

Name Of Assessee	: Modi Housing Private Limited		
PAN	: AADCM5906D		
Office Address	: 5-4-187/3 And 4,3rd Floor, Soham Mansion, M.g.road, Ranigunj, Secunderabad, Telangana-500003		
Status	: PUB NOT INT (PRIVATE LTD)	Assessment Year	: 2025 - 2026
Ward No	: WARD 16(4),HYDERABAD	Financial Year	: 2024 - 2025
D.O.I.	: 31/12/2002		
Phone No.	: 0-0	Mobile No.	: 9121282860
Email Address	: it_d@modiproperties.com		
Name Of Bank	: Hdfc Bank Ltd		
MICR CODE	: 500240003		
IFSC CODE	: HDFC0000042		
Address	: Hyderabad - Secunderabad		
Account No.	: 00422000016899		
Opted For Taxation U/s 115BAA	: Yes		
Return	: ORIGINAL		
Import Date	: AIS : 07-11-2025 12:58 PM	TIS : 07-11-2025 12:59 PM	26AS :
	07-11-2025 12:57 PM		
Computation Date	: 12-11-2025 12:50 PM		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business Or Profession

23,71,056

Profit Before Tax As Per Profit And Loss Account			-39,41,164
Add :			
Depreciation Disallowed	59,32,800		
Expenses Related To Exempt Income Other Than Disallowed U/s 14a	56,96,720		
Disallowed U/s 36	4,363		
Disallowed U/s 37	60,541		
Disallowed U/s 40	2,46,041	1,19,40,465	
		<u>79,99,301</u>	
Less :			
Interest Income	32,86,356		
Dividend Income	351		
Short Term Capital Gain	2,447		
Allowed Depreciation	23,39,091	-56,28,245	
		<u>23,71,056</u>	

Income From Firm : Villa Orchids Llp

Profit	1,64,205
Less: Profit Exempt U/s 10(2A)	<u>-1,64,205</u>
	<u> </u>

Income From Firm : Modi Consultancy Services

Profit	11,47,078
Less: Profit Exempt U/s 10(2A)	<u>-11,47,078</u>
	<u> </u>

Capital Gains

Short Term Capital Gain @ 20% On Listed Securities (STT Paid)	2,447	2,447
	<u> </u>	

Income From Other Sources

Interest	32,86,356	
Dividend From Companies	351	
Total	<u>32,86,707</u>	32,86,707

Gross Total Income	56,60,210
Total Income	56,60,210
Total Income Rounded Off U/s 288A	56,60,210

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 56,57,763 @ 22%	12,44,708
Tax On Short Term Listed Securities U/s 111A Rs. 2,447 @ 20%	489
	12,45,197
Add: Surcharge @ 10%	1,24,520
	13,69,717
Add: Health And Education Cess @ 4%	54,789
	14,24,506

Less Tax Deducted At Source

Section 194c: Contractors And Sub-contractors	43,502	
Section 194: Dividends	36	
Section 194a: Other Interest	3,28,586	
Section 194jb: Section 194jb	8,16,793	
Section 194q: Section 194q	17,404	
Section 206cr: Section 206cr	4,830	
Section 194-ia: Tds On Sale Of Immovable Property	68,000	12,79,151
		1,45,355

Add Interest Payable

Interest U/s 234B	11,624	
Interest U/s 234C	7,324	18,948
		1,64,303

Tax Payable

Tax Payable Rounded Off U/s 288B	1,64,300
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INSTALLMENT WISE INCOME BIFURCATION

SN	Particular	Up to 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	NORMAL INCOME	56,57,412	56,57,412	56,57,412	56,57,412	56,57,412	56,57,412
	44AD/44ADA/44AE	0	0	0	0	0	0
	DIVIDEND	0	0	0	351	351	351
	TOTAL NORMAL INCOME	56,57,412	56,57,412	56,57,412	56,57,763	56,57,763	56,57,763
2	STCG(20%)/STCG 111A	0	0	2,447	2,447	2,447	2,447
	TOTAL SPECIAL INCOME	0	0	2,447	2,447	2,447	2,447
	*TOTAL INCOME	56,57,412	56,57,412	56,59,859	56,60,210	56,60,210	56,60,210

INCOME WISE ADVANCE TAX BIFURCATION

SN	Particular	Up To 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	TAX ON NORMAL INCOME	12,44,631	12,44,631	12,44,631	12,44,708	12,44,708	12,44,708
2	TAX ON LTCG/ DIVIDEND(20%)	0	0	489	489	489	489
	TOTAL TAX	12,44,631	12,44,631	12,45,120	12,45,197	12,45,197	12,45,197
	TAX + SURC + HECESS	14,23,858	14,23,858	14,24,418	14,24,506	14,24,506	14,24,506
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	12,79,151	12,79,151	12,79,151	12,79,151	12,79,151	12,79,151
	BALANCE TAX	1,44,707	1,44,707	1,45,267	1,45,355	1,45,355	1,45,355
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	21,706	65,118	1,08,950	1,45,355	1,45,355	1,45,355

ADVANCE TAX INSTALLMENTS

Installment	Due Date	Due Installment		Minimum Advance Tax to be Paid to avoid Interest u/s 234C		Advance Tax Paid			Interest U/s 234C Payable on	Interest U/s 234C
		%	Amount	%	Amount	Date	Amount	Gross Amount		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)=(4-9)	(11)
Ist	15-06-2024	15%	21,706	12%	17,365	-	0	0	21,706	651
IInd	15-09-2024	45%	65,118	36%	52,095	-	0	0	65,118	1,953

IIIrd	15-12-2024	75%	1,08,950	75%	1,08,950	-	0	0	1,08,950	3,267
IVth	15-03-2025	100%	1,45,355	100%	1,45,355	-	0	0	1,45,355	1,453

Details Of Bank Accounts

Name & Address Of The Bank Branch	Iifs Code	Account No.	Type Of Account	Status
Axis Bank Secunderabad	UTIB0000068	UTIB0000068	Current	
Hdfc Bank R.p.road	HDFC0002705	50200000221471	Current	
Yes Bank Begumpet, Secundrabad	YESB0000097	009763700001773	Current	

FIXED ASSETS

Block	Rate	WDV as on 01/04/2024	Addition		Deduction	Total	Depreciation for the Year	WDV as on 31/03/2025
			More than 180 Days	Less than 180 Days				
			Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
MACHINERY AND PLANT	15.00%	1,55,93,943.00	0.00	0.00	0.00	1,55,93,943.00	23,39,091.00	1,32,54,852.00
Total		1,55,93,943.00	0.00	0.00	0.00	1,55,93,943.00	23,39,091.00	1,32,54,852.00

Details of Tax Deducted at Source on Income other than Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Name of the Deductor	Amount paid /credited	Total tax deducted	B/F Tax	Amount claimed for this year	C/F Tax
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194 : Dividends

1.	CALI01639B	ITC LIMITED	351	36	Nil	36	Nil
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194A : Other Interest

1.	AHMA24093G	AGNIFORMA TECHCRAFT PRIVATE LIMITED	3,97,808	39,781	Nil	39,781	Nil
2.	HYDD07947C	DR NRK BIO-TECH PRIVATE LIMITED	18,49,205	1,84,921	Nil	1,84,921	Nil
3.	HYDM20424F	MODI & MODI REALTY HYDERABAD PRIVATE LIMITED	10,38,835	1,03,884	Nil	1,03,884	Nil
Total (Section)			32,85,848	3,28,586	Nil	3,28,586	Nil

194C : Contractors and sub-contractors

1.	HYDA28354E	AVR GULMOHAR WELFARE ASSOCIATION	6,000	120	Nil	120	Nil
2.	HYDA30058A	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED	11,088	222	Nil	222	Nil
3.	HYDA30100A	AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED	7,632	153	Nil	153	Nil
4.	HYDB06032F	CRESCENTIA LABS PRIVATE LIMITED	4,06,900	8,137	Nil	8,137	Nil
5.	HYDB12985A	BIOPOLIS GV LLP	40,992	820	Nil	820	Nil
6.	HYDD00983D	DILPREET TUBES PVT LTD	37,920	759	Nil	759	Nil
7.	HYDD07947C	DR NRK BIO-TECH PRIVATE LIMITED	1,51,790	3,035	Nil	3,035	Nil
8.	HYDG17575F	GV RESEARCH CENTERS PRIVATE LIMITED	7,62,135	15,241	Nil	15,241	Nil
9.	HYDG33565A	GULMOHAR WELFARE ASSOCIATION	4,000	80	Nil	80	Nil
10.	HYDM01455G	MODI PROPERTIES PRIVATE LIMITED	1,29,564	2,593	Nil	2,593	Nil
11.	HYDM09450A	MODI BUILDERS METHODIST COMPLEX	3,850	97	Nil	97	Nil
12.	HYDM14910A	MODI REALTY (MIRYALAGUDA) LLP	18,150	363	Nil	363	Nil
13.	HYDM17540F	MODI REALTY POCHARAM LLP	1,53,314	3,065	Nil	3,065	Nil
14.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	1,23,720	2,476	Nil	2,476	Nil
15.	HYDM17683B	MODI REALTY MALLAPUR LLP	1,95,368	3,909	Nil	3,909	Nil
16.	HYDM18720C	MC MODI EDUCATIONAL TRUST	9,792	196	Nil	196	Nil
17.	HYDM19819C	MEHTA & MODI REALTY KOWKUR LLP	59,010	1,180	Nil	1,180	Nil
18.	HYDM23714F	MAY FLOWER PLATINUM WELFARE ASSOCIATION	520	51	Nil	51	Nil
19.	HYDM24995F	MODI GV VENTURES LLP	2,950	295	Nil	295	Nil
20.	HYDS44301F	SILVER OAK VILLAS LLP	30,008	601	Nil	601	Nil
21.	HYDS72546F	SILVER OAK WELFARE ASSOCIATION	3,490	109	Nil	109	Nil
Total (Section)			21,58,193	43,502	Nil	43,502	Nil

