

Modi Properties Pvt Ltd (25-26)

5-4-187/3&4, IInd Floor, Soham Mansion

M G Road, Ranigunj,

Secunderabad - 500003

CIN: U65993TG1994PTC017795

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BANK-Kotak Mahindra Bank 1814996053 Book

1-Nov-25 to 30-Nov-25

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-Nov-25	To Opening Balance			30,32,404.54	
1-Nov-25	By EMP-Rasamolla Vinod Kumar Salary <i>Being salary for the month of october 2025</i>	Payment	PAY/14619/25-26		42,285.00
	By EMP- Bore Shekappa Salary <i>Being salary for the month of october 2025</i>	Payment	PAY/14620/25-26		28,110.00
	By EMP-Chathiri Krishna Salary <i>Being salary for the month of october 2025</i>	Payment	PAY/14621/25-26		31,470.00
	By EMP-Dasari Deepakraj Salary <i>Being Chq 000908 issued to Y/s for NEFT/RTGS to Dasari Deepakraj against salary for the month of october 25</i>	Payment	PAY/14622/25-26		17,321.00
	By AVR Gulmohar Welfare Association <i>Being payment to AVR GWA against Villa no 27 mmc charges for the FY 24-25 balance amount</i>	Payment	PAY/14623/25-26		20,200.00
	By AVR Gulmohar Welfare Association <i>Being payment to AVR GWA against Villa no 19 mmc charges for the FY 24-25 part payment</i>	Payment	PAY/14624/25-26		4,800.00
	By SP-Y Anjaiah <i>Being payment to Y Anjaiah against house keeping charges for the month of october 25</i>	Payment	PAY/14625/25-26		3,500.00
	By Soham Mansion Owners Association <i>Being payment to SMOA against maintenance charges for the month of november 2025</i>	Payment	PAY/14626/25-26		18,620.00
	By SP-T. Krishna Mohan <i>Being payment to T. Krishna Mohan against data base maintenance charges for the month of october 25</i>	Payment	PAY/14627/25-26		6,750.00
	By OIE-News Paper & Periodicals <i>Being payment to V Chade Nagaraj against news paper charges for the month of september 25</i>	Payment	PAY/14628/25-26		1,740.00
	Carried Over			30,32,404.54	1,74,796.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			30,32,404.54	1,74,796.00
1-Nov-25	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC towards against loan financials charges TATA Cap - 10 Cr @0.05% and ABFL 10Cr @0.15% for the period from 21-09-2025 to 20-10-2025</i>	Payment	PAY/14629/25-26		16,667.00
	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC against Flight tkt Hyd-Mum-Hyd for Soham Modi cc st 18/07to17/08/25</i>	Payment	PAY/14630/25-26		18,395.00
	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC against Flight tkt Hyd-Mum-Hyd for waseem cc st 18/07 to 17/08/25</i>	Payment	PAY/14631/25-26		13,383.00
	By SP-Expert Security Guards <i>Being payment to SP-Expert Security Guards against security charges for the month of oct 25 ref inv no. esg/92/25 dt. 31-10-25</i>	Payment	PAY/14632/25-26		36,948.00
	By SP-Soham Modi HUF <i>Being payment to SP-Soham Modi HUF against credit baalnce</i>	Payment	PAY/14633/25-26		11,383.00
	By OIE-Legal Expenses <i>Being payment transfer to M A Lateef agaisnt cost for translating all documents</i>	Payment	PAY/14634/25-26		12,500.00
	By ECARD- K Prabhakar Reddy <i>Being payment to K Prabhakar Reddy against petty cash expenses reversal</i>	Payment	PAY/14635/25-26		9,284.00
	By SP-Modi Housing Pvt Ltd-Services <i>Being payment to MHSVC against credit balance ref inv no. MHSVC25-26/10210</i>	Payment	PAY/14636/25-26		1,687.00
	By SUP-Modi Housing Pvt Ltd <i>Being paymen to MHTR agaisnt credit balance</i>	Payment	PAY/14637/25-26		11,632.00
