit is to express an opinion whether the financial statements give a true and fair view of the financial position and results of operations of the Company in accordance with accounting principles generally accepted in India.
4. We will conduct the audit in accordance with auditing standards generally accepted in India ('GAAS') as promulgated by the Institute of Chartered Accountants of India. Those standards require that we comply with ethical requirements, and plan and perform the audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement, whether due to fraud or error. There are inherent limitations in the audit process, including, for example, the use of judgment and selective testing of data and the possibility that collusion or forgery may preclude the detection of material error, fraud or illegal acts. Accordingly, there is some risk that a material misstatement of the financial statements may remain undetected. Also, an audit is not designed to detect fraud or error that is immaterial to the financial statements.
5. As part of our audit, we will consider, solely for the purpose of planning our audit and determining the nature, timing, and extent of our audit procedures, the Company's internal control over financial reporting.
6. In accordance with GAAS, we will communicate certain matters related to the conduct and results of the audit to those charged with governance or the Board of Directors of the Company. Such matters include:
 - a. Our reasonability under GAAS for forming and expressing an opinion on the financial statements that have been prepared by management with the oversight of those charged with

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governance or the Board of Directors of the Company and that such audit does not relieve management and those charged with governance of their responsibilities.

- b. Significant findings from the audit which include: 1. Our view about the significant qualitative aspects of the Company's accounting practices, including accounting policies, accounting estimates, and financial statement disclosures. 2. Significant difficulties if any, encountered during the audit. 3. Uncorrected misstatements, other than those we believe are trivial. 4. Disagreement with management, if any. 5. Other matters if any, arising from the audit that are, in our professional judgment significant and relevant to those charged with governance or the Board of Directors of the Company regarding the oversight of the financial reporting process, including significant matters in connection with the company's related parties.
- c. Written representations requested from management and significant matters, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

7. If we determine that there is evidence that fraud or possible non-compliance with laws and regulations may have occurred, we will bring such matters to the attention of the appropriate level of management, unless they are clearly inconsequential.

Management's Responsibilities and Representations

- 8. Our audit will be conducted on the basis that management and where appropriate those charged with governance or the Board of Directors of the Company, acknowledge and understand that they have responsibility:
 - a. For the preparation and the fair presentation of the financial statements in accordance with Indian Generally Accepted Accounting Principles ('GAAP').
 - b. For the design, implementation and maintenance of such internal controls as management determines is necessary to enable the preparation of the financial statements.
 - c. Laying down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively
 - d. To provide us with: 1. Unrestricted access, on a timely basis, to all records, documentation and other information that management is aware that is relevant to the preparation of the financial statements such as records, documentation and other matters. 2. Additional information that we may request from management for the purpose of the audit, and 3. Unrestricted access to persons within the Company from whom we determine it necessary to obtain audit evidence.
 - e. For identifying and ensuring that the Company complies with laws and regulations as applicable to its activities.
 - f. For making judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at the end of the financial year and of the profit or loss of the Company for the period.

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Management's failure to provide us with the information referred to above or access to persons within the Company may cause us to delay our report, modify our procedures, or even terminate our engagement.

9. Notwithstanding anything contained in this agreement, you agree that we may, from time to time, engage or use the services of any experts or require to obtain their opinion, on any matter which we, in our reasonable understanding and/ or professional judgment determine to be essential for the purposes of rendering the services described herein.
10. Management is also responsible for adjusting the financial statements to correct misstatements identified by us and for affirming to us in its representation letter that they believe the effects of unrecorded misstatements are immaterial, individually and in aggregate, to the financial statements as a whole.
11. Management is also responsible for apprising us of all allegations involving financial improprieties received by the management or those charged with governance or the Board of Directors and providing us full access to these allegations and any internal investigations of them, on a timely basis. If the Company limits the information otherwise available to us, the Company will immediately inform us of the fact that certain information is being withheld from us. Any such withholding of information could be considered a restriction on the scope of the audit and may prevent us from opining on the Company's financial statements; alter the form of report we may give on such financial statements or otherwise effect our ability to continue as the Company's independent auditors.
12. We will make specific inquiries of management about the representations contained in the financial statements. At the conclusion of the engagement, we will also obtain written representations from management about these matters, and that management; 1. Has fulfilled its responsibility for the preparation and fair presentation of the financial statements in accordance with Indian GAAP and that all transactions have been recorded and are reflected in the financial statements. 2. Has provided us with all relevant information and access as contemplated in this agreement. The Company understands the importance of the said written management representations for an effective audit and review, and hence the Company agrees to release us and its personnel from any liability and costs related to Services attributable to any misrepresentations by management.

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Fees expenses and billing arrangements

We estimate that our fee for the Services described in Paragraph 1 of this letter will be Rs.63,000 and the payment of the same will be made in the manner approved by the Board of Directors. In addition, the Company shall reimburse all direct expenses¹ i.e. Out of Pocket Expenses ('OPE') incurred in connection with the performance of the Services and applicable taxes.

Our invoices will be payable upon presentation.

If the Company intends to publish or otherwise reproduce the financial statements or other reports together with our report or otherwise make reference to our firm in a document that contains other information, the Company shall provide us with copies of the printer's proof of its annual report prior to publication or filing for our review. We will review the document for consistency between the annual financial statements and other information contained in the document, and to determine if the financial statements and our report thereon have been accurately reproduced. If we identify any errors or inconsistencies that may affect the financial statements, we will advise the management as appropriate.

Yours sincerely



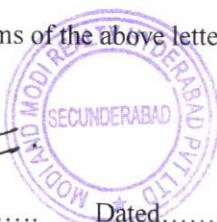
Ashish Agarwal

Partner

For and on behalf of A S Agarwal & Co.

I hereby confirm my agreement to the terms of the above letter and the enclosed terms of business in **Annexure 1**.

Signed.....



Dated.....

Name..... Soham Satish Modi..... Position..... Director.....

For and on behalf of **Modi & Modi Realty Hyderabad Private Limited**

¹ Direct expenses include reasonable and customary out-of-pocket expenses such as travel, meals, accommodations, and other expenses specifically related to this engagement.

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Annexure 1 – General terms and conditions

Your responsibilities

1. You shall be responsible for your personnel's compliance with your obligations under this Agreement.

Our reports

2. You may not rely on any draft report.

Limitations

3. You (and any others for whom Services are provided) may not recover from us, in contract or tort, under statute or otherwise, any amount with respect to loss of profit, data or goodwill, or any other consequential, incidental, indirect, punitive or special damages in connection with claims arising out of this Agreement or otherwise relating to the Services, whether or not the likelihood of such loss or damage was contemplated.
4. You (and any others for whom Services are provided) may not recover from us, in contract or tort, under statute or otherwise, aggregate damages in excess of the fees actually paid for the Services that directly caused the loss in connection with claims arising out of this Agreement or otherwise relating to the Services.
5. You shall make any claim relating to the Services or otherwise under this Agreement no later than 12 months of discovery of the cause of action in relation to such claim.

Indemnity

6. To the fullest extent permitted by applicable law and professional regulations, you shall indemnify us and its personnel against all claims by third parties and resulting liabilities, losses, damages, costs and expenses arising out of or relating to the Services. On behalf of yourself and your affiliates, you release us from all claims and causes of action and cases of action to the extent such claims result from or arise out of any misrepresentation or fraudulent act or omission by you, your employees.

Confidentiality

7. We will follow professional standards of confidentiality and will treat information related to you disclosed to us by you or on your behalf as set forth in the Code of Ethics of the Institute of Chartered Accountants of India.
8. You agree that, in accordance with the Statement on Peer Review issued by the Institute of Chartered Accountants of India or as may be required or mandated by any other regulator, our services may be subject to a review to be conducted by an Independent reviewer who can inspect, examine or take abstract of our work papers including those provided by you. Further, if a regulatory or government authority responsible for auditor oversight asks or orders us to produce information or documents in our files relating to your affairs, including our work papers, we may provide these material to it. Except where prohibited by law, we will advise you of the request or order.