194JB : SECTION 194JB

1.	HYDA28354E	AVR GULMOHAR WELFARE ASSOCIATION	970	97	Nil	97	Nil
2.	HYDA30058A	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED	2,420	242	Nil	242	Nil
3.	HYDA30100A	AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED	17,10,977	1,71,098	Nil	1,71,098	Nil
4.	HYDA30129B	AMTZ MEDPOLIS SQUARE 3663 PRIVATE LIMITED	13,226	1,323	Nil	1,323	Nil
5.	HYDA30130C	AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED	10,75,040	1,07,505	Nil	1,07,505	Nil
6.	HYDB06032F	CRESCENTIA LABS PRIVATE LIMITED	13,22,291	1,32,230	Nil	1,32,230	Nil
7.	HYDB12985A	BIOPOLIS GV LLP	3,468	349	Nil	349	Nil

8.	HYDD00983D	DILPREET TUBES PVT LTD	1,103	111	Nil	111	Nil
9.	HYDD07947C	DR NRK BIO-TECH PRIVATE LIMITED	69,804	6,980	Nil	6,980	Nil
10.	HYDG17575F	GV RESEARCH CENTERS PRIVATE LIMITED	18,57,922	1,85,795	Nil	1,85,795	Nil
11.	HYDG33565A	GULMOHAR WELFARE ASSOCIATION	50	5	Nil	5	Nil
12.	HYDG33586A	GREENWOOD WELFARE ASSOCIATION	1,475	147	Nil	147	Nil
13.	HYDI08213C	INVENTOPOLIS LLP	3,288	329	Nil	329	Nil
14.	HYDM01455G	MODI PROPERTIES PRIVATE LIMITED	73,941	7,395	Nil	7,395	Nil
15.	HYDM09450A	MODI BUILDERS METHODIST COMPLEX	10,998	1,099	Nil	1,099	Nil
16.	HYDM14492C	MODY CONSULTANCY SERVICES	3,129	312	Nil	312	Nil
17.	HYDM14910A	MODI REALTY (MIRYALAGUDA) LLP	6,745	675	Nil	675	Nil
18.	HYDM17540F	MODI REALTY POCHARAM LLP	3,31,929	33,194	Nil	33,194	Nil
19.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	1,32,560	7,750	Nil	7,750	Nil
20.	HYDM17683B	MODI REALTY MALLAPUR LLP	7,17,459	71,746	Nil	71,746	Nil
21.	HYDM18720C	MC MODI EDUCATIONAL TRUST	80,940	8,095	Nil	8,095	Nil
22.	HYDM19819C	MEHTA & MODI REALTY KOWKUR LLP	2,17,388	21,739	Nil	21,739	Nil
23.	HYDM23714F	MAY FLOWER PLATINUM WELFARE ASSOCIATION	1,933	192	Nil	192	Nil
24.	HYDM24995F	MODI GV VENTURES LLP	5,00,620	50,064	Nil	50,064	Nil
25.	HYDN03561F	NILGIRI ESTATES	33,501	3,352	Nil	3,352	Nil
26.	HYDS44301F	SILVER OAK VILLAS LLP	20,922	2,091	Nil	2,091	Nil
27.	HYDS50062F	SUMMIT SALES LLP	9,623	963	Nil	963	Nil
28.	HYDS72546F	SILVER OAK WELFARE ASSOCIATION	1,948	194	Nil	194	Nil
29.	HYDV22071A	VISTA VIEW LLP	17,205	1,721	Nil	1,721	Nil
Total (Section)			82,22,875	8,16,793	Nil	8,16,793	Nil
194Q : SECTION 194Q							
1.	HYDM17683B	MODI REALTY MALLAPUR LLP	1,74,04,224	17,404	Nil	17,404	Nil
Grand Total			3,10,71,491	12,06,321	Nil	12,06,321	Nil

Details of Tax Deducted at Source on Sale of Immovable Property u/s 194IA

Sr. No.	TDS Certificate Number	Name of Deductor	PAN of Deductor	Acknowledgement Number	Total Transaction Amount	Transaction Date	TDS Deposited / TDS B/F	Date of Deposit	Date of Deduction	TDS Credit Claimed in own hands
1	HTOEBVA	N SQUARE BIOTECH PRIVATE LIMITED	AAICG1290M	AL13914762	68,00,000	29/07/2024	68,000	21/10/2024	29/07/2024	68,000
Grand Total					68,00,000		68,000			68,000

Details of Tax Collected at Source on Income

Sl. No.	Tax Deduction and Tax Collection Account Number of the Collector	Name of the Collector	Amount received /debited	Total tax deducted	Amount claimed for this year
206CR : SECTION 206CR					
1.	HYDS27482A	SALASAAR IRON AND STEELS PRIVATE LIMITED	24,35,662	4,830	4,830
Grand Total			24,35,662	4,830	4,830

ALLOWED/DISALLOWED U/S 40

Particulars	Assessment Year	Disallowed Amount (Rs.)	Allowed Amount (Rs.)	Balance Amount (Rs.)
Non Deduction Of Tds On Kmpb	2025-26	63,931	-	63,931
Non Deduction Of Tds On Kmpb	2025-26	11,273	-	11,273
Non Deduction Of Tds Tata Capital	2025-26	1,70,837	-	1,70,837
Total		2,46,041	-	2,46,041

DISALLOWED EXPENSES RELATED TO EXEMPT INCOME

Sr. No.	Particulars	Amount
1	Share of Loss from Firms/LLPs	51,25,773
2	Share of Income Tax of Firms/LLP	5,70,947
Total		56,96,720.00

DISALLOWED U/S 36

Sr. No.	Particulars	Amount
1	Delay in payment of Employee contribution of ESI	4,363
Total		4,363.00

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Late fee & Interest on Statutory dues	60,541
	Total	60,541.00

STATEMENT OF SHORT TERM CAPITAL GAIN TAXABLE @ 20% ON LISTED SECURITIES (STT PAID)

Name of Company	Date of Purchase/Year	Date of Sale/Year	Sales Price	Purchase Cost	Transfer Expenses	Amount received u/s 94(7) or 94(8)	Capital Gain
ITC LIMITED EQ NEW FV RE.1/-	13/02/2024	16/09/2024	12,810.00	10,363.00	0.00	0.00	2,447.00
Total			12,810.00	10,363.00	0.00	0.00	2,447.00

Details of Income from Firms in Which the assessee is a Partner

Sr. No.	Name of Firm	PAN of Firm	Whether Firm is liable for Audit?	Whether section 92E is applicable to Firm?	Profit Ratio (%)	Capital Balance	Profit (Amount)	Remuneration	Interest	Expenses	Disallowed in Firm
1	GREEN WOOD ESTATES	AAHFG0711B	N	N	40	-18,94,781	0	0	0	0	0
2	GREEN WOOD BUILDERS	AAMFG1350M	N	N	50	21,057	0	0	0	0	0
3	SUMMIT SALES LLP	ACQFS2044C	Y	N	48	56,30,001	0	0	0	0	0
4	MODI FARM HOUSE HYDERABAD LLP	ABAFM3004D	N	N	52.5	-8,75,841	0	0	0	0	0
5	VILLA ORCHIDS LLP	AANFG4817C	N	N	50	47,35,910	1,64,205	0	0	0	0
6	SERENE CONSTRUCTIONS LLP	ACVFS7909P	N	N	52.5	40,72,292	0	0	0	0	0
7	SERENE CLUBS AND RESORTS LLP	ACVFS7944J	N	N	52.5	-3,37,589	0	0	0	0	0
8	MODI REALTY MIRYALGUDA LLP	ABCFM6774G	N	N	1	7,144	0	0	0	0	0
9	MODI REALTY SIDDIPET LLP	ABBFM5964D	N	N	99	50,06,781	0	0	0	0	0
10	SILVER OAK VILLAS LLP	ADBFS3288A	Y	N	10	5,94,48,145	0	0	0	0	0
11	MODI REALTY VIKARABAD LLP	ABIFM0553B	N	N	5	-7,26,805	0	0	0	0	0
12	MODI CONSULTANCY SERVICES	AAXFM0733F	N	N	24	17,89,782	11,47,078	0	0	0	0
13	MODI GV VENTURES LLP	ABUFM6980A	N	N	51	1,04,15,578	0	0	0	0	0
14	VISTA VIEW LLP	AAUFV8287A	N	N	50	2,60,82,109	0	0	0	0	0
	Total						13,11,283.00	0.00	0.00	0.00	0.00

Schedule-SH1 [SHAREHOLDING OF UNLISTED COMPANY]

1. Details of shareholding at the end of the previous year

Sr. No.	Name of the shareholder	Residential status in India	Type of share	Others	PAN	AADHAAR	Date of allotment	Number of shares held	Face value per share	Issue Price per share	Amount received
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1	TEJAL MODI	Resident	Equity Shares		ADDPM36 23R		31/12/20 02	200	10	10	2,000
2	SOHAM MODI	Resident	Equity Shares		ABMPM6 725H		31/12/20 02	9,800	10	10	98,000
3	MODI PROPERTIES PVT LTD	Resident	Equity Shares		AABCM47 61E		12/11/20 09	10,400	10	10	1,04,000
	Total							20,400.00			2,04,000.00