	By INV-Modi Properties Pvt Ltd Mayflower Platinum <i>Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer</i>	Payment	PAY/14638/25-26		65,000.00
	By INV-Mehta & Modi Realty Suryapeet LLP/Timmapur LLP <i>Being payment to Mehta and Modi Realty Timmapur LLP towards funds transfer</i>	Payment	PAY/14639/25-26		65,000.00
	Carried Over			30,32,404.54	4,36,675.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			30,32,404.54	4,36,675.00
1-Nov-25	By INV-Silver Oak Villas LLP Modi Housing <i>Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14640/25-26		2,00,000.00
	By INV-Silver Oak Villas LLP Modi Housing <i>Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14641/25-26		13,45,000.00
	By INV-Modi Realty LG Malakpet LLP <i>Being payment to INV-Modi Realty LG Malakpet LLP towards funds transfer</i>	Payment	PAY/14642/25-26		10,000.00
	By INV-East Side Residency Annojiguda LLP <i>Being payment to East Side Residency Annojiguda LLP towards funds transfer</i>	Payment	PAY/14643/25-26		10,000.00
	To INV-Modi Realty Mallapur LLP <i>Being funds received from INV-Modi Realty Mallapur LLP towards funds transfer</i>	Receipt	REC/11465	10,000.00	
	By INV-Aedis Developers LLP <i>Being payment to Aedis Developers LLP towards funds transfer</i>	Payment	PAY/14644/25-26		16,00,000.00
3-Nov-25	By (as per details) TDS-1% Contract 69.00 Dr TDS-2% Contract 2,809.00 Dr TDS-10% Professional Charges 13,907.00 Dr TDS-10% Interest 2,08,788.00 Dr TDS-10% Rent 23,018.00 Dr <i>Being Chq 000906 issued to Y/S for NEFT/RTGS to ITD against tds dues for the month of october 25</i>	Payment	PAY/14646/25-26		2,48,591.00
	By INV-Aedis Developers LLP <i>Being Chq 000904 issued to Y/S for NEFT/RTGS to Aedis Developers LLP towards funds transfer</i>	Payment	PAY/14648/25-26		5,26,000.00
	By INV-Silver Oak Villas LLP Modi Housing <i>Being Chq 000905 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14649/25-26		6,00,000.00
	To USL-Pinewood Homes Pvt Ltd ICD <i>Being RTGS received from USL-Pinewood Homes Pvt Ltd ICD against unsecured loan</i>	Receipt	REC/11466	40,00,000.00	
	Carried Over			70,42,404.54	49,76,266.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			70,42,404.54	49,76,266.00
4-Nov-25	To OTH LOAN-AMTZ Medpolis Square Pvt Ltd <i>Being NEFT recieved from AMTZ Medpolis Square Pvt Ltd against loan</i>	Receipt	REC/11467	20,000.00	
	To USL-Pinewood Homes Pvt Ltd ICD <i>Being RTGS received from USL -Pinewood Homes Pvt Ltd ICD against unsecured loan</i>	Receipt	REC/11469	10,00,000.00	
	To ECARD- K Prabhakar Reddy <i>Being online rejected</i>	Receipt	PAY/14655/25-26	9,284.00	
5-Nov-25	By SL- Tata Capital Limited-(COD0140) <i>Being Chq 000909 issued to Y/S NEFT/RTGS to tata capital limited against interest dues for the month of october 25</i>	Payment	PAY/14650/25-26		1,52,849.00
	By OIE -Telephone Expenses <i>Being Chq 000910 issued to Airtel Relationship No. 1380249900 against airtel dues of plot no 280 security guards</i>	Payment	PAY/14651/25-26		471.00
	By OIE -Telephone Expenses <i>Being Chq 000911 issued to Airtel Relationship No. 1-4752305933225 against soham sir airtel I PAD aritel dues</i>	Payment	PAY/14652/25-26		825.00
	To INV -Silver Oak Villas LLP Modi Housing <i>Being NEFT recieved from INV -Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Receipt	REC/11468	75,000.00	
	By Mehta & Modi Realty Kowkur LLP Purchase Villa A/C <i>Being Chq 000912 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against purchase of Flat no. A 202 GHT</i>	Payment	PAY/14656/25-26		18,16,000.00