Term and termination

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9. This Agreement applies to all Services performed at any time (including before the date of this Agreement).
10. This Agreement shall terminate on the completion of the Services. Either of us may terminate it, or any particular Services, earlier upon fifteen days' prior written notice to the other. In addition, we may terminate this Agreement, or any particular Services, immediately upon written notice to you if we reasonably determine that we can no longer provide the Services in accordance with applicable law or professional obligations.
11. You shall pay us for all work-in-progress, Services already performed, and expenses incurred by us up to and including the effective date of the termination of this Agreement. Payment is due within 30 days following receipt of our invoice for these amounts.

Miscellaneous

12. Any dispute relating to this Agreement or the Services shall be subject to the exclusive jurisdiction of the courts at Hyderabad, to which each of us agrees to submit for these purposes.
13. You represent that the person signing this Agreement on your behalf is expressly authorized to execute it and to bind you and any of your affiliates or others for whom Services are performed to its terms.
14. If any provision of this Agreement (in whole or part) is held to be illegal, invalid or otherwise unenforceable, the other provisions shall remain in full force and effect.
15. Neither of us may use or reference the other's name, logos or trademarks without its prior written consent, provided that we may use your name publicly to identify you as a client in connection with specific Services or otherwise.

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Date: *29 September 2025*

A S Agarwal & Co.
Chartered Accountants
3-3-116/A, Kachiguda,
Hyderabad – 500027

Dear Ashish,

Sub: Statutory audit of Modi & Modi Realty Hyderabad Private Limited for the year ended 31 March 2025.

This representation letter is provided in connection with your audit of the financial statements of **Modi & Modi Realty Hyderabad Private Limited** (hereinafter referred to as “Company”) for the year ended 31 March 2025 for the purpose of expressing an opinion as to whether the financial statements give a true and fair view of the financial position of company for the year ended 31 March 2025 and the results of its operations and cash flows for the year ended 31 March 2025.

We confirm to the best of our knowledge and belief, the following representations are given to you in connection with your audit of the Company’s financial statements for the year ended 31 March 2025.

We acknowledge our responsibility for preparation of the financial statements in accordance with accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

We confirm that a detailed assessment of the reporting requirements under the Schedule III has been made by the Management and appropriate disclosures/ presentation, as required under the Schedule III, have been made in the financial statements.

Classification of items in the Balance Sheet as current and non-current is on the basis specified in the General Instructions for Preparation of Balance Sheet in the Schedule III.

Due consideration has been given to the requirements of the Accounting Standards and the requirements of the statutory provisions.

In connection with your audit we confirm, to the best of our knowledge and belief, the following representations made to you during your audit:

- There have been no irregularities involving management or employees who have significant role in the accounting and internal control systems or that could have a material effect on the financial statements. We also state that the internal control procedures are commensurate with the size of the company and nature of the business. No major weakness in the internal control was noticed during the given year.
- We acknowledge our responsibility of maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and

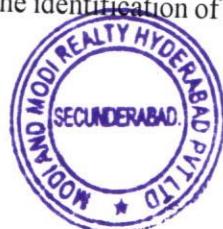


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design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

- We have made available to you all books of accounts and supporting documentation and all minutes of meetings of shareholders and the board of directors.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- The Company is taking daily backup of its books of accounts on a server located in India.
- All known, actual, or possible non-compliance with laws and regulations, together with the actual or contingent consequences, which may arise there from, the effects of which should be considered when preparing financial statements, have been disclosed to you and have been appropriately dealt with by us in the financial statements.
- We represent and confirm that we have complied with the provisions of Companies Act, 2013, Foreign Exchange Management Act, 1999 and other material laws and regulations applicable to the Company.
- As the Company is a private company, section 197 of the Act related to the managerial remuneration is not applicable to us.
- The effects of uncorrected misstatements, if any, are immaterial, both individually and in the aggregate, to the financial statements as a whole.
- The company has complied with all aspects of contractual agreements that could have a material effect on the financial statements in the event of non-compliance. There has been no non-compliance with requirements of regulatory authorities that could have a material effect on the financial statements in the event of non-compliance.
- The accounting policies which are material or critical in determining the results of operations for the given year or financial position are set out in the financial statements and are consistent with those adopted in the financial statements for the previous year. The financial statements are prepared on accrual basis.
- The results for the given year were not materially affected by the following, except as disclosed in the accounts:
 - a. Transactions of a nature not usually undertaken by the Company;
 - b. Circumstances of an exceptional nature or non-recurring nature;
 - c. Changes in accounting policies;
 - d. Charges or credits relating to prior period.
- We confirm the completeness of the information provided regarding the identification of related parties.



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- The identification of, and balances and transactions with, related parties have been properly recorded and, when appropriate, adequately disclosed in the financial statements and provided for your perusal in Initial Representation Letter. We confirm that there are no omissions or additions with respect to related parties details as mentioned in the aforementioned letter
- We have no plans or intentions that may materially alter the carrying value or classification of assets and liabilities reflected in the financial statements.

We additionally confirm that:

- We have provided all information and explanations, written and/ or otherwise, which are necessary for the purpose of audit and the effect of the same on the financial statements.
- The Company does not have any branch offices as defined under section 2(14) of the Companies Act, 2013 for the year ended 31 March, 2024 and does not require any compliance in relation to the same.
- The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- No Directors of the company are disqualified from being appointed as directors under section 164(2) of the Companies Act, 2013 as at 31 March 2025.
- There are no contributions made to any political party during the given year.
- In the opinion of the management, all the books of accounts and other records as required and as are adequate for the operations of the Company has been maintained.
- In the opinion of the management, the financial statements confirm to all the applicable accounting standards prescribed under section 133.
- The Company does not have any significant and material pending litigations.

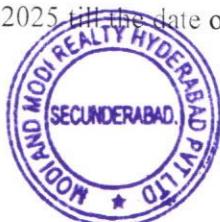
The net book values at which fixed assets are stated in the balance sheet are arrived at:

- a. after taking into account all capital expenditure on additions thereto, but no expenditure properly chargeable to revenue;
- b. after eliminating the cost and accumulated depreciation relating to items sold, discarded, demolished or destroyed;
- c. after providing depreciation as prescribed in Schedule II to the Companies Act, 2013 on fixed assets during the period;

- Depreciation on assets was provided over their estimated useful life using straight line method and, in the manner specified under Schedule II to the Companies Act, 2013.
- There have been no events subsequent to year-end which require adjustment of or disclosure in the financial statements or notes thereto excepting those disclosed in the Notes to the financial statements
- The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.



- The Company does not have any transactions with companies struck off.
- No order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any court or any tribunal against the Company.
- No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether,:
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or
 - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- No funds have been received by the Company from any persons or entities, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether,:
 - directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or
 - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- For the purpose of reporting with respect to the accounting software used by the Company for maintaining its books of account, we hereby confirm that to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:
 - We are responsible for establishing and maintaining adequate controls for identifying, maintaining, controlling, and monitoring of audit trails as per the requirements on a consistent basis.
 - We have performed an evaluation and assessed the adequacy and effectiveness of the company's procedures for complying to the requirements prescribed for audit trails.
 - We have not used the procedures performed by you during the audit as part of the basis for our assessment of the effectiveness of audit trails of accounting software.
 - Based on the evaluation carried out, we conclude that the Company uses accounting software for maintaining its books of account which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled and the audit trail been preserved by the company as per the statutory requirements for record retention.
 - As part of management's evaluation, about disclosing to you all such deficiencies that we believe to be significant deficiencies or would lead to material weaknesses in internal financial controls, we confirm that there are no material deficiencies identified.
 - There are no changes in the accounting software from 31 March 2025 till the date of this representation letter.



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- There were no instances of fraud resulting in a material misstatement to the company's financial statements is identified while reviewing and testing the samples related to the disablement of audit trail facility of the accounting software.

As required under section 143 (1) of the Companies Act, 2013 we confirm that:

- a) The Company has not made any loans and advances on the basis of security.
- b) There are no transactions represented merely by book entries by the Company which are prejudicial to the interests of the Company.
- c) Company does not have any shares, debentures or securities which have been sold at a price less than that at which they were purchased.
- d) The Company has not made any loans and advances which are shown as deposits.
- e) There are no personal expenses charged to the revenue account except as permitted contractually.
- f) The Company has not made any allotment of shares for cash consideration during the year.