Details of Taxpayer Information Summary

S. N.	Information Category	Income Head	Section	Processed Value	Derived Value	As per Computation/I TR	Difference	As per 26AS	Difference
	(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)-(6)	(8)	(9)=(8)-(6)
1	Dividend	Other Source	194	351.00	351.00	351.00	Nil	351.00	Nil
2	Interest from deposit	Other Source	194A	32,90,473.00	32,90,473.00	32,86,356.00	4,117.00	32,85,848.00	-508.00
3	Sale of land or building	Capital Gain	194IA	68,00,000.00	68,00,000.00	0.00	68,00,000.00	68,00,000.00	68,00,000.00
4	Receipts from transfer of immovable property			68,00,000.00	68,00,000.00				
5	Sale of securities and units of mutual fund	Capital Gain		12,810.00	12,810.00	12,810.00	Nil		
6	Business receipts	Business		2,98,63,054.00	2,98,63,054.00	15,39,30,169.00	-12,40,67,115.00	2,77,85,292.00	-12,61,44,877.00
7	GST turnover	Profit & Loss A/c		13,27,95,945.00	13,27,95,945.00	15,39,30,169.00	-2,11,34,224.00	2,77,85,292.00	-12,61,44,877.00
8	GST purchases	Profit & Loss A/c		9,51,15,394.00	9,51,15,394.00	11,92,93,659.00	-2,41,78,265.00		
9	Business expenses			24,35,662.00	24,35,662.00				
10	Purchase of immovable property			2,94,96,000.00	2,94,96,000.00				
11	Purchase of securities and units of mutual funds			1,46,41,460.00	1,46,41,460.00				

Nature of Business

OTHER THAN THOSE DECLARING INCOME UNDER SECTIONS 44AD/44ADA/44AE

SN	Business Code	Description	Trade Name
1	07002 - REAL ESTATE AND RENTING SERVICES - Operating of real estate of self-owned buildings (residential and non-residential)	REAL ESTATE AND RENTING SERVICES	MODI HOUSING PRIVATE LIMITED
2	09028 - WHOLESALE AND RETAIL TRADE - Retail sale of other products n.e.c	WHOLESALE AND RETAIL TRADE	MODI HOUSING PRIVATE LIMITED

SOHAM MODI
(Managing Director)

INDEPENDENT AUDITOR'S REPORT

**TO
THE MEMBERS OF
M/s. MODI HOUSING PRIVATE LIMITED**

REPORT ON THE FINANCIAL STATEMENTS

OPINION

We have audited the accompanying Standalone financial statements of **MODI HOUSING PRIVATE LIMITED ("the Company")** which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss, the cash flow statement for the year then ended and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred to as "the Standalone Financial Statements")

In Our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the 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, its Loss and its cash flow for the year ended on that date.

BASIS OF 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 Standalone Financial Statements section of our 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 the audit of the standalone financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

As per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company



OTHER INFORMATION

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, but does not include the financial statements and auditor's report thereon.

Our opinion on the standalone 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 standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our 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.

RESPONSIBILITY OF MANAGEMENT FOR THE STANDALONE 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 standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. 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 judgments 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone 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 is also responsible for overseeing the company's financial reporting process.



AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

Our objective is to obtain reasonable assurance about whether the standalone 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 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 standalone financial statements.

As part of an audit in accordance with SAs we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone 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 our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such 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 standalone 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate 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 identify during our audit.

We also provide 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.



REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure "A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report to the extent applicable that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of the 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 our examination of those books.
 - c) The Standalone Balance Sheet, the Standalone Statement of Profit and Loss and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st 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 with reference to financial statements of the Company and the operating effectiveness of such controls, the reporting under this clause is not applicable to the company.
 - g) 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 the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations as at 31st March 2025 on its financial position in its standalone financial statements.
 - ii. The Company did not have long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) 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 person or entity, including foreign entity ("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 on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("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 on behalf of the Ultimate Beneficiaries

(c) Based on such audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

- v. The company has not declared or paid any dividend during the year.
- vi. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account for the year ended 31st March, 2025 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of the audit trail feature being tampered with.

Additionally, the audit trail has been preserved by the company as per the statutory requirements for record retention.

For M/s KGM & Co
Chartered Accountants
FRN: 015353S



CA Pranay Mehta
(Partner)

M No: 233650

Place: Hyderabad

Date: 27-09-2025

UDIN: 25233650BMMASI 6986

ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in Paragraph 1 under "Report on Other Legal and Regulatory Requirements" of our report of even date)

- i. In respect of Company's Property, Plant & Equipment and Intangible Assets.
 - a) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant & Equipment.
 - b) The Property, Plant & Equipment have been physically verified by the management at reasonable intervals and no material discrepancies were noticed.
 - c) The company does not have any immovable property properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee). Accordingly, clause 3 (i) (c) of the order is not applicable to the company.
 - d) The company has not revalued its Property, Plant & Equipment or Intangible assets or both during the year.
 - e) No proceedings have been initiated against the company for holding benami property under The Benami Transactions (Prohibition) Act, 1988 and rules made thereunder and the details have been appropriately disclosed in the standalone financial statements.
- ii. In respect of Company's Inventory.
 - a) Physical verification of inventory has been conducted at reasonable intervals by the management. In our opinion, the coverage and procedure by the management is appropriate. The aggregate of discrepancies of 10% or more in each class of inventory noticed have been properly dealt with in the books of account.
 - b) The Company has been sanctioned working capital limits exceeding Rs.5 crores from banks or financial institutions on the basis of security of current assets during the year. However the company is not required to submit any quarterly statements to the Bank.
- iii. According to the Information given to us the Company has made Investments in and granted loans or advances in the nature of loans, secured or unsecured to companies, firms, LLPs or other parties.
 - a) The loans or advances in the nature of loans granted to subsidiaries/joint venture/associates/other parties:



(Rs. In lakhs)

	Guarantees	Security	Loans	Advance in Nature of loans
Aggregate amount granted/provided during the year				
-Subsidiaries	Nil	Nil	Nil	Nil
-Joint Ventures	Nil	Nil	Nil	Nil
-Associates	Nil	Nil	Rs. 19.48/-	Nil
-Others	Nil	Nil	Nil	Nil
Balance Outstanding as at 31-03-2025 in respect of above cases				
-Subsidiaries	Nil	Nil	Nil	Nil
-Joint Ventures	Nil	Nil	Nil	Nil
-Associates	Nil	Nil	Rs. 1,29.56/-	Nil
-Others	Nil	Nil	Nil	Nil

- b) The terms and conditions are not prejudicial to the interests of the company
- c) In respect of loans & advances made there is no repayment schedule for principal & Interest.
- d) No loans & advances have fallen due during the year as they are repayable on demand and no repayment schedule is stipulated.
- e) Details of loans & advances in the nature of loans repayable on demand are as follows:

(Rs. In lakhs)

	All Parties	Promoters	Related Parties
Aggregate amount of loans/ advances in nature of loans			
-Repayable on demand (A)	Nil	Nil	1,29.56/-
-Agreement does not specify any terms or period of repayment (B)	Nil	Nil	Nil
Total (A+B)	Nil	Nil	1,29.56/-
Percentage of loans/advances in nature of loans to the total loans	Nil	Nil	100%

- iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from public in terms of Section 73 to 76 or any



other relevant provisions of Companies Act, 2013 during the year, hence reporting under clause 3(v) of the Order are not applicable to the Company.

- vi. The Central Government has not prescribed maintenance of cost records by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under Section 148(1) of the Companies Act, 2013. Hence, reporting under clause 3(vi) of the Order are 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 Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Cess, and other material statutory dues applicable to it with the appropriate authorities.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Sales Tax, Income-Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess 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.

- b) There were no dues of Goods and Service Tax, Provident Fund, Employees' State Insurance, Income-Tax, Sales-Tax, Service Tax, duty of Customs, duty of Excise, Value Added Tax, Cess and other material statutory dues which have not been deposited as at 31st March 2025 on account of dispute.
- viii. 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 surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year
- ix. In our opinion and according to the information and explanations given to us
 - a) The Company has not defaulted in the repayment of any loans or borrowings or in the payment of interest to any lenders.
 - b) The company has not been declared as a wilful defaulter by any bank or financial institution or other lender.
 - c) The term loans have been utilized for the purposes for which they were obtained.
 - d) The funds raised on a short-term basis have not been utilized for long term purposes.
 - e) The Company has not taken any 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 any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- x. In our opinion and according to the information and explanations given to us
 - a) The Company has not raised moneys by way of initial public offer or further public offer including debt instruments or term loans.



- b) The company has not made any preferential allotment or private placement of shares/debentures during the year and hence reporting under clause 3 (x) of the Order is not applicable.

xi.

- a. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year.
- b. During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ secretarial auditor or by us in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- 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 and hence reporting under clause 3(xii) of the Order is not applicable.

xiii. In our opinion and according to the information and explanations given to us, all the transactions with related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements etc., as required by the applicable accounting standards

xiv. In our opinion and according to the information and explanations given to us

- a) The company has an in-house internal audit system commensurate with the size and nature of its business
- b) There are no formal reports of the Internal Auditors for the period under audit.

xv. In pursuant to provisions of section 192 of the Act, the company has not entered into any non-cash transactions with directors of persons connected with him.

xvi.

- a. In our opinion, 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), (b) and (c) of the Order is not applicable.
- b. In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.

xvii. The company has not incurred cash losses during the Financial Year and in immediately preceding financial year.

xviii. There has not been any resignation of the statutory auditors during the year.


xix. On the basis of the financial ratios, ageing and expected dates of realisation 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, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating 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 due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- xx. Since the provisions of Section 135 of the companies act 2013 with regard to corporate social responsibility are not applicable to the company hence clause 3(xx) of the order is not applicable.