	By Mehta & Modi Realty Kowkur LLP Purchase Villa A/C <i>Being Chq 000913 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 202 purchase</i>	Payment	PAY/14657/25-26		2,78,000.00
	By Mehta & Modi Realty Kowkur LLP Purchase Villa A/C <i>Being Chq 000914 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 202 purchase</i>	Payment	PAY/14658/25-26		34,48,576.00
	Carried Over			81,46,688.54	1,06,72,987.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			81,46,688.54	1,06,72,987.00
5-Nov-25	By INV-Flat No- A 202 Mehta & Modi Realty Kowkur LLP <i>Being Chq 000915 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 202 purchase Booking amount</i>	Payment	PAY/14659/25-26		2,25,000.00
	By Mehta & Modi Realty Kowkur LLP Purchase Villa AC <i>Being Chq 000949 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 202 purchase</i>	Payment	PAY/14660/25-26		41,64,424.00
To	INV-Silver Oak Villas LLP Modi Housing <i>Being RTGS received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Receipt	REC/11470	2,78,000.00	
To	INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11471	34,48,576.00	
To	INV-Mehta and Modi Realty Kowkur LLP <i>Being RTGS received from INV -Mehta and Modi Realty Kowkur LLP towards funds transfer</i>	Receipt	REC/11472	43,89,424.00	
By	Mehta & Modi Realty Kowkur LLP Purchase Villa AC <i>Being Chq 000917 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 203 purchase</i>	Payment	PAY/14661/25-26		50,00,000.00
By	INV-Flat No- A 203 Mehta & Modi Realty Kowkur LLP <i>Being Chq 000918 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 203 purchase Booking amount</i>	Payment	PAY/14662/25-26		2,25,000.00
By	Mehta & Modi Realty Kowkur LLP Purchase Villa AC <i>Being Chq 000947 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 203 purchase</i>	Payment	PAY/14663/25-26		47,07,000.00
By	INV-Flat No- A 714 Mehta & Modi Realty Kowkur LLP <i>Being Chq 000920 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 714 purchase Booking amount</i>	Payment	PAY/14664/25-26		2,25,000.00
By	Mehta & Modi Realty Kowkur LLP Purchase Villa AC <i>Being Chq 000921 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 714 purchase</i>	Payment	PAY/14665/25-26		50,00,000.00
	Carried Over			1,62,62,688.54	3,02,19,411.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,62,62,688.54	3,02,19,411.00
5-Nov-25	By Mehta & Modi Realty Kowkur LLP Purchase Villa A/C <i>Being Chq 000945 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 714 purchase</i>	Payment	PAY/14666/25-26		50,00,000.00
	To INV-Silver Oak Villas LLP Modi Housing <i>Being RTGS received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Receipt	REC/11473	9,06,000.00	
	By INV-Modi Realty Mallapur LLP <i>Being Chq 000923 issued to Y/S for NEFT/RTGS To Modi Realty Mallapur LLP towards funds transfer</i>	Payment	PAY/14667/25-26		9,06,000.00
	To INV-Mehta and Modi Realty Kowkur LLP <i>Being RTGS received from INV -Mehta and Modi Realty Kowkur LLP towards funds transfer</i>	Receipt	REC/11474	50,00,000.00	
	To INV-Mehta and Modi Realty Kowkur LLP <i>Being RTGS received from INV -Mehta and Modi Realty Kowkur LLP towards funds transfer</i>	Receipt	REC/11475	49,32,000.00	
	To INV-Mehta and Modi Realty Kowkur LLP <i>Being RTGS received from INV -Mehta and Modi Realty Kowkur LLP towards funds transfer</i>	Receipt	REC/11476	50,00,000.00	
	To INV-Mehta and Modi Realty Kowkur LLP <i>Being RTGS received from INV -Mehta and Modi Realty Kowkur LLP towards funds transfer</i>	Receipt	REC/11477	50,00,000.00	