With respect to your Report under the **Companies (Auditor's Report) Order 2020**, we confirm to the best of our knowledge and having made appropriate enquiries of other officials of the company, the following representations:

- i. The Company does not have any property, plant and equipment. Accordingly, reporting under clause 1(a), (b), (c) and (d) of the Order is not applicable to the Company.
 - No proceedings have been initiated during the year or are pending against the Company as at 31 March 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii. The Company's inventory comprises of Villas and the management has the policy of verifying such inventory physically at least once in a year. We have conducted physical verification of inventory during the year and no material discrepancies were noticed.
 - The Company has not been sanctioned working capital limits in excess of Rs. 5 crores, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets. Accordingly, reporting under clause (ii)(b) of the Order is not applicable to the Company.
- iii. The Company has not provided any guarantee or security, or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Accordingly, reporting to that extent is not applicable to the Company.



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We additionally confirm that, there are no guarantees issued up to the year-end which are yet to be recorded and all obligations in respect of guarantees have been duly recorded in the register of guarantees and disclosed.

- The investments made and the terms and conditions of investments, made during the year are, in our opinion, *prima facie*, not prejudicial to the Company's interest.

- iv. The Company has not provided any loans during the year and thus, provisions for Section 185 shall not apply to the company. Further, the Company has complied with the provisions of Section 186 of the Act.
- v. The Company has not accepted any deposit or amounts which are deemed to be deposits.
- vi. The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company.
- vii. The Company does not have any disputed statutory dues outstanding as on the balance sheet date.

We additionally confirm that, the Company has generally been regular in depositing undisputed statutory dues, including Income Tax and other material statutory dues applicable to it with the appropriate authorities though there has been a slight delay in few cases. There were no undisputed amounts payable in respect of Income Tax and other material statutory dues in arrears as at 31 March 2025 for a period of more than six months from the date they became payable. Further, there are no undisputed amounts remaining unpaid for over 6 months in case of any statutory dues.

We also confirm that, we have provided complete information with respect to the applicable statutory laws, statutory payments made and the payables outstanding as on the balance sheet date. The Company's operations did not give rise to any dues on account of Provident Fund, Employees State Insurance, Goods and Service Tax, Sales Tax, Excise Duty, Customs Duty and Value Added Tax.

- viii. There were no transactions that are not recorded in the books of account to be surrendered or disclosed as income during the period in the tax assessments under the Income Tax Act, 1961.
- ix. The Company has not procured any loans or borrowings from any financial institutes, banks or Government during the year.

We additionally confirm that, the Company has borrowed loan of Rs 19.48 Lakhs, repayable on demand for with an interest charged @ 7.25% per annum for which no payment terms have been specified. With respect to the same we confirm that neither principal nor interest have been demanded for repayment during the year.



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- The Company has not been declared as a wilful defaulter by any bank or financial institution or other lender. Further, the Company has not received any show-cause notice in accordance with RBI Circular dated July 1, 2014 on wilful defaulters.
- The Company has not raised any funds on short term basis during the year.
- The Company has no subsidiaries, joint ventures or associate company, therefore has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, joint ventures or associate company as defined under Companies Act, 2013.

x. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the period.

- Further, the Company has not made any preferential allotment or private placement of shares (fully or partly or optionally) during the year.

xi. No material frauds committed on the company have come to our notice during the period nor has the company committed any fraud on others. No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT- 4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this letter.

- During the year, the Company is not a prescribed Company as per Section 177(9) and Rule 7 of the Companies Act, 2013.
- The Company has not received any whistle blower complaints during the period.

xii. The Company is not a Nidhi Company.

xiii. The Company is in compliance with 188 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been appropriately disclosed in the financial statements etc. as required by the applicable accounting standards

- The Company is a private limited company and thus, provisions of Section 177 are not applicable.

xiv. As per section 138 of the Act, the company is not required to have an internal audit system.

xv. The Company has not entered into any non-cash transactions with directors or persons connected with him as specified under section 192 of the Act.

xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.



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- The Company is not a Core Investment Company (CIC) as defined under the Regulations by the Reserve Bank of India.
- The Group consisting of the Company and all its fellow subsidiaries in India does not have any core investment company as part of the group.

xvii. The Company has incurred cash losses during the current audit period and during preceding audit period. Computation of the same is attached below for your reference:

Particulars	FY 2024-25 (Rs. in lakhs)	FY 2023-24 (Rs. in lakhs)
Net Profit after tax	(43.43)	(19.32)
Add: Depreciation	-	-
Cash Profit/ (Losses)	(43.43)	(19.32)

xviii. No Auditor has retired during the current audit period.

xix. The Company has been incurring losses but the same is not resulting in a negative net worth. The financial statements have been prepared on going concern basis, as the management is confident of the Company's ability to continue as a going concern for a foreseeable future.

- The management basis the cash flows and other receivables (Liquidity statement as provided for your review which is attached as *Annexure A*), believes that material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. However, Modi Housing Private Limited and Modi Financial Services LLP, the promoters, have committed to continue to provide financial support, to the extent needed, to enable the Company to meet their financial obligations in case of any unforeseen financial difficulties.
- Management represents that there are no immediate plans for liquidating the Company and it believes that the Company shall be able to meet its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date and that the going concern assumption adopted in preparation of financial statements is appropriate.

xx. Section 135 of the Companies Act, 2013 is not applicable to the Company.

We, the undersigned, confirm that we are authorized to sign this letter of representation on behalf of the Company.

Yours faithfully,



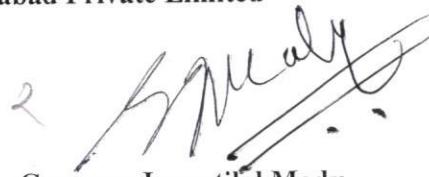
MODI & MODI REALTY HYDERABAD PVT LTD

5-4-187/3&4, II floor,
MG Road, Secunderabad –
500 003. Phone: +91-40-
66335551

For and on behalf of **Modi & Modi Realty Hyderabad Private Limited**



Soham Satish Modii
Director
DIN: 00522546



Gaurang Jayantilal Mody
Director
DIN: 00522520



MODI & MODI REALTY HYDERABAD PVT LTD

5-4-187/3&4, II floor,
MG Road,
Secunderabad – 500 003.
Phone: +91-40-66335551

Date: 14 August 2025

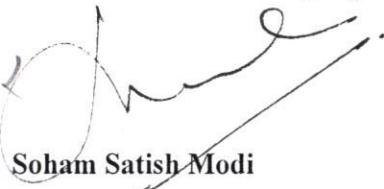
To
A S Agarwal & Co.,
Chartered Accountants,
3-3-116/A, Kachiguda,
Hyderabad – 500027

Sub: List of outstanding litigation as on 31 March 2025

With reference to the above stated subject, I, Soham Satish Modi, director of **Modi & Modi Realty Hyderabad Private Limited** do hereby confirm that the Company has no outstanding litigation by or against the company as on 31st March, 2025.

We request you to kindly take the same on record.

For Modi & Modi Realty Hyderabad Private Limited



Soham Satish Modi

Director

DIN: 00522546



Date: **14 August 2025**

A S Agarwal & Co.
Chartered Accountants
3-3-116/A,
Kachiguda,
Hyderabad – 500027

Dear Ashish,

Sub: Details required for the audit the year ended 31 March 2025

This letter is provided in connection with your audit of the financial statements of **Modi & Modi Realty Hyderabad Private Limited** (hereinafter referred to as “Company”) for the year ended 31st March, 2025.

We confirm to the best of our knowledge and belief, the following information of the Company given to you in connection with your audit of the Company’s financial statements for the year ended 31 March 2025, are true and correct.