For M/s KGM & Co
Chartered Accountants
FRN: 015353S


CA Pranay Mehta
(Partner)
M No: 233650
Place: Hyderabad
Date: 27-09-2025
UDIN: 25233650BMMABI6986



MODI HOUSING PRIVATE LIMITED
CIN: U45200TG2002PTC040192
Balance Sheet As at 31st March 2025

(Rupees in Lakhs)

Particulars		Note No.	As at 31st March 2025		As at 31st March 2024	
I. EQUITY AND LIABILITIES						
1 Shareholders' funds						
(a) Share capital		2	2.04		2.04	
(b) Reserves and Surplus		3	2,517.76		2,559.69	
				2,519.80		2,561.73
2 Non-current Liabilities						
(a) Long Term Borrowings		4	625.52		56.56	
				625.52		56.56
3 Current Liabilities						
(a) Short-Term Borrowings		5	440.27		19.23	
(b) Trade Payables		6				
(A) total outstanding dues of micro enterprises and small enterprises; and			-		-	
(B) total outstanding dues of creditors other than micro enterprises and small enterprises			159.62		169.67	
(c) Short-Term Provisions		7	9.80		3.09	
(d) Other Current Liabilities		8	1,063.50		1,382.27	
				1,673.19		1,574.25
TOTAL				4,818.52		4,192.55
II. ASSETS						
1 Non-current assets						
(a) Property Plant and Equipment and Intangible Assets						
(i) Property, Plant and Equipment		9	87.76		147.09	
(i) Intangible asset			3.65		3.65	
(b) Non-Current Investments		10	2,022.02		1,165.99	
(c) Deferred tax Asset (net)		11	11.27		2.23	
(d) Other Non- Current Assets		12	6.59		4.19	
				2,131.29		1,323.15
2 Current assets						
(a) Inventory		13	1,749.79		1,475.31	
(b) Trade Receivables		14	114.41		184.64	
(c) Cash and Cash Equivalents		15	32.21		33.57	
(d) Short-term Loans and Advances		16	718.08		1,143.91	
(e) Other Current Assets		17	72.73		31.96	
				2,687.23		2,869.40
TOTAL				4,818.52		4,192.55
Significant Accounting Policies		1				
Notes to Financial Statements		2-32				

As per our report of even date

For KGM & Co
Chartered Accountants
Firm's Registration No: 0153535

CA Pranay Mehta
M No : 233650
(Partner)

Place: Hyderabad

Date: 27-09-2025

UDIN : 25233650BMMAS16986

For and on behalf of the Board of
MODI HOUSING PRIVATE LIMITED

Soham Satish Modi
Director
DIN: 00522546

Tejal Modi
Director
DIN: 06983437

MODI HOUSING PRIVATE LIMITED

CIN: U45200TG2002PTC040192

Statement of Profit and Loss for the Year ended 31st March 2025

(Rupees in Lakhs)

Particulars	Note No.	Year ended 31st March 2025		Year ended 31st March 2024	
I. Revenue from Operations	18	1,539.30		331.96	
II. Other income	19	48.25		29.34	
III. Total Income (I+II)			1,587.56		361.30
IV. EXPENSES :					
Construction Cost Incurred	20	117.46		152.89	
Purchase of stock in trade	21	1,192.94		260.40	
Changes in Inventory					
(a) Work-in-progress	22	13.62		(110.78)	
(a) Stock-in-trade	23	(288.10)		(198.43)	
Finance Costs	24	94.91		8.23	
Employee Benefit Expenses	25	203.31		104.65	
Depreciation	9	59.33		22.19	
Other Expenses	26	220.39		95.51	
V Total expenses			1,613.85		334.66
VI. Profit/(Loss) before tax (V-III)			(26.30)		26.64
VII. Tax expense:					
Current tax		22.60		7.20	
Deferred tax		(9.04)		(1.19)	
Earlier Year Taxes		2.07		8.50	
			15.63		14.51
VII. Net Profit for the period(VI-VII)			(41.93)		12.14
VIII. Earnings per equity share:					
(1) Basic & Diluted (in Rs.)			(205.53)		59.49
Significant Accounting Policies	1				
Notes to Financial Statements	2-32				

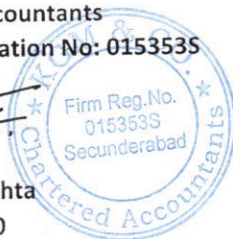
As per our report of even date

For KGM & Co

Chartered Accountants

Firm's Registration No: 015353S

[Signature]



CA Pranay Mehta

M No : 233650

(Partner)

Place: Hyderabad

Date: 27-09-2025

UDIN: 25233650BMMAS16986

For and on behalf of the Board

MODI HOUSING PRIVATE LIMITED

[Signature]

Soham Satish Modi

Director

DIN: 00522546

[Signature]

Tejal Modi

Director

DIN: 06983437

MODI HOUSING PRIVATE LIMITED
CIN: U45200TG2002PTC040192
Cash Flow statement for the Year ended 31st March 2025

(Rupees in Lakhs)

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Net Profit before taxation	(26.30)	26.64
Adjustments for:		
Depreciation and Amortization	59.33	22.19
Interest expense	94.91	8.23
Share of Firm tax	5.71	(1.61)
Share of (Profit)/Loss from Partnership firms	49.00	18.43
Interest income	-	(2.08)
Operating profit before working capital changes	182.65	71.78
Adjustments for changes in working capital		
(Increase)/Decrease in Trade receivables	70.23	(84.18)
Increase/(Decrease) in Trade Payables	(10.05)	141.75
(Increase)/Decrease in Loans & Advances	425.83	(1,025.56)
(Increase)/Decrease in inventories	(274.48)	(309.21)
Increase/(Decrease) in Short term borrowings	421.05	(32.81)
(Increase)/Decrease in other current Assets	(40.77)	2.36
Increase/(Decrease) in Current Liabilities	(318.77)	(359.85)
Increase/(Decrease) in Short term provisions	6.71	(76.20)
Cash generated from operations	462.40	(1,671.91)
Less:		
Direct Taxes Paid (Net of refunds)	(24.67)	(15.62)
Net cash from operating activities	437.73	(1,687.53)
Cash flow from investing activities		
(Purchase)/Sale of fixed assets	-	(114.03)
Goodwill	-	(3.65)
Share of Firm tax	(5.71)	1.54
Share of Profit/(Loss) from Partnership firms	(49.00)	(18.43)
Interest Income received	-	2.08
Investment in partnership firms	(856.03)	1,683.30
Other Non- Current Assets	(2.40)	5.95
Net cash from / (used in) investing activities	(913.14)	1,556.76
Cash flow from financing activities		
Interest (Net)	(94.91)	(8.23)
Long Term Borrowings	568.96	22.53
Net cash from / (used in) financing activities	474.06	14.30
Net increase / (decrease) in cash and cash equivalents	(1.36)	(116.47)
Cash and cash equivalents at the beginning of the year	33.57	150.04
Cash and cash equivalents at the end of the year	32.21	33.57
Components of cash and cash equivalents		
Cash on Hand	4.22	1.63
With banks on current accounts	-	-
With banks on Fixed Deposits	-	-
With banks on other accounts	27.99	31.94
Total cash and cash equivalents	32.21	33.57

For KGM & Co
Chartered Accountants
Firm's Registration No: 015353S

CA Pranay Mehta
M No : 233650
(Partner)

Place: Hyderabad

Date: 27-09-2025

UDIN: 25233650BMMAS16986



For and on behalf of the Board
MODI HOUSING PRIVATE LIMITED

[Signature]
Sohan Satish Modi
Director
DIN: 00522546

[Signature]
Tejal Modi
Director
DIN: 06983437

MODI HOUSING PRIVATE LIMITED
CIN: U45200TG2002PTC040192
Notes forming part of Financial Statement

Note: 1.1 COMPANY INFORMATION

Modi Housing Private Limited is a Private Limited Company domiciled in India and is incorporated under the provisions of the Companies Act, 2013. The company is in the business of real estate development.

Note: 1.2 SIGNIFICANT ACCOUNTING POLICIES

A Basis of Preparation of Financial Statements

These financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India ('Indian GAAP') to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013. The financial statements have been prepared under the historical cost convention on accrual basis.

The Company is classified as a Small and Medium-sized Company (SMC) as per the Companies (Accounting Standards) Rules, 2021. Accordingly, the Company has availed the exemptions and relaxations available to SMCs, wherever applicable.

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013.

The Company has ascertained its operating cycle as 12 months for the purpose of current-non current classification of assets and liabilities.

B Use of Estimates

The preparation of financial statements requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities and disclosures relating to the contingent liabilities as at the date of the financial statements and reported amounts of income and expense during the year. Future results could differ due to changes in these estimates and the difference between the actual result and the estimates are recognised in the period in which the results are known / materialise.

C Property Plant and Equipment and Intangible Assets

Property Plant and Equipment

Property Plant and Equipment are stated at acquisition cost net off accumulated depreciation.

Subsequent expenditure related to an item of property plant and equipment are added to its book value if it increases the future economic benefits from the existing asset beyond its previously assessed standard of performance.

Intangible Assets

Intangible assets are stated at acquisition cost net of accumulated amortization.

D Depreciation

In respect of Property Plant and Equipment depreciation is charged on written down basis so as to write-off the cost of the assets over the useful lives as specified in Schedule II of the Act/Rule. For the assets acquired prior to April 01, 2014, the carrying amount as on April 01, 2014 is depreciated over the remaining useful life as on April 01, 2014, as specified in Schedule II of the Act. In respect of Intangible Assets, Computer software is amortised over a period of 3 years.