	To INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11478	50,00,000.00	
	To INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11479	50,00,000.00	
	To INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11480	50,00,000.00	
	To INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11481	50,44,411.00	
	Carried Over			5,71,45,099.54	3,61,25,411.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			5,71,45,099.54	3,61,25,411.00
5-Nov-25	By INV-Modi Realty Mallapur LLP <i>Being Chq 000924 issued to Y/S for NEFT/RTGS to Modi Realty Mallapur LLP towards funds transfer</i>	Payment	PAY/14668/25-26		50,00,000.00
	By INV-Modi Realty Mallapur LLP <i>Being Chq 000925 issued to Y/S for NEFT/RTGS to Modi Realty Mallapur LLP towards funds transfer</i>	Payment	PAY/14669/25-26		50,00,000.00
	By INV-Modi Realty Mallapur LLP <i>Being Chq 000926 issued to Y/S for NEFT/RTGS to Modi Realty Mallapur LLP towards funds transfer</i>	Payment	PAY/14670/25-26		50,00,000.00
	By INV-Modi Realty Mallapur LLP <i>Being Chq 000927 issued to Y/S for NEFT/RTGS to Modi Realty Mallapur LLP towards funds transfer</i>	Payment	PAY/14671/25-26		50,44,411.00
	By Modi Realty Pocharam LLP Flat Purchase A/c <i>Being Chq 000928 issued to Y/S for NEFT/RTGS to Modi Realty Pocharam LLP against purchase of Flat no. A 106</i>	Payment	PAY/14672/25-26		50,00,000.00
	By INV-Flat No. A 106 Modi Realty Pocharam LLP <i>Being Chq 000929 issued to Y/S for NEFT/RTGS to Modi Realty Pocharam LLP against purchase of Flat no. A 106 Booking amount</i>	Payment	PAY/14673/25-26		2,25,000.00
	By Modi Realty Pocharam LLP Flat Purchase A/c <i>Being Chq 000934 issued to Y/S for NEFT/RTGS to Modi Realty Pocharam LLP against purchase of Flat no. A 106 and A 206 Balance amount</i>	Payment	PAY/14674/25-26		24,98,000.00
	By INV-Flat No. A 206 Modi Realty Pocharam LLP <i>Being Chq 000931 issued to Y/S for NEFT/RTGS to Modi Realty Pocharam LLP against purchase of Flat no. A 206 Booking amount</i>	Payment	PAY/14675/25-26		2,25,000.00
	By Modi Realty Pocharam LLP Flat Purchase A/c <i>Being Chq 000932 issued to Y/S for NEFT/RTGS to Modi Realty Pocharam LLP against purchase of Flat no. A 206</i>	Payment	PAY/14676/25-26		50,00,000.00
	Carried Over			5,71,45,099.54	6,91,17,822.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			5,71,45,099.54	6,91,17,822.00
5-Nov-25	T0 INV-Modi Properties Pvt Ltd-Services <i>Being payment received from MPSVC against PT/PF/ESI dues for the month of oct 25</i>	Receipt	REC/11482	1,60,238.00	
	By Modi Realty Genome Valley Purchase Villa A/C <i>Being Chq 000935 issued to Y/S for NEFT/RTGS to Modi Realty Genome Valley LLP against purchase of Flat no. A 207</i>	Payment	PAY/14678/25-26		32,00,000.00
	T0 INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11483	50,00,000.00	
	T0 INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11484	50,00,000.00	
	T0 INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11485	29,48,000.00	
	T0 INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11486	32,00,000.00	
	T0 INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11487	50,00,000.00	
	T0 INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11488	6,61,312.00	
	By INV -Silver Oak Villas LLP Modi Housing <i>Being Chq 000936 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14679/25-26		50,00,000.00