▪ List of Related Parties

S.No.	Name of the Related party	Nature of relationship
	Soham Satish Modi (Director)	Key Management Personnel
	Ashish Pramod Modi (Director)	
	Gaurang Jayantil Mody (Director)	
	Modi & Modi Financial Services LLP	Entity having control over Company
	Modi Housing Private Limited	Entities having significant influence over the Company
	Modi Properties Private Limited	
	Modi Realty Gagillapur LLP	Partnership Firms in which Company has control
	Modi Realty Genome Valley LLP	
	Modi Realty Miryalaguda LLP	
	Modi Realty Pocharam LLP	
	Modi Realty Vikarabad LLP	
	Nilgiri Estates	
	Paramount Estates	
	Modi Ventures	
	Modi & Modi Constructions	
	N Square Lifesciences LLP	
	Modi Realty Siddipet LLP	Enterprises in which Key Management personnel and /or their relatives have significant influence
	Soham Modi HUF	
	Summit Sales LLP	
	AVR Gulmohar Welfare Association	

▪ Details of transactions with the related parties during the year ended 31 March 2025

+Name of the related party	Nature of transaction	Details of agreement and approval in meetings	Amount of transaction during the year	Balance receivable / (payable)
Modi Housing Private Limited	Unsecured Loan	NA	19,47,764	(1,29,56,289)
	Interest on Unsecured loan	NA	10,38,835	(9,34,951)
Modi Properties Private Limited	Accounts and Management Services	NA	43,188	(2,160)
Modi & Modi Constructions	Capital contribution (net of drawings)	NA	(3,00,000)	9,06,647
	Share of Profit or (loss)	NA	2,78,772	-
Modi Realty Gagillapur LLP	Capital contribution (net of drawings)	NA	40,000	1,24,36,242
	Share of Profit or (loss)	NA	(26,957)	-
Modi Realty Genome Vally LLP	Capital contribution (net of drawings)	NA	2,24,000	7,46,61,152
	Share of Profit or (loss)	NA	(17,58,832)	-
Modi Realty Miryalaguda LLP	Capital contribution (net of drawings)	NA	(38,90,000)	1,47,08,167
	Share of Profit or (loss)	NA	(17,94,060)	-
Modi Realty Pocharam LLP	Capital contribution (net of drawings)	NA	9,53,896	1,93,43,413
	Share of Profit or (loss)	NA	1,60,554	-
Modi Realty Vikarabad LLP	Capital contribution (net of drawings)	NA	3,88,000	81,94,689
	Share of Profit or (loss)	NA	(75,651)	-
Modi Ventures	Capital contribution (net of drawings)	NA	(15,000)	(16,98,485)
	Share of Profit or (loss)	NA	1,69,049	-
Nilgiri Estates	Capital contribution (net of drawings)	NA	64,34,000	(81,40,360)

	Share of Profit or (loss)	NA	(21,71,214)	-
Paramount Estates	Capital contribution (net of drawings)	NA	(4,38,625)	1,00,553
	Share of Profit or (loss)	NA	(50,618)	-
AVR Gulmohar Welfare Association	Rent & Amenity Charges	NA	(42,120)	-

- Details of all the ongoing legal court case proceeding in respect of the company as at the year-end are as follows:

Description of the subject matter of the case	Whether disclosure made in the financial statements?	Estimated outcome of the case, if ascertainable	Estimated provision to be created	<further remarks, if any>
		NIL		

- Details of other contingent liabilities and/ or assets are as follows:

Description of the contingent liability/ asset (other than that mentioned above)	Whether disclosure made in the financial statements?	Estimated provision to be created	<further remarks, if any>
		NIL	

- Details of fraud detected and corrective action taken by the management

Department in which fraud was detected	Description of the fraud	The level of management involved in the fraud	Name of persons involved in the fraud	Monitory quantification of the fraud	Details on how the fraud was detected	Corrective action taken by the management
			NIL			

We, the undersigned, confirm that we are authorized to sign this letter of representation on behalf of the Company.

Yours faithfully,

For and on behalf of **Modi & Modi Realty Hyderabad Private Limited**

Soham Satish Modi
Director
DIN: 00522546

Gaurang Jayantilal Mody
Director
DIN: 00522520

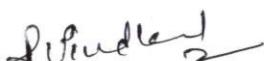


CASH CERTIFICATE

This is to certify that the cash balance at the branch located in Hyderabad is Rs. 545/- as on 31st March 2025 which is in line with the balance in the books of <Company name>.

Particulars	Quantity	Amount in Rs.
Physical Cash:		
Denomination -		
100	5	500
20	2	40
5	1	5
Total amount		545
Total Cash as per books		545

Confirmed by



R Vinod Kumar
(Cashier)
Date:

Checked by

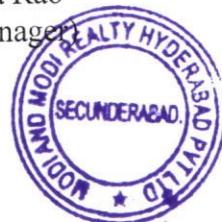


A Sambasiva Rao
(Finance Manager)
Date:

Checked by Audit team
member

Radhika

Date:



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Balance Sheet as at 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Particulars	Note	As at 31 March 2025	As at 31 March 2024
Equity and liabilities			
Shareholders' funds			
Share capital	3	118.35	118.35
Reserves and surplus	4	1,224.56	1,282.82
		1,342.90	1,401.17
Current liabilities			
Short-term borrowings	5	129.56	167.22
Trade payables	6	-	-
- total outstanding dues of micro and small enterprises		-	-
- total outstanding dues of creditors other than micro and small enterprises		-	0.06
Other current liabilities	7	53.95	7.99
Short-term provisions	8	0.68	5.38
		184.19	180.66
Total		1,527.09	1,581.83
Assets			
Non-current assets			
Non-current investments	9	1,205.12	1,166.38
Other non-current assets	10	2.48	2.48
		1,207.60	1,168.85
Current assets			
Inventories	11	316.10	354.25
Trade receivables	12	-	57.00
Cash and bank balances	13	3.40	1.62
Other current assets	14	-	0.10
		319.50	412.97
Total		1,527.09	1,581.83

Corporate Information & Significant accounting policies 1 & 2

See accompanying Notes (2.1-28) forming an integral part of the Financial Statements

As per our report of even date attached

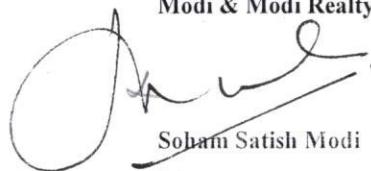
For A S Agarwal & Co.

Chartered Accountants

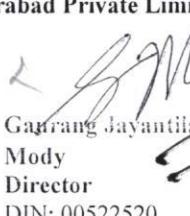
Firm Registration No. 014987S


Ashish Agarwal
Chartered Accountants
Partner
Membership No: 222861
UDIN: 25222861BMUJWX5627
Place : Hyderabad
Date : 29 September 2025

**For and on behalf of the Board of Directors of
Modi & Modi Realty Hyderabad Private Limited**


Soham Satish Modi
Director
DIN: 00522546

Place : Hyderabad
Date : 29 September 2025


Gajrang Jayantilal
Mody
Director
DIN: 00522520

Place : Hyderabad
Date : 29 September 2025



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Statement of Profit and Loss for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Particulars	Note	Year ended 31 March 2025	Year ended 31 March 2024
Income			
Revenue from operations	15	47.00	67.23
Other income	16	6.13	5.23
Total Income		53.13	72.46
Expenses			
Purchases of stock-in-trade	17	-	49.05
Changes in Inventories	17	38.15	(10.90)
Finance costs	18	10.41	7.62
Share of loss from Partnership firms	0	58.77	38.74
Other expenses	20	5.65	2.45
Total Expenses		112.98	86.96
Profit before tax		(59.85)	(14.50)
Tax expense			
Current tax		-	4.82
Tax for earlier years		(1.58)	-
Deferred tax		-	-
		(1.58)	4.82
Profit/ (Loss) for the period		(58.27)	(19.32)
Earnings per equity share			
Basic (in Rs.)	25	(4.92)	(1.63)
Diluted (in Rs.)		(4.92)	(1.63)
Face value per share (in Rs.)		10	10

Corporate Information & Significant accounting policies 1 & 2

See accompanying Notes (2.1-28) forming an integral part of the Financial Statements

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

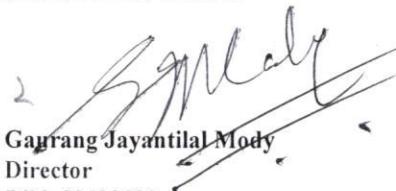
Firm Registration No. 014987S


Ashish Agarwal
Partner
Membership No: 222861
UDIN: 25222861BMUUXWX5627
Place : Hyderabad
Date : 29 September 2025

For and on behalf of the Board of Directors of
Modi & Modi Realty Hyderabad Private Limited