MODI HOUSING PRIVATE LIMITED
CIN: U45200TG2002PTC040192
Notes forming part of Financial Statement

E Impairment of Assets

The Company assesses at each reporting date whether there is any indication that an asset (tangible or intangible) may be impaired. If any indication exists, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's net selling price and its value in use. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses are recognized in the Statements of Profit and Loss. Assessment is also done at each Balance Sheet date as to whether there is any indication that an impairment loss recognized for an asset in prior accounting periods may no longer exist or may have decreased.

F Investments

Investments are classified as current or non-current based on the management's intention.

Current Investments: Investments which are readily realizable and intended to be held for not more than one year from the date on which such investments are made. These are stated at cost or fair value whichever is less.

Non-current Investments: All other investments are classified as non-current investments and are stated at cost. Provision for diminution in value is made, if necessary, to recognize a decline, other than temporary, in the value of such investments.

G Revenue Recognition

Revenue is recognized when it is probable that economic benefits will flow to the Company and the amount can be reliably measured. When there is uncertainty as to collectability, revenue recognition is postponed until such uncertainty is resolved.

Sale of Goods: Revenue is recognized when significant risks and rewards of ownership are transferred to the buyer and is stated net of returns, trade discounts, and taxes such as Goods and Services Tax (GST) and no significant uncertainty exists regarding the amount of the consideration that will be derived from the sale of the goods.

Rendering of Services: Revenue is recognized as and when the services are rendered, based on agreements or milestones achieved, and when no significant uncertainty exists regarding collection of the consideration. In cases where services are provided over a period of time, revenue is recognized using the percentage-of-completion method when the outcome of the transaction can be estimated reliably

Interest Income: Interest income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate.

Other income: Income is recognized on accrual basis, unless there is significant uncertainty regarding its realization

H Foreign Currency Transaction

The transactions in foreign exchange are accounted at exchange rate prevailing on date of transaction. Current Assets and Current Liabilities outstanding at the year end are translated at exchange rates prevailing at the year end. Any exchange gains or losses arising out of subsequent fluctuations on settlement/conversion are dealt with in statement of profit and loss.

I Borrowing Costs

Borrowing Costs that are attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of such assets. A qualifying asset is one that necessarily takes a substantial period of time to get ready for intended use. All other borrowing costs which are not attributable to any qualifying assets are charged to the Statement of Profit and Loss Account.



MODI HOUSING PRIVATE LIMITED
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Notes forming part of Financial Statement

J Taxation

Current Tax: Provision for current income tax is made on the taxable income using the applicable tax rates and laws enacted or substantively enacted as of the balance sheet date, in accordance with the Income Tax Act, 1961.

Deferred Tax: Deferred tax is recognized on timing differences between the accounting income and the taxable income for the year, and quantified using the tax rates and laws enacted or substantively enacted as on the balance sheet date.

Deferred tax assets are recognized and carried forward only to the extent that there is a reasonable or virtual certainty (based on the nature of timing difference) that sufficient future taxable income will be available against which such deferred tax assets can be realized. **Deferred tax liabilities** are recognized for all taxable timing differences.

The effect of changes in tax rates on deferred tax assets and liabilities is recognized in the period in which the change is enacted or substantively enacted.

K Employee Benefits

Short Term Employee Benefits: All employee benefits payable wholly within twelve months of rendering the service are classified as short term employee benefits. Benefits such as salaries, wages, expected cost of bonus etc. are recognised in the period in which the employee renders the related service.

Post-Employment benefits (Defined Contribution Plan): The State governed provident fund scheme, employee state insurance scheme and employees' pension scheme are defined contribution plans. The contribution paid/payable under the scheme is recognised during the period in which the employee renders the related service.

L Earning Per Share

Basic Earnings Per Share (EPS) is computed by dividing the net profit or loss attributable to equity shareholders of the Company by the weighted average number of equity shares outstanding during the reporting period. The weighted average number of equity shares is adjusted for any bonus issues, share splits, or other similar transactions that have changed the number of shares outstanding without a corresponding change in resources.

Diluted Earnings Per Share (EPS) is calculated by adjusting both the net profit or loss attributable to equity shareholders and the weighted average number of equity shares for the effects of all dilutive potential equity shares that were outstanding during the reporting period.

M Leases

Leases where the Company does not assume substantially all the risks and rewards of ownership are classified as operating leases. Lease payments under such leases are recognized as an expense in the Statement of Profit and Loss on a straight-line basis over the lease term, unless another systematic basis is more representative of the time pattern of the user's benefit

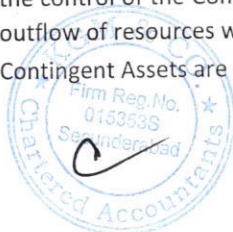
N Provisions

Provisions are recognized when there is a present obligation as a result of a past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimate can be made. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet Date and are not discounted to its present value. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

O Contingent Liabilities and Contingent Assets

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made.

Contingent Assets are neither recognized nor disclosed in the financial statements.



MODI HOUSING PVT. LTD.
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Notes to Financial Statements for the Year ended 31st March 2025

2 Share capital

(Rupees in Lakhs)

SHARE CAPITAL	As at 31st March 2025	As at 31st March 2024
Authorised Share Capital 50,000 Equity Shares of Rs.10/- each	5.00	5.00
Issued, Subscribed & Paid up Share Capital 20,400 Equity Shares of Rs.10/- each fully paid	2.04	2.04
Total	2.04	2.04

2.1 The reconciliation of the number of shares outstanding is set out below :

Particulars	As at 31st March 2025	As at 31st March 2024
Shares outstanding at the beginning of the year	20,400	20,400
Shares Issued during the year	-	-
Shares bought back during the year	-	-
Shares outstanding at the end of the year	20,400	20,400

2.2 The details of Shareholders holding more than 5% shares :

Name of Shareholder	As at 31st March 2025		As at 31st March 2024	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Modi Properties Pvt. Ltd.	10,400	50.98%	10,400	50.98%
Soham Modi	9,800	48.04%	9,800	48.04%
Total	20,200	99.02%	20,200	99.02%

2.3 Shareholding of promoters:

Promoter name	No. of shares	% of total shares	% change during the year
Modi Properties Pvt. Ltd.	10,400	50.98%	0%
Soham Modi	9,800	48.04%	0%
Tejal Modi	200	0.98%	0%

2.4 Rights, preferences and restrictions attached to equity shares

The company has one class of equity shares having a par value of Rs 10 each. Each Shareholder is eligible for one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing Annual General Meeting except in case of interim dividend. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the company in proportion to their shareholding.

2.5 Other Disclosures

- (i) There are no equity shares reserved for issue under options and contracts/commitments for the sale of shares/disvestment
- (ii) For the period of five years immediately preceeding the date of the Balance Sheet:
 - a The Company has not allotted any shares as fully paid up pursuant to contracts without payment being received in cash.
 - b The Company has not allotted any shares as fully paid up bonus shares
 - c The Company has not bought back any shares
- (iii) There are no securities convertible into equity/preference shares
- (iv) There are no unpaid calls
- (v) There are no shares forfeited.



3 RESERVES AND SURPLUS

(Rupees in Lakhs)

RESERVES AND SURPLUS	As at 31st March 2025	As at 31st March 2024
a) Surplus as per statement of profit and loss		
As per last balance sheet	2,403.69	2,391.56
(+) Net Profit/(Net Loss) For the current year	(41.93)	12.14
	2,361.76	2,403.69
b) Securities Premium	156.00	156.00
Total RESERVES AND SURPLUS	2,517.76	2,559.69

4 Long Term Borrowings

(Rupees in Lakhs)

Long Term Borrowings	As at 31st March 2025		As at 31st March 2024	
	Non-Current	Current	Non-Current	Current
<u>Secured-Term Loans</u>				
(A) From Banks	24.76	8.91	34.12	8.17
(B) From Financial Institutions	600.76	431.37	22.44	7.48
Total Long Term Borrowings	625.52	440.27	56.56	15.65

Note 4.1 Terms of Repayment of Loan For F.Y 2024-25

Particulars	Rate of Interest	Security	Period of Maturity w.r.t Balance Sheet Date	Number of Instalments Due	Amount Due
Kotak Mahindra Prime Limited -739	7.51%	Motor Vehicle - Car	19 Months	19	3.58
Kotak Mahindra Prime Limited	8.50%	Motor Vehicle - Car	36 Months	36	19.56
Axis Bank Loan	8.95%	Motor Vehicle - Car	48 Months	48	23.34
ICICI Bank	9.25%	Motor Vehicle - Car	34 Months	34	7.64
TATA Capital Limited	13.00%	Silver Oak Villas-Phase 3, 10 Unsold units of May Flower Platinum, Negative Lien on the SORP (Self Occupied Residential Property) of Mr. Soham Modi	46 Months	46	1,008.99
Bank of Baroda	7.10%	Motor Vehicle - Car	24 Months	24	2.70



5 Short-Term Borrowings

(Rupees in Lakhs)

Short Term Borrowings	As at 31st March 2025	As at 31st March 2024
Secured		
<u>Loans repayable on demand from Banks</u>		
Current Maturities of Long term Borrowings (Secured) (Refer Note no. 4)	440.27	15.65
Unsecured Loans		
<u>Loans repayable on demand</u>		
- From Related Parties	-	3.57
(The above loans are repayable on demand and carry on zero interest rate)		
Total Short Term Borrowings	440.27	19.23

6 Trade Payables

(Rupees in Lakhs)

Trade Payables	As at 31st March 2025	As at 31st March 2024
Total outstanding dues of creditors other than micro and small enterprises		
For Goods	139.11	158.22
For Services	20.51	11.45
Total outstanding dues of micro and small enterprises	-	-
Total Trade Payables	159.62	169.67

a) Trade Payables ageing schedule

(Rupees in Lakhs)