Soham Satish Modi
Director
DIN: 00522546

Place : Hyderabad
Date : 29 September 2025


Gaurang Jayantilal Modi
Director
DIN: 00522520

Place : Hyderabad
Date : 29 September 2025



Modi & Modi Realty Hyderabad Private Limited
CIN: U70100TG2020PTC138475

Cash Flow Statement for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Cash flow from operating activities		
Profit before tax	(59.85)	(14.50)
Adjustments for :		
Interest Expenses	10.39	7.59
Share of loss from investments	58.77	38.74
Share of Profit on Investment	(6.13)	(5.13)
Operating profit before working capital changes	3.18	26.70
Adjustments for working capital changes:		
(Increase)/decrease in Inventory	38.15	(10.90)
(Increase)/decrease in trade receivables	57.00	(57.00)
(Increase) in loans and advances	-	49.05
(Increase) in other assets	0.10	(0.05)
Increase in trade payables	(0.06)	(22.05)
Increase in provisions	(4.70)	-
Increase in other liabilities	42.40	(0.07)
Cash generated from operating activities	136.07	(14.32)
Income taxes paid (net of refunds)	1.58	-
Net cash generated from/ (used in) operating activities (A)	137.66	(14.32)
Cash flow from investing activities		
Investment in Partnership firms and LLPs	(91.39)	(46.75)
Net cash generated from/ (used in) investing activities (B)	(91.39)	(46.75)
Cash flow from financing activities		
Proceeds from/ (repayment of) short-term borrowings (net)	(37.66)	65.69
Interest paid	(6.83)	(6.97)
Net cash generated from/(used in) financing activities (C)	(44.49)	58.72
Net (decrease)/increase in cash and cash equivalents (A+B+C)	1.78	(2.35)
Cash and cash equivalents at the beginning of the year	1.62	3.97
Cash and cash equivalents at the end of the year	3.40	1.62



AM
S. M. M.

Modi & Modi Realty Hyderabad Private Limited**CIN: U70100TG2020PTC138475****Cash Flow Statement for the year ended 31 March 2025**

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Notes:

1. The above cash flow statement has been prepared under the "Indirect Method" as set out in AS-3 on Cash
2. Cash and bank balances comprises of:

Particulars	As at 31 March 2025	As at 31 March 2024
Balance with banks		
- in current accounts	3.39	1.62
Cash in hand	0.01	0.01
Cash and cash equivalents (as per AS-3 Cash flow statement)	3.40	1.62
Other bank balance		
- In earmarked accounts - balances held as margin money	-	-
Cash and bank balances as per Note 13	3.40	1.62

3. Reconciliation of liabilities from financing activities:

(a) Short term borrowings

Particulars	As at 31 March 2025	As at 31 March 2024
Opening Balance	167.22	101.54
Proceeds	19.48	135.36
Repayment	(57.14)	69.67
Transferred to long term borrowings	-	-
Closing Balance	129.56	167.22

Corporate Information & Significant accounting policies 1 & 2

See accompanying Notes (2.1-28) forming an integral part of the Financial Statements

As per our report of even date attached

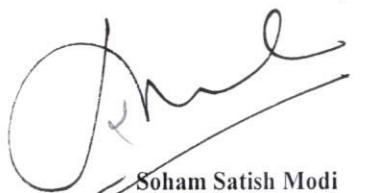
For A S Agarwal & Co.
Chartered Accountants
Firm Registration No. 014987S

Ashish Agarwal

Partner
Membership No: 222861
UDIN: 25222861BMUUWX5627

Place : Hyderabad
Date : 29 September 2025

For and on behalf of the Board of Directors of
Modi & Modi Realty Hyderabad Private Limited


Soham Satish Modi

Director
DIN: 00522546


Gaurang Jayantilal Mody

Director
DIN: 00522520

Place : Hyderabad
Date : 29 September 2025

Place : Hyderabad
Date : 29 September 2025



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2025

1 Corporate Information

Modi & Modi Realty Hyderabad Private Limited is a private company incorporated in India under the provisions of the Companies Act, 2013 with CIN: U70100TG2020PTC138475 on 15 January 2020 having its registered office at 5-4-187/3 & 4 Soham Mansion, M.G. Road Secunderabad, Hyderabad TG 500003.

The Company having CIN No: U70100TG2020PTC138475 has been setup with the objective of development of immovable property into plots, residential complex, houses, commercial complex, shops, office complex, etc. and also to buy and sell immovable properties. The company is also providing consultancy services related to real estate industry.

2 Significant accounting policies

2.1 Basis of accounting and preparation of financial statements

The financial statements have been prepared under the historical cost convention on accrual basis of accounting in accordance with Indian Generally Accepted Accounting Principles [“GAAP”] in compliance with the provisions of the Companies Act, 2013 and the Accounting Standards as specified in the Companies (Accounting Standards) Rules, 2006 read with Rule 7(1) of the Companies (Accounts) Rules, 2014 issued by the Ministry of Corporate Affairs in respect of section 133 of the Companies Act, 2013. Further, the guidance notes/announcements issued by the Institute of Chartered Accountants of India (ICAI) are also considered, wherever applicable except to the extent where compliance with other statutory promulgations override the same requiring a different treatment. The accounting policies have been consistently applied by the Company and are consistent with those used in the previous year, unless otherwise mentioned in the notes.

i. Use of estimates

The preparation of financial statements in conformity with GAAP requires that the management of the Company to make estimates and assumptions that affect the reported amounts of income and expenses of the period, the reported balances of assets and liabilities and the disclosures relating to contingent liabilities as of the date of the financial statements. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the period in which these results are known/materialised.

ii. Cash and bank balances

Cash comprises cash in hand and deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

iii. Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.



SM



Govindaraj

Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2025

2.2 Summary of significant accounting policies

a. Revenue Recognition

The company derives revenue primarily from real estate business comprising activities of buying and selling of immovable properties and development of immovable property into plots and their subsequent sales.

Sale of Villas:

Revenue from sale of villas is generally recognized in the financial year in which the sale deeds are executed resulting in transfer of significant risk & reward of ownership of the villas to respective buyers. Further, revenue is recognised pending execution of registered sale deed based on the executed agreement for sale where the buyer has completed all his obligations under the agreement and the possession of the property is also granted to the buyer and there exists no uncertainty in ultimate collection of consideration from buyer.

Other Income

Share of profit/ loss from partnership firms and Limited Liability Partnership in which the Company is a partner is accounted for in the financial year ending on the date of the balance sheet.

Interest income is recognized on a time proportion basis. Dividends are accounted as and when the right to receive arises.

b. Property, plant and equipment, Intangible assets and Depreciation

Property, plant and equipment are carried at cost less accumulated depreciation and impairment losses, if any. The cost of fixed assets includes interest on borrowings attributable to acquisition of qualifying fixed assets up to the date the asset is ready for its intended use and other incidental expenses incurred up to that date. Subsequent expenditure relating to fixed assets is capitalized only if such expenditure results in an increase in the future benefits from such asset beyond its previously assessed standard of performance.

The intangible assets, if any, shall be recorded at cost and shall be carried at cost less accumulated amortization and accumulated impairment losses, if any.

c. Foreign Currency Transactions and Translations

i. Initial Recognition

Transactions in foreign currencies entered into by the Company are accounted at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.

ii. Measurement of Foreign Currency Monetary Items at the Balance Sheet Date

Foreign currency monetary items (other than derivative contracts) of the Company outstanding at the Balance Sheet date are restated at the year-end rates.

Non-monetary items are carried at historical cost. Exchange differences arising out of these translations are charged to the Statement of Profit and Loss.

iii. Treatment of Exchange Differences

Exchange differences arising on settlement / restatement of short-term foreign currency monetary assets and liabilities of the Company are recognized as income or expense in the Statement of Profit and Loss.



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Significant accounting policies and other explanatory information as at and for the year ended 31 March 2025

d. Investments:

Current Investments are carried at lower of cost and market value determined on an individual investment basis. Long term investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary in the value of investment.

e. Earnings per Share:

Basic and Diluted Earnings per Share (EPS) is reported in accordance with Accounting Standard (AS) – 20, “Earnings per Share”, issued by the Institute of Chartered Accountants of India and notified under Section 133 of the Companies Act, 2013. EPS is computed by dividing the net profit or loss for the year by the weighted average number of Equity Shares outstanding during the year.

f. Provisions and Contingent Liabilities:

- i. Provisions are recognized for liabilities that can be measured only by using a substantial degree of estimation, if:
 - a) The Company has a present obligation as a result of a past event;
 - b) Probable outflow of resources is expected to settle the obligation; and
 - c) The amount of the obligation can be reliably estimated.
- ii. Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.
- iii. Contingent Liability is disclosed in the case of
 - a) A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation
 - b) A present obligation when no reliable estimate is possible, and
 - c) A possible obligation arising from past events where the probability of outflow of resources is not remote.
- iv. Contingent Assets are neither recognized, nor disclosed.
- v. Provisions, Contingent Liabilities, and Contingent Assets are reviewed at each Balance Sheet date.

g. Taxes:

Tax on income for the current year is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961.

Deferred Tax is recognized on timing differences between the accounting income and the taxable income for the year, and qualified using the tax rates and laws enacted or substantively enacted as on the Balance Sheet date.

Deferred Tax Assets are recognized and carried forward to the extent that there is a reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized.

h. Operating cycle

Based on the nature of activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

3 Share capital

	As at 31 March 2025		As at 31 March 2024	
	No. of shares	Amount	No. of shares	Amount
Authorised share capital				
Equity shares of Rs. 10 each	12,50,000	125.00	12,50,000	125.00
	12,50,000	125.00	12,50,000	125.00
Issued, subscribed and fully paid up shares				
Equity shares of Rs. 10 each	11,83,464	118.35	11,83,464	118.35
	11,83,464	118.35	11,83,464	118.35

a) Reconciliation of share capital

	As at 31 March 2025		As at 31 March 2024	
	No. of shares	Amount	No. of shares	Amount
At the beginning of the year	11,83,464	118.35	11,83,464	118.35
Shares issued during the year	-	-	-	-
Balance at the end of the year	11,83,464	118.35	11,83,464	118.35

b) Details of shareholders holding more than 5% shares in the Company

	As at 31 March 2025		As at 31 March 2024	
	No. of shares	% Holding	No. of shares	% Holding
Equity shares of Rs. 10 each				
Modi Housing Private Limited	5,82,500	49.22%	5,82,500	49.22%
Modi & Modi Financial Services LLP	6,00,964	50.78%	6,00,964	50.78%
	11,83,464	100.00%	11,83,464	100.00%

c) Equity Shares held by the Holding Company

	As at 31 March 2025		As at 31 March 2024	
	No. of shares	% Holding	No. of shares	% Holding
Equity shares of Rs. 10 each				
Modi & Modi Financial Services LLP	6,00,964	50.78%	6,00,964	50.78%
	6,00,964	50.78%	6,00,964	50.78%

d) Terms/rights attached to shares:

The Company has one class of equity shares having a par value of Rs. 10 each. Each holder of equity shares is entitled to one vote per share.

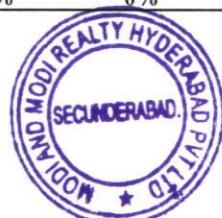
The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing annual general meeting, except interim dividend. During the year ended 31 March 2025, no dividend has been declared by the Board of directors (Previous year - Nil).

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company after distribution of all preferential amounts and distribution will be in proportion to the number of equity shares held by the shareholders.

e) Disclosure of Shareholding of Promoters

Disclosure of shareholding of promoters as at 31 March 2025 is as follows:

Promoter name	Shares held by promoters %			
	As at 31 March 2025	As at 31 March 2024	% Change during the year	
	No. of shares	% of total shares	No. of shares	% of total shares
Modi Housing Private Limited	5,82,500	49.22%	5,82,500	49.22%
Modi & Modi Financial Services LLP	6,00,964	50.78%	6,00,964	50.78%
	11,83,464	100.00%	11,83,464	100.00%



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

	As at 31 March 2025	As at 31 March 2024
4 Reserves and surplus		
Securities premium		
Balance at the beginning of the year	1,262.18	1,262.18
Add: Premium on issue	-	-
Balance at the end of	1,262.18	1,262.18
Surplus/ (deficit) in the Statement of Profit and Loss		
Balance at the beginning of the year	20.64	39.96
Add : Profit/ (loss) for	(58.27)	(19.32)
Balance at the end of the year	(37.62)	20.64
Total	1,224.56	1,282.82

	As at 31 March 2025	As at 31 March 2024
5 Short-term borrowings		

Unsecured

Loans and advances from related parties*	129.56	167.22
- from others	<u>129.56</u>	<u>167.22</u>

*Aforementioned loan from related parties is an unsecured loan repayable on demand along with interest
@ 7.25% p.a.

	As at 31 March 2025	As at 31 March 2024
6 Trade payables		
Total outstanding dues of micro and small enterprises (Refer note 6.2 below)	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises (Refer note 6.1 below)	-	0.06
	<u>-</u>	<u>0.06</u>



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

6.1 Trade Payables ageing schedule

Ageing for trade payables outstanding as at 31 March 2025 is as follows: Not Applicable

Ageing for trade payables outstanding as at 31 March 2024 is as follows:

Particulars	Outstanding for following periods from due date of payment					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-	-
Others	-	0.06	-	-	-	0.06
Disputed dues - MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
Total	-	0.06	-	-	-	0.06

6.2 In terms of Section 22 of Micro, Small and Medium Enterprises Development Act 2006, the outstanding to these enterprises are required to be disclosed. However, these enterprises are required to be registered under the Act. In the absence of the information about registration of the Enterprises under the above Act, the required information could not be furnished. In view of above and in absence of relevant informations, the Auditor has relied on the information provided by the management.

7 Other current liabilities

	As at 31 March 2025	As at 31 March 2024
Advance from customers	43.50	-
Statutory dues payable	1.10	0.92
Interest payable	9.35	6.83
Other payables	-	0.24
	53.95	7.99

8 Short-term provisions

	As at 31 March 2025	As at 31 March 2024
Provision for Income Tax (net of TDS and Advance tax)	-	4.82
Provision for Audit Fees	0.68	0.57
	0.68	5.38



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

	As at 31 March 2025	As at 31 March 2024
9 Non-current investments		
Others		
(a) Investment in Partnership firms		
Modi And Modi Constructions	9.07	9.28
Modi Ventures	(16.98)	(18.53)
Nilgiri Estates	(81.40)	(124.03)
Paramount Estates	1.01	5.90
	<u>(88.32)</u>	<u>(127.38)</u>
(b) Investment in Limited Liability Partnership		
Modi Realty Gagillapur LLP	124.36	124.23
Modi Realty Genome Valley LLP	746.61	766.44
Modi Realty Miryalaguda LLP	147.08	141.92
Modi Realty Pocharam LLP	193.43	182.29
Modi Realty Vikarabad LLP	81.95	78.87
	<u>1,293.44</u>	<u>1,293.76</u>
Total investments	<u>1,205.12</u>	<u>1,166.38</u>

Aggregate amount of quoted investments

Market value of Quoted Investments

Aggregate amount of unquoted

Provision for diminution in value of

-

-

1,205.12

1,166.38

-

-

Details of Investment in Partnership firms

(i) The Company is partner of firm M/s. Modi & Modi Constructions. The share of Profit/(Loss) for the year is Rs. 2.79 Lakhs. The details of partners of the firm are as under:

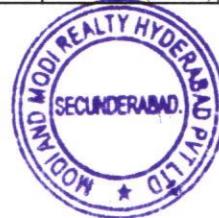
Name of the partner	As at 31 March 2025		As at 31 March 2024	
	% of share	Capital Balances	% of share	Capital Balances
Modi & Modi Realty Hyderabad	99.00%	9.07	99.00%	9.28
Ashish Modi	1.00%	10.82	1.00%	10.79

(ii) The Company is partner of firm M/s. Modi Ventures. The share of Profit/(Loss) for the year is Rs. 1.69 Lakhs. The details of partners of the firm are as under:

Name of the partner	As at 31 March 2025		As at 31 March 2024	
	% of share	Capital Balances	% of share	Capital Balances
Modi & Modi Realty Hyderabad	99.00%	(16.98)	99.00%	(18.53)
Ashish Modi	1.00%	(0.59)	1.00%	(0.60)