As at March 31, 2025

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME	129.75	4.59	-	-	134.34
ii. Others	22.90	2.38	-	-	25.28
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	152.65	6.97	-	-	159.62

As at March 31, 2024

(Rupees in Lakhs)

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME	-	-	-	-	-
ii. Others	167.70	1.97	-	-	169.67
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	167.70	1.97	-	-	169.67



MODI HOUSING PVT. LTD.
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Notes to Financial Statements for the Year ended 31st March 2025

7 Short-Term Provisions

(Rupees in Lakhs)

Short Term Provisions	As at 31st March 2025	As at 31st March 2024
Provision for tax	9.80	3.09
Total	9.80	3.09

8 Other Current Liabilities

(Rupees in Lakhs)

Other Current Liabilities	As at 31st March 2025	As at 31st March 2024
(a) Statutory Liabilities	29.07	22.04
(b) Amount Payable towards Purchase of division under Slump sale	-	42.25
(c) Capital a/c Balance in Partnership Firms/LLP& Other (Refer Note 10.2.3)	38.35	81.38
(d) Others		
Audit Fees Payable	2.25	1.35
Salary Payable	6.75	7.57
Interest accrued but not due on borrowings	6.08	0.48
Other Payables	5.18	0.12
Deposits	36.00	90.50
Advances from Customers	203.95	184.65
Revenue pending for Recognition	735.87	951.92
Total	1,063.50	1,382.27

11 Deferred tax Asset (net)

(Rupees in Lakhs)

Deferred Tax Asset	As at 31st March 2025	As at 31st March 2024
Deferred Tax (Liability)/Asset	2.23	1.04
(Charge)/Credit for the year		
a. Difference in depreciation	9.04	1.19
- Others	-	-
Total	11.27	2.23



12 Other Non- Current Assets (Rupees in Lakhs)

Other Non- Current Assets	As at 31st March 2025	As at 31st March 2024
Security Deposits	0.15	0.15
Hoarding Deposits	0.49	0.49
Other Deposits	5.95	3.55
Total	6.59	4.19

13 Inventory (Rupees in Lakhs)

Inventory	As at 31st March 2025	As at 31st March 2024
Flats/Villas/Apartments - I	1,052.29	763.11
Stock-in-Trade - II	198.64	198.32
Work in Progress - SOV - III	512.49	401.71
Opening Work-in-Progress	117.46	152.89
Add: Construction Cost incurred during the Year	(131.08)	(42.12)
Less: Cost Recognized as per POCM	498.87	512.49
Work in Progress - SOV Phase III		
Total (I+II+III)	1,749.79	1,475.31

14 Trade Receivables (Rupees in Lakhs)

Trade Receivables	As at 31st March 2025	As at 31st March 2024
Trade Receivables	114.41	184.64
Less: Provision for Doubtful Debts	-	-
Total	114.41	184.64

a) Trade receivables ageing schedule
As at 31st March 2025

Particulars	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
i. Undisputed Trade receivables considered good	103.03	0.64	10.74	-	-	114.41
ii. Undisputed Trade Receivables considered doubtful	-	-	-	-	-	-
iii. Disputed Trade Receivables considered good	-	-	-	-	-	-
iv. Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Total		0.64	10.74	-	-	114.41



Notes to Financial Statements for the Year ended 31st March 2025

(Rupees in Lakhs)

As at 31st March 2024

Particulars	Outstanding for following periods from due date of payment					
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
i. Undisputed Trade receivables considered good	181.99	-	2.65	-	-	184.64
ii. Undisputed Trade Receivables considered doubtful	-	-	-	-	-	-
iii. Disputed Trade Receivables considered good	-	-	-	-	-	-
iv. Disputed Trade Receivables considered doubtful	-	-	-	-	-	-
Total	181.99	-	2.65	-	-	184.64

15 Cash and Cash Equivalents

(Rupees in Lakhs)

Cash and Cash Equivalents	As at 31st March 2025	As at 31st March 2024
a. Balances with banks	27.99	31.94
b. Cash on hand	4.22	1.63
Total	32.21	33.57

16 Short-term loans and advances

(Rupees in Lakhs)

Short-term loans and advances	As at 31st March 2025	As at 31st March 2024
a) Loans & Advances		
Related Parties	653.21	1,140.16
Others	64.87	3.76
Total	718.08	1,143.91

17 Other Current Assets

(Rupees in Lakhs)

Other Current Assets	As at 31st March 2025	As at 31st March 2024
GST Input	7.73	0.02
Advance to Suppliers	41.11	27.07
Advance to Employees	9.89	0.07
Refund Receivable	4.13	4.13
TDS Receivable	(0.00)	0.68
Other Receivables	9.35	-
Prepaid Expenses	0.52	-
Total	72.73	31.96



Modi Housing Pvt. Ltd.
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Notes to Financial Statements for the Year ended 31st March 2025

(Rupees in Lakhs)										
9 (i)-Property, Plant and Equipment (F.Y 2024-2025)										
Particulars	Gross Block				Accumulated Depreciation				Net Block	
	As on 01-04-2024	Addition	Disposals	As on 31-03-2025	As at 31-3-2024	For the Year	Disposals	As at 31-3-2025	As at 31-3-2025	As at 31-3-2024
(a) Tangible assets										
Building	34.06	-	-	34.06	9.18	15.45	-	24.64	9.42	24.87
Plant and Equipment	0.77	-	-	0.77	0.02	0.18	-	0.20	0.58	0.76
Office Equipment	0.33	-	-	0.33	-	0.23	-	0.23	0.10	0.33
Vehicles	154.20	-	-	154.20	33.08	43.46	-	76.54	77.66	121.12
Sub Total	189.37	-	-	189.37	42.28	59.33	-	101.61	87.76	147.09
(b) Intangible assets										
Godwill	3.65	-	-	3.65	-	-	-	-	3.65	-
Sub Total	3.65	-	-	3.65	-	-	-	-	3.65	-
Total (a) + (b)	193.02	-	-	193.02	42.28	59.33	-	101.61	91.41	147.09

(Rupees in Lakhs)										
9 (ii)-Property, Plant and Equipment (F.Y 2023-2024)										
Particulars	Gross Block				Accumulated Depreciation				Net Block	
	As on 01-04-2023	Addition	Disposals	As on 31-03-2024	As at 31-3-2023	For the Year	Disposals	As at 31-3-2024	As at 31-3-2024	As at 31-3-2023
Building	8.28	25.78	-	34.06	7.76	1.43	-	9.18	24.87	0.52
Plant and Equipment	-	0.77	-	0.77	-	0.02	-	0.02	0.76	-
Office Equipment	0.25	0.09	-	0.33	-	-	-	-	0.33	0.25
Vehicles	66.81	87.40	-	154.20	12.33	20.75	-	33.08	121.12	54.47
Total	75.33	114.03	-	189.37	20.09	22.19	-	42.28	147.09	55.24
(b) Intangible assets										
Godwill	-	3.65	-	3.65	-	-	-	-	3.65	-
Sub Total	-	3.65	-	3.65	-	-	-	-	3.65	-
Total (a) + (b)	75.33	117.68	-	193.02	20.09	22.19	-	42.28	150.74	55.24



Notes to Financial Statements for the Year ended 31st March 2025

(Rupees in Lakhs)

A.	Particulars	Total	
		As at 31st March 2025	As at 31st March 2024
1	Investment in Equity instruments (Refer Note 10.1)	849.93	679.51
2	Investments in partnership firms (Refer Note 10.2.1)	18.11	65.64
3	Investments in partnership LLP's (Refer Note 10.2.2)	1,153.98	420.84
Total		2,022.02	1,165.99

Particulars	As at 31st March	
	2025	2024
Aggregate amount of quoted investments (Market Value as on 31st March 2025 is Rs. 0.10 Lakhs)	0.13	0.10
Aggregate amount of unquoted investments (Market Value as on 31st March 2024 is Rs. 0.10 Lakhs)	703.52	680
Investment in Mutual Funds (Lien Marked on Mutual Funds in favour of TATA Capital Limited)	146.29	-

10.1 Details of unquoted investments (stated at cost)

SL No	Name of Body Corporate	Subsidiary/ Associate/JV/ Controlled/ Entity /Others	Investment in Unquoted Equity Instruments-Fully Paid(Stated at Cost)	
			As at 31st March 2025	As at 31st March 2024
(a)	Modi & Modi Realty Hyderabad Pvt.Ltd.	Associate	5,82,500	5,82,500
	Dr. N.R.K Bio-Tech Pvt Ltd	others	2,41,100	10.00%
Total			5,82,500	49.27%

10.2.1 Details of investments in Partnership Firms

(Rs. in Lakhs)

SL No	Name of the Firm	As at 31st March	
		2025	2024
1	Modi Consultancy Services	17.90	65.43
2	Greenwood Builders	0.21	0.21
Total		18.11	65.64

10.2.2 Details of investments in LLP's

SL No	Name of the LLP	As at 31st March	
		2025	2024
1	Modi Farm House Hyderabad LLP	50.07	6.97
2	Modi Realty Siddipet LLP	-	50.04
3	Serene Clubs and Resorts LLP	-	7.13
4	Serene Constructions LLP	40.72	79.76
5	Summit Sales LLP	56.30	40.16
6	Villa Orchids LLP	47.36	33.69
7	Modi GV Ventures LLP	104.16	62.98
8	Vista View LLP	260.82	140.11
9	Silver Oak Villas LLP	594.48	-
10	Modi Realty Miryalaguda LLP	0.07	-
Total		1,153.98	420.84



Notes to Financial Statements for the Year ended 31st March 2025

10.2.3 Details of investments in Partnership Firms having Credit Balance

(Rs. in Lakhs)

SL No	Name of the Firm	As at 31st March 2025	As at 31st March 2024
1	Green Wood Estates	(18.95)	(18.84)
2	Modi Farm House Hyderabad LLP	(8.76)	-
3	Modi Realty Miryalaguda LLP	-	(1.75)
4	Modi Realty Vikarabad LLP	(7.27)	(7.21)
5	Silver Oak Villas LLP	-	(53.59)
6	Serene Clubs and Resorts LLP	(3.38)	-
		(38.35)	(81.38)

10.3 Details of Capital Balance and Profit /loss in Partnership Firms

(1) Name of the Partnership Firm: Modi Consultancy Services

Name of the Partner	As at 31st March 2025		As at 31st March 2024	
	% of share	Capital Balance	% of share	Capital Balance
Soham Modi (26%)	26.00%	137.54	26.00%	125.12
Tejal Modi (26%)	26.00%	12.42	26.00%	(0.01)
Modi Properties Pvt. Ltd. (24%)	24.00%	(101.38)	24.00%	551.22
Modi Housing Pvt. Ltd. (24%)	24.00%	17.90	24.00%	65.43
Total		66.48		741.75
Share of Profit / (Loss)		11.47		(1.16)

(2) Name of the Partnership Firm: Green Wood Estates

Name of the Partner	As at 31st March 2025		As at 31st March 2024	
	% of share	Capital Balance	% of share	Capital Balance
K Sreedevi	30.00%	(110.24)	30.00%	(110.16)
Meet B Mehta	30.00%	112.15	30.00%	112.23
Modi Housing Pvt Ltd	40.00%	(18.95)	40.00%	(18.84)
		(17.04)		(16.78)
Share of Profit / (Loss)		(0.10)		(1.06)

(3) Name of the Partnership Firm: Greenwood Builders

Name of the Partner	As at 31st March 2025		As at 31st March 2024	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	50.00%	0.21	50.00%	0.21
Anand Mehta	5.00%	(0.02)	5.00%	(0.02)
Kusum Mehta	45.00%	(0.19)	45.00%	(0.19)
		0.00		0.00
Share of Profit / (Loss)		Nil		Nil



Notes to Financial Statements for the Year ended 31st March 2025

(Rupees in Lakhs)

18	Revenue from Operations	Year ended 31st March 2025	Year ended 31st March 2024
	Sale of Villa/Flat	68.00	10.00
	Construction Revenue (POCM)	480.25	232.99
	Sale of Goods	878.04	64.54
	Sale of Services	113.01	24.43
	Total	1,539.30	331.96

(Rupees in Lakhs)

19	Other Income	Year ended 31st March 2025	Year ended 31st March 2024
	Interest Income on FD	-	2.08
	Interest Income	32.86	7.95
	Other non-operating income	2.25	-
	Share of Profits from ITC Shares	0.02	-
	Share of Profits from Partnership Firms/LLPs	13.11	19.30
	Total	48.25	29.34

(Rupees in Lakhs)

20	Construction Cost Incurred	Year ended 31st March 2025	Year ended 31st March 2024
	Construction Material Dealers	70.83	90.06
	Department Work	11.75	20.87
	Labour Services	23.09	21.30
	Other Expenses	11.79	20.66
	Total Cost Incurred	117.46	152.89

(Rupees in Lakhs)

21	Purchase of Stock in Trade	Year ended 31st March 2025	Year ended 31st March 2024
	Land/Flat Purchase	353.19	0.11
	Material Purchase-Trading	839.75	52.44
	Stock Transferred under Slump sale	-	207.45
	Total	1,192.94	260.40

(Rupees in Lakhs)

22	Changes in Inventory of Work in progress	Year ended 31st March 2025	Year ended 31st March 2024
	Opening Work-in-Progress	512.49	401.71
	Add: Construction Cost incurred during the Year	117.46	152.89
	Less: Cost Recognized as per POCM	(131.08)	(42.12)
	Closing Work-in-Progress	498.87	512.49
	Total Changes in inventories of work-in-progress	13.62	(110.78)

(Rupees in Lakhs)

23	Changes in Inventory of stock in trade	Year ended 31st March 2025	Year ended 31st March 2024
	Opening Stock of Land/Flats	764.51	764.39
	Opening Stock of Material Purchase	198.32	-
	Total Opening Stock	962.83	764.39
	Closing Stock of Land/Flats	1,052.29	764.51
	Closing Stock of Material Purchase	198.64	198.32
	Total Closing Stock	1,250.93	962.83
	Total	(288.1)	(198.4)



Notes to Financial Statements for the Year ended 31st March 2025

(Rupees in Lakhs)

24	Finance Costs	Year ended 31st March 2025	Year ended 31st March 2024
	Interest expense	81.85	7.91
	Other borrowing costs	13.06	0.31
	Total	94.91	8.23

(Rupees in Lakhs)

25	Employee Benefit Expenses	Year ended 31st March 2025	Year ended 31st March 2024
	Director Remuneration	54.00	54.00
	Salaries and wages, Bonus	132.18	47.09
	Incentives	4.52	0.08
	Contribution to provident and other funds	7.11	2.23
	Other Allowances	1.93	0.43
	Staff welfare expenses	3.57	0.82
	Total	203.31	104.65

(Rupees in Lakhs)

26	Other Expenses	Year ended 31st March 2025	Year ended 31st March 2024
	Admin & Marketing Services Charges	11.63	24.10
	Audit Fees	3.50	2.50
	Labour Charges	4.63	-
	Business Promotion Expenses	7.41	6.03
	Commission/Brokerage	2.46	12.69
	Consultancy charges	17.28	2.96
	CSR Expenses	-	2.45
	Rent Expenses	7.32	2.45
	Late fee & Interest on Statutory dues	0.61	0.06
	Power and Fuel	31.47	6.27
	Professional Charges	38.67	11.47
	Outdoor Media	-	0.14
	Registration Services	0.13	0.02
	Firm Professional Tax	-	0.03
	Repair & Maintenance	13.60	2.27
	House Keeping Services	11.59	-
	ROC Filing Fees	0.15	0.10
	Insurance	3.68	0.71
	Balance Written off	0.37	(0.01)
	Referral Incentives	-	0.05
	Prior Period Items	-	3.38
	Transportation Charges	7.00	-
	Miscellaneous Expenses	1.93	0.83
	Share of Income Tax of LLP's	5.71	(1.61)
	Share of Loss from Partnership firms and LLP's	51.26	18.43
	Total	220.39	95.51

26.1 Payment to Auditor

(Rupees in Lakhs)

	Year ended 31st March 2025	Year ended 31st March 2024
Audit fees		
Payments to Auditor towards		
Statutory Audit Fee	3.50	2.50
Other Services	-	2.55
Total	3.50	5.05



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Notes on Financial Statements for the Year ended 31st March 2025

27 Other Disclosures

The Company has undertaken the scheme of development of residential plots on the land (Phase III) belonging to the company. The company and an associate enterprise M/s. Silver Oak Villas LLP (SOV) has come together to construct Villas and develop a gated community of independent villas. The development of the land is to be undertaken by the company at its cost and risk. The construction of villas is to be undertaken by the company at its cost and risk. It is agreed amongst them that the sale consideration of the independent villas will be divided between the company and SOV at a pre-agreed ratio.

The revenue of the project undertaken by the company i.e, development of land into developed residential plots is recognized following percentage completion method(POCM).The stage of completion of the project is determined based on the project costs incurred method i.e., the stage of completion is determined in the proportion that the costs incurred upto the reporting date bear to the estimated total costs. The company has reached the stage of completion of 78.50% upto 31-03-2025.

Accordingly, the revenue and cost recognized for the year is as under.

	(In Lakhs)	
Particulars	FY 2024-2025	FY 2023-2024
Estimated Cost	2,094.15	2,094.15
Cost incurred during the year	117.46	152.89
Cumulative cost	1,643.82	1,526.37
POCM%	78.50%	72.89%
Revenue recognized during the year	480.25	232.99
Cumulative Revenue recognized	3,103.01	2,622.76
Cost recognized during the year	131.08	42.12
Cumulative Cost recognized	1,144.96	1,013.88
Gross Profit recognized during the year	349.18	190.88
Cumulative Gross profit recognized	1,958.06	1,608.88
Opening WIP	512.49	401.71
Closing WIP	498.87	512.49

28 RELATED PARTY DISCLOSURES

A Key Management Personnel (KMP)

Soham Modi - Director
Tejal Modi - Director

B Holding Company

Modi Properties Private Limited

C Subsidiary Company/Jointly Controlled Entities/Associates

Green Wood Estates
Green Wood Builders
Summit Sales LLP
Modi Farm House Hyderabad LLP
Villas Orchids LLP
Serene Clubs & Resorts LLP
Serene Constructions LLP
Modi Realty Miryalguda LLP
Modi Realty Siddipet LLP
Silver Oak Villas LLP
Modi Realty Vikarabad LLP
DR. N.R.K. Biotech Pvt Ltd
Modi & Modi Realty Hyderabad Private Ltd
Vista View LLP
Modi GV Ventures LLP



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Notes on Financial Statements for the Year ended 31st March 2025

D Entities in which Director is a partner/Director

Modi Realty Genome Valley
MC Modi Educational Trust
Modi Consultancy Services
Modi Builders Infrastructure Pvt. Ltd.