(iii) The Company is partner of firm M/s. Nilgiri Estates. The share of Profit/(Loss) for the year is Rs. -21.71 Lakhs. The details of partners of the firm are as under:

Name of the partner	As at 31 March 2025		As at 31 March 2024	
	% of share	Capital Balances	% of share	Capital Balances
Modi & Modi Realty Hyderabad	99.00%	(81.64)	99.00%	(124.03)
Ashish Modi	1.00%	(33.07)	1.00%	(32.85)



Modi & Modi Realty Hyderabad Private Limited

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**Notes forming part of financial statements as at and for the year ended 31 March 2025
(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)**

(iii) The Company is partner of firm M/s. Paramount Estates. The share of Profit/(Loss) for the year is Rs. -0.51 Lakhs. The details of partners of the firm are as under:

Name of the partner	As at 31 March 2025		As at 31 March 2024	
	% of share	Capital Balances	% of share	Capital Balances
Modi & Modi Realty Hyderabad	99.00%	1.01	99.00%	5.90
Ashish Modi	1.00%	9.41	1.00%	9.41

Details of Investment in Limited Liability Partnership:

(i) The Company is partner of firm M/s. Modi Realty Gagillapur LLP. The share of Profit/(Loss) for the year is Rs. -0.27 Lakhs. The details of partners of the firm are as under:

Name of the partner	As at 31 March 2025		As at 31 March 2024	
	% of share	Capital Balances	% of share	Capital Balances
Modi & Modi Realty Hyderabad	60.00%	124.36	60.00%	124.23
Anand Kumar	20.00%	(2.99)	20.00%	(2.90)
Kiran Kumar	20.00%	37.01	20.00%	37.10

(i) The Company is partner of firm M/s. Modi Realty Genome Valley LLP. The share of Profit/(Loss) for the year is Rs. -17.59 Lakhs. The details of partners of the firm are as under:

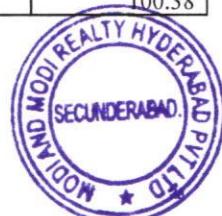
Name of the partner	As at 31 March 2025		As at 31 March 2024	
	% of share	Capital Balances	% of share	Capital Balances
Modi & Modi Realty Hyderabad	99.00%	746.61	99.00%	766.44
Ashish Modi	1.00%	0.49	1.00%	0.67

(i) The Company is partner of firm M/s. Modi Realty Miryalaguda LLP. The share of Profit/(Loss) for the year is Rs. -17.94 Lakhs. The details of partners of the firm are as under:

Name of the partner	As at 31 March 2025		As at 31 March 2024	
	% of share	Capital Balances	% of share	Capital Balances
Modi & Modi Realty Hyderabad	99.00%	147.08	99.00%	141.92
Modi Housing Private Limited	1.00%	0.07	1.00%	(1.75)

(i) The Company is partner of firm M/s. Modi Realty Pocharam LLP. The share of Profit/(Loss) for the year is Rs. 1.61 Lakhs. The details of partners of the firm are as under:

Name of the partner	As at 31 March 2025		As at 31 March 2024	
	% of share	Capital Balances	% of share	Capital Balances
Modi & Modi Realty Hyderabad	60.00%	193.43	60.00%	182.29
B Anand Kumar	20.00%	161.31	20.00%	160.76
Karunakar Reddy	20.00%	109.93	20.00%	100.38



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

(i) The Company is partner of firm M/s. Modi Realty Vikarabad LLP. The share of Profit/(Loss) for the year is Rs. -0.76 Lakhs. The details of partners of the firm are as under:

Name of the partner	As at 31 March 2025		As at 31 March 2024	
	% of share	Capital Balances	% of share	Capital Balances
Modi & Modi Realty Hyderabad	60.00%	81.95	60.00%	78.87
Balram Reddy	35.00%	2.38	35.00%	2.82
Modi Housing Private Limited	5.00%	(7.27)	5.00%	(7.21)

10 Other non-current assets

Balance with government authorities

	As at 31 March 2025	As at 31 March 2024
	2.48	2.48
	2.48	2.48

11 Inventories

Stock in trade - flats/ villas

	As at 31 March 2025	As at 31 March 2024
	316.10	354.25
	316.10	354.25

12 Trade receivables

Secured, considered good

Unsecured, considered good

Unsecured, considered doubtful

Less: Provision for doubtful receivables

	As at 31 March 2025	As at 31 March 2024
	-	-
	-	57.00
	-	-
	-	57.00
	-	-
	-	57.00

12.1 Trade Receivables ageing schedule

Ageing for trade receivables – outstanding as at 31 March 2025: Not applicable

Ageing for trade receivables – outstanding as at 31 March 2024 is as follows:

Particulars	Not due	Less than 6 months	6 months to 1 year	1-2 years	1-3 years	More than 3 years	Total
<i>months</i>							
<i>Undisputed Trade receivables</i>							
- considered good	57.00	-	-	-	-	-	57.00
- considered doubtful	-	-	-	-	-	-	-
<i>Disputed Trade Receivables</i>							
- considered good	-	-	-	-	-	-	-
- considered doubtful	-	-	-	-	-	-	-
Total	-	57.00	-	-	-	-	57.00



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

13 Cash and bank balances

Cash and cash equivalents

Cash in hand
Balances with the banks
- In current accounts
Other bank balances

	As at 31 March 2025	As at 31 March 2024
Cash in hand	0.01	0.01
Balances with the banks	3.39	1.62
- In current accounts	-	-
Other bank balances	3.40	1.62

14 Other current assets

Other receivable

	As at 31 March 2025	As at 31 March 2024
Other receivable	-	0.10
	-	0.10

15 Revenue from operations

Sale of Villas

	Year ended 31 March 2025	Year ended 31 March 2024
Sale of Villas	47.00	67.23
	47.00	67.23

16 Other income

Share of Profit on Investment
Expenses incurred refunded back

	Year ended 31 March 2025	Year ended 31 March 2024
Share of Profit on Investment	6.13	5.13
Expenses incurred refunded back	-	0.10
	6.13	5.23

17 Changes in Inventories

Villas at Rampally

Opening balance
Less: Cost of villas sold during the year

	Year ended 31 March 2025	Year ended 31 March 2024
Opening balance	305.20	343.35
Less: Cost of villas sold during the year	(38.15)	(38.15)
Closing balance	267.05	305.20

Villas at Miryalaguda

Opening balance
Add: Purchases made incurred during the year
Closing balance

	Year ended 31 March 2025	Year ended 31 March 2024
Opening balance	49.05	-
Add: Purchases made incurred during the year	-	49.05
Closing balance	49.05	49.05

Changes in Inventories

	Year ended 31 March 2025	Year ended 31 March 2024
	38.15	(10.90)

18 Finance costs

Interest expense

- On borrowings
- On TDS

	Year ended 31 March 2025	Year ended 31 March 2024
	10.39	7.59
	0.02	0.03
	10.41	7.62



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

19 Share of Loss on Investments

Share of loss from investment in firms

	Year ended 31 March 2025	Year ended 31 March 2024
	58.77	38.74
	58.77	38.74

20 Other expenses

Advertisement and Sales promotion expense
Auditor's remuneration (Refer note 21)
Commission and Brokerage
Legal and Professional charges
Other expenditure
Postage, Printing and stationery
Rent
Rates and taxes
Subscription and Membership Fees

	Year ended 31 March 2025	Year ended 31 March 2024
	1.15	0.25
	0.83	0.75
	1.20	-
	1.03	0.65
	0.07	-
	0.03	-
	1.28	0.42
	0.06	0.31
	-	0.08
	5.65	2.45

21 Auditor's remuneration

As auditors:

Statutory audit fees (including taxes)

	Year ended 31 March 2025	Year ended 31 March 2024
	0.83	0.75
	0.83	0.75



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

**Notes forming part of financial statements as at and for the year ended 31 March 2025
(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)**

22 Contingent Liabilities:

Claims against the Company not acknowledged as debt: Rs. Nil (Previous Year: Rs. Nil)

23 Capital and Other Commitments:

a. Capital Commitments:

Estimated amount of contracts remaining to be executed on Capital Account (Net of Capital Advance) are Nil (Previous Year: Rs. Nil)

24 Other Statutory Information

- i. The Company does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.
- ii. The Company does not have any transactions with companies struck off.
- iii. The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- iv. The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- v. The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- vi. The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- vii. The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- viii. The Company does not have any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.)
- ix. The Company does not have any Property, Plant and Equipment during the year ended 31st March 2025.
- x. The Company does not have any Immovable property during the year ended 31st March 2025.