E Subsidiary of a holding company to which such company also a subsidiary company

East Side Residency Annojiguda LLP
Kadakia & Modi Housing
Matrix Real Estates Consultants LLP
GVSH Manufacturing Facilities Pvt. Ltd.
Aedis Developers LLP
Mehta and Modi Realty Kowkur LLP
Modi Estates/ Modi Realty Mallapur LLP
Paramount Builders
Paramount Estates
Silver Oak Realty
Summit Builders
Summit Sales LLP
Modi Consultancy Services
Vista Homes

		(In Lakhs)	
(i) Related Party Transactions			
Particulars	31-03-2025	31-03-2024	
(a) Remuneration Paid			
Directors	48.00	48.00	
(b) Interest on Unsecured Loans			
Director	-	3.97	
(c) Loan Taken			
Director	-	53.58	
KMP exercise significant influence	-	5.12	
Subsidiary Company/Jointly Controlled Entities/Associates	63.97	76.64	
(d) Repayment of Loan			
Director	3.57	118.58	
Subsidiary Company/Jointly Controlled Entities/Associates	19.48	135.36	
(e) Purchases			
KMP exercise significant influence	104.11	31.82	
Subsidiary Company/Jointly Controlled Entities/Associates	29.41	45.96	
Holding Company	-	15.05	
Director	-	0.00	
(f) Sales			
KMP exercise significant influence	963.04	52.52	
Holding Company	19.96	1.28	
Subsidiary Company/Jointly Controlled Entities/Associates	127.68	11.00	
(g) Statutory Payments			
KMP exercise significant influence	-	0.95	



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Notes on Financial Statements for the Year ended 31st March 2025

(i) Related Party Transactions		(In Lakhs)	
Particulars	31-03-2025	31-03-2024	
(h) Deposits Received			
KMP exercise significant influence	1.00	16.15	
Subsidiary Company/Jointly Controlled Entities/Associates	0.50	14.50	
(i) Flat Purchase Paid and Reversed			
KMP exercise significant influence	903.33	7.83	
Subsidiary Company/Jointly Controlled Entities/Associates	58.58	67.90	
(j) MMC Charges			
KMP exercise significant influence	1.02	1.65	
(k) Deposit Repaid			
KMP exercise significant influence	5.00	-	
Subsidiary Company/Jointly Controlled Entities/Associates	-	2.00	
(l) Balance Transferred to MHPL			
Subsidiary Company/Jointly Controlled Entities/Associates	-	14.50	
(m) Rent Paid			
KMP exercise significant influence	0.16	-	
Subsidiary Company/Jointly Controlled Entities/Associates	1.10	1.44	
(n) Outstanding Balance Paid			
KMP exercise significant influence	-	0.23	
Subsidiary Company/Jointly Controlled Entities/Associates	0.84	0.20	
(o) Interest Income			
KMP exercise significant influence	-	0.36	
Subsidiary Company/Jointly Controlled Entities/Associates	18.49	7.59	
(p) Loan Given			
Subsidiary Company/Jointly Controlled Entities/Associates	507.00	-	
(q) Services taken and given			
Holding Company	49.03	-	
KMP exercise significant influence	1.91	-	
Subsidiary Company/Jointly Controlled Entities/Associates	0.69	-	
(r) Loan amount received			
KMP exercise significant influence	3.08	-	
(s) Advance payment			
Holding Company	0.05	-	
(t) Advance Received			
KMP exercise significant influence	10.00	-	



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Notes on Financial Statements for the Year ended 31st March 2025

(ii) Related Party Balances		(In Lakhs)	
Particulars	31-03-2025	31-03-2024	
(a) Payable by the Company			
Director	0.00	3.57	
KMP exercise significant influence	142.79	174.74	
Holding Company			
Subsidiary Company/Jointly Controlled Entities/Associates	57.03	2.50	
(b) Receivable by the Company			
Director	6.04	13.69	
KMP exercise significant influence	89.95	170.80	
Holding Company	3.92	2.82	
Subsidiary Company/Jointly Controlled Entities/Associates	662.42	1,007.84	



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Notes to Financial Statements for the Year ended 31st March 2025

29 Financial performance ratios F.Y. 2024 - 2025 & F.Y. 2023 - 2024

Particulars	Numerator	Denominator	As at 31st March 2025	As at 31st March 2024	Variance	Reason for variance
Current Ratio	Operating Current Assets(1)	Current liability	1.61	1.82	-12%	Due to decrease in Current assets
Debt-Equity Ratio	Total debt (2)	Shareholder's equity	0.42	0.03	1330%	Due to decrease in Debt
Debt Service Coverage ratio	Earnings available for debt service (3)	Debt service (4)	0.42	10.92	-96%	Due to decrease in Profits
Return on Equity Ratio	Net profits after taxes (5)	Shareholder's equity	(0.02)	0.00	-451%	Due to decrease in Profits
Inventory turnover ratio	Cost of goods sold	Average inventory	0.95	0.30	222%	Due to decrease in Inventory
Trade receivables turnover ratio	Net sales (6)	Average accounts receivable	10.29	7.33	342%	Due to decrease in Trade Receivable
Trade payables turnover ratio	Net purchases (7)	Average trade payable	(0.95)	(1.58)	-40%	Due to decrease in Trade Payable
Net capital turnover ratio	Net sales (6)	Average working capital (8)	1.52	0.26	492%	Due to decrease in Turnover
Net profit ratio	Net profits after taxes (5)	Net sales (6)	(0.03)	0.04	-175%	Due to decrease in Profits
Return on capital employed	Earning before interest & tax (EBIT) (9)	Capital employed (10)	0.01	0.00	171%	Due to decrease in Profits
Return on investment (in%)	Income generated from invested funds	Average invested funds in treasury investments	NA	NA	NA	NA

Note:

- (1) Operating current assets = Total current assets - Current investments - other bank balances.
- (2) Total debt / debt service= Non current borrowing + Current borrowing
- (3) Earnings available for debt service = PBT + Finance cost + Depreciation - Other income - Exception income
- (4) Debt service = Principal + Interest
- (5) Net profits after taxes includes exceptional income.
- (6) Net sales = Revenue from operations
- (7) Net purchases = Consumption RM, stores & spares (RSS) - Opening RSS + Closing RSS
- (8) Working capital = Operating current Assets - Current liabilities
- (9) EBIT = PBT + Finance cost - Other income - Exception income
- (10) Capital employed = Total assets - Non current investment - Current investment - FDs - Current liabilities



MODI HOUSING PRIVATE LIMITED

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Notes to Financial Statements for the Year ended 31st March 2025

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Additional Regulatory Information

- (i) There is no immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) whose title deed is not held in the name of the Company.
- (ii) The Company has not revalued any Property, Plant & Equipment.
- (iii) The Loans or Advances are in the nature of loans are granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person.

(a) Repayable on demand

(Rs. in Lakhs)

Type of Borrower	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoter	-	-
Directors	-	-
KMPs	-	-
Related Parties	653.21	91%

(b) Without specifying any terms or period of repayment

Type of Borrower	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoter	-	-
Directors	-	-
KMPs	-	-
Related Parties	-	-

(c) The Purpose of the loan

Loans given to Related parties is for the purpose of advancement of business and other corporate purposes

- (iv) The company doesn't have any Capital Work-in-Progress as mentioned in Note No. 13
- (v) There are no intangible assets under development as at March 31, 2025 or as at March 31, 2024
- (vi) No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (vii) The Company has borrowings from banks on the basis of security of current assets. However the Company is not required to submit any quarterly statements to the bank. Hence reconciliation of the same is not provided.
- (viii) No bank, financial institution or other lender has declared the Company as a wilful defaulter.
- (ix) The Company does not have any transactions or balances with the Companies whose name is struck off under section 248 of the Companies Act, 2013.
- (x) There are no such charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period as at the year end
- (xi) The provisions relating to Corporate Social Responsibility (CSR) are not applicable for the Financial Year 2024-2025. However, for Financial Year 2023-2024, the provisions of CSR were applicable



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Notes to Financial Statements for the Year ended 31st March 2025

Corporate Social responsibility (CSR) Contribution	As at 31st March 2025	As at 31st March 2024
Narsing Swain Memorial trust		10.00
Contribution to Others	NA	-
Total	-	10.00

Other Details	As at 31st March 2025	As at 31st March 2024
(a) Amount required to be spent during the period		10.00
(b) Amount spent during the year on:		
(i) Construction/acquisition of any asset		-
(ii) On Purposes other than (i) above	NA	10.00
(c) Shortfall at the end of the year		
(d) Total of previous years shortfall		
(e) Reason for shortfall		-
(f) Details of Related Party Transactions		-

Nature of CSR Activities :

Heath Care Facilities to the poor patients through Narsing Swain Memorial trust .

- (xii) There are no such contractual commitments for the acquisition of Property, plant and equipment
- (xiii) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (xiv) The Company have 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
- (xv) The Company have 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 Company 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.
- (xvi) The Company has not 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.
- (xvii) The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.
- (xviii) There are no amounts due to be transferred to the Investor Education and Protection Fund under section 125 of the Companies Act, 2013, as at the year end.


- 31 The figures of previous year have been re-grouped, wherever necessary, to confirm to the current year classification
- 32 The entity has not received any intimation from 'Suppliers' regarding their status MICRO, SMALL, MEDIUM ENTERPRISES Development Act 2006 and hence disclosures, if any, relating to the amounts unpaid as at the year end together with interest payable / paid as required under the Act has not been given.

As per our report of even date

For KGM & Co

Chartered Accountants

Firm's Registration No: 015353S



CA Pranay Mehta

M No : 233650

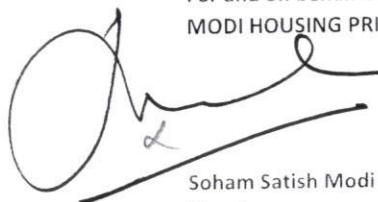
(Partner)

Place: Hyderabad

Date: 27-09-2025

UDIN: 25233650BMMASI6986

For and on behalf of the Board of
MODI HOUSING PRIVATE LIMITED



Soham Satish Modi
Director

DIN: 00522546



Tejal Modi

Director

DIN: 06983437