Modi & Modi Realty Hyderabad Private Limited**CIN: U70100TG2020PTC138475****Notes forming part of financial statements as at and for the year ended 31 March 2025****(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)****25 Earnings per share**

The amount considered in ascertaining the Company's earnings per share constitutes the net profit after tax. The number of shares used in computing basic earnings per share is the weighted average number of shares outstanding during the period. The number of shares used in computing diluted earnings per share comprises the weighted average number of shares considered for deriving basic earnings per share and also the weighted average number of shares which could have been issued on conversion of all dilutive potential shares.

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Net profit after tax attributable to equity shareholders (in Rs.)	(58,26,577)	(19,31,741)
Weighted average number of shares outstanding during the year - Basic	11,83,464	11,83,464
Weighted average number of shares outstanding during the year - Diluted	11,83,464	11,83,464
Basic earnings per share (Rs.)	(4.92)	(1.63)
Diluted earnings per share (in Rs.)	(4.92)	(1.63)
Nominal value per equity share (in Rs.)	10	10

26 Related party disclosures

In accordance with the requirements of Accounting Standard (AS) 18, 'Related Party Disclosures' as specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended), the names of the related party where control exists/able to exercise significant influence along with the aggregate transactions and year end balances with them as identified and certified by the management are as follows:

a. Names of related parties and description of relationship (with whom transactions have taken place) *

Description of relationship	Name of related parties
Key management personnel	Soham Satish Modi (Director) Ashish Pramod Modi (Director) Gaurang Jayantilal Mody (Director)
Entity having control over Company	Modi & Modi Financial Services LLP
Entities having significant influence over the Company	Modi Housing Private Limited Modi Properties Private Limited
Partnership Firms in which Company has control	Modi Realty Gagillapur LLP Modi Realty Genome Valley LLP Modi Realty Miryalaguda LLP Modi Realty Pocharam LLP Modi Realty Vikarabad LLP Nilgiri Estates Paramount Estates Modi Ventures Modi & Modi Constructions



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Description of relationship	Name of related parties
Enterprises in which Key Management personnel and /or their relatives have significant influence	Modi Realty Siddipet LLP N Square Lifesciences LLP Soham Modi HUF Summit Sales LLP AVR Gulmohar Welfare Association

b. Transactions with related parties *

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Modi Housing Private Limited		
Unsecured Loan taken	19.48	135.36
Interest on Loan	10.39	7.59
Modi & Modi Financial Services LLP		
Advance Received	-	20.00
Modi & Modi Constructions		
Capital contribution (net of drawings)	(3.00)	(0.55)
Share of profit / (loss)	2.79	(2.74)
Modi Ventures		
Capital contribution (net of drawings)	(0.15)	(1.13)
Share of profit / (loss)	1.69	0.04
Nilgiri Estates		
Capital contribution (net of drawings)	64.34	34.76
Share of profit / (loss)	(21.71)	(3.33)
Paramount Estates		
Capital contribution (net of drawings)	(4.39)	(8.10)
Share of profit / (loss)	(0.51)	2.89
Modi Realty Gagillapur LLP		
Capital contribution (net of drawings)	0.40	0.30
Share of profit / (loss)	0.27	(0.14)
Modi Realty Genome Valley LLP		
Capital contribution (net of drawings)	(2.24)	279.32
Share of profit / (loss)	(17.59)	(5.02)
Modi Realty Miryalaguda LLP		
Capital contribution (net of drawings)	(38.90)	(262.10)
Share of profit / (loss)	(17.94)	(24.39)



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

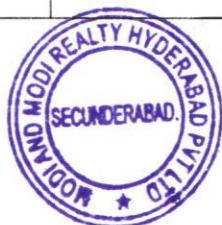
Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Modi Realty Pocharam LLP		
Capital contribution (net of drawings)	9.54	-
Share of profit / (loss)	1.61	2.20
Modi Realty Vikarabad LLP		
Capital contribution (net of drawings)	3.83	4.25
Share of profit / (loss)	(0.76)	(3.12)
Modi Realty Siddipet LLP		
Reimbursement receivable	-	0.10
Modi Properties Private Limited		
Accounts and Management Services	0.43	-
N Square Lifesciences LLP		
Advance for purchase of material	-	10.00
AVR Gulmohar Welfare Association		
Rent & Amenity Charges	0.42	0.42

c. Balances with related parties (as at year end)

Particulars	As at 31 March 2025	As at 31 March 2024
Modi Housing Private Limited		
Unsecured Loan payable	129.56	167.22
Interest Payable on Loan	9.35	6.83
Modi & Modi Constructions		
Capital Balance (net of drawings)	9.07	9.28
Modi Ventures		
Capital Balance (net of drawings)	(16.98)	(18.53)
Nilgiri Estates		
Capital Balance (net of drawings)	(81.40)	(124.03)
Paramount Estates		
Capital Balance (net of drawings)	1.01	5.90
Modi Realty Gagillapur LLP		
Capital Balance (net of drawings)	124.36	124.23



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

Particulars	As at 31 March 2025	As at 31 March 2024
Modi Realty Genome Valley LLP Capital Balance (net of drawings)	746.61	766.44
Modi Realty Miryalaguda LLP Capital Balance (net of drawings)	147.08	141.92
Modi Realty Pocharam LLP Capital Balance (net of drawings)	193.43	182.29
Modi Realty Vikarabad LLP Capital Balance (net of drawings)	81.95	78.87
Modi Realty Siddipet LLP Reimbursement Receivable	-	0.10
Modi Properties Private Limited Sundry creditors	0.02	-

27 Regrouping/ Reclassification:

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosures.



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of financial statements as at and for the year ended 31 March 2025

(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)

28 Additional Regulatory Information

- Ratios

Ratios	Numerator	Denominator	FY 2024-25	FY 2023-24	Variance	Reason
Current Ratio (in times)	Total current assets	Total current liabilities	1.73	2.29	-24%	Not applicable
Debt-Equity Ratio (in times)	Total Debt ¹	Total equity	0.10	0.12	-17%	Not applicable
Debt Service Coverage Ratio (in times)	Earning for Debt Service ²	Debt service ³	(5.03)	(0.91)	452%	Primilary due to increase in loss
Return on Equity Ratio (in %)	Profit for the year less Preference	Average total equity	(0.04)	(0.01)	210%	
Inventory turnover ratio (in times)	Cost of goods sold	Average inventory	0.11	0.11	4%	Not applicable
Trade Receivables turnover ratio (in times)	Revenue from operations	Average trade receivables	1.65	2.36	-30%	Primilary due to decrease in sales
Trade payables turnover ratio (in times)	Cost of goods sold	Average trade payables	-	4.45	-100%	Primilary due to decrease in trade payables
Net capital turnover ratio (in times)	Revenue from operations	Average working capital	0.35	0.29	20%	Not applicable
Net profit ratio (in %)	Profit for the year	Revenue from operations	(1.24)	(0.29)	331%	Primilary due to increase in loss
Return on Capital employed (in %)	Profit before tax and finance	Capital employed ⁴	(0.03)	(0.00)	665%	
Return on investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	(0.04)	(0.03)	52%	Primilary due to increase in investments

¹ Long-Term borrowings + Short-Term borrowings

² Net profit after tax + Non-cash operating expenses like depreciation + Interest

³ Term loan Interest + Principal repayments

⁴ Tangible Networth + Total Debt + Deferred tax liability

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 014987S



Ashish Agarwal

Partner

Membership No: 222861

UDIN: 25222861BMUUWX5627

Place : Hyderabad

Date : 29 September 2025

For and on behalf of the Board of Directors of
Modi & Modi Realty Hyderabad Private Limited

Soham Satish Modi
Director
DIN: 00522546

Ganapathy Jayantilal Mody
Director
DIN: 00522520

Place : Hyderabad
Date : 29 September 2025

Place : Hyderabad
Date : 29 September 2025