	By INV -Silver Oak Villas LLP Modi Housing <i>Being Chq 000937 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14680/25-26		6,61,312.00
	By Modi Realty Miryalaguda LLP Purchase Villa A/C <i>Being Chq 000938 issued to Y/S for NEFT/RTGS to Modi Realty Miryalaguda LLP against purchase of Villa no. 28 at AGH</i>	Payment	PAY/14681/25-26		34,50,379.00
	Carried Over			7,91,14,649.54	8,14,29,513.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			7,91,14,649.54	8,14,29,513.00
5-Nov-25	To INV-Aedis Developers LLP <i>Being RTGS received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11489	34,50,379.00	
	To INV -Silver Oak Villas LLP Modi Housing <i>Being RTGS received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Receipt	REC/11490	50,00,000.00	
	To INV -Silver Oak Villas LLP Modi Housing <i>Being RTGS received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Receipt	REC/11491	4,59,621.00	
	By Modi Realty Miryalaguda LLP Purchase Villa A/C <i>Being Chq 000938 issued to Y/S for NEFT/RTGS to Modi Realty Miryalaguda LLP against purchse of Villa no. 28 at AGH</i>	Payment	PAY/14682/25-26		50,00,000.00
	By Modi Realty Miryalaguda LLP Purchase Villa A/C <i>Being Chq 000940 issued to Y/S for NEFT/RTGS to Modi Realty Miryalaguda LLP against purchse of Villa no. 28 at AGH</i>	Payment	PAY/14683/25-26		4,59,621.00
	By Mehta & Modi Realty Kowkur LLP Purchase Villa A/C <i>Being Chq 000948 issued to Y/S for NEFT/RTGS To Mehta & Modi Realty Kowkur LLP against flat no A 714 purchase</i>	Payment	PAY/14694/25-26		10,38,200.00
	To INV-Mehta and Modi Realty Kowkur LLP <i>Being RTGS received from INV -Mehta and Modi Realty Kowkur LLP towards funds transfer</i>	Receipt	REC/11494	12,63,200.00	
6-Nov-25	To USL-Pinewood Homes Pvt Ltd ICD <i>Being RTGS received from USL -Pinewood Homes Pvt Ltd ICD against unsecured loan</i>	Receipt	REC/11492	50,00,000.00	
7-Nov-25	To USL-Pinewood Homes Pvt Ltd ICD <i>Being funds received from Pinewood Homes Pvt Ltd against loan</i>	Receipt	REC/11493	50,00,000.00	
8-Nov-25	By INV -Silver Oak Villas LLP Modi Housing <i>Being Chq 000943 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfser</i>	Payment	PAY/14690/25-26		15,20,000.00
	By Statutory Payments - Summit Builders <i>Being payment to Summit Builders against reversal of car repair charges</i>	Payment	PAY/14691/25-26		67,439.00
	Carried Over			9,92,87,849.54	8,95,14,773.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			9,92,87,849.54	8,95,14,773.00
10-Nov-25	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC against ABCL ECS dt 15-11-25</i>	Payment	PAY/14692/25-26		11,64,872.00
	By OTH ADV-Vivint Pharma Private Limited <i>Being payment to Famous Consultancy Services against Topographical land boundary survey at Lalgadi Malakpet Syno 341, 343, 344 by using DGPS ref inv no. 87 dt. 24022025</i>	Payment	PAY/14654/25-26		23,140.00
	By INV-Silver Oak Villas LLP Modi Housing <i>Being payment to Silver Oak Villas LLP Modi Housing against AMTZ Rotations</i>	Payment	PAY/14684/25-26		20,000.00
	By ECARD- K Prabhakar Reddy <i>Being payment to K Prabhakar Reddy against petty cash expenses reversal</i>	Payment	PAY/14685/25-26		9,284.00
	By INV-Modi Realty Mallapur LLP <i>Being payment to Modi Realty Mallapur LLP towards funds transfer</i>	Payment	PAY/14653/25-26		75,000.00
	By Statutory Payments - Summit Builders <i>Being payment to Summit Builders against MPPL_Main PF/PT/ESI dues for the month of october 25</i>	Payment	PAY/14687/25-26		14,628.00
	By Statutory Payments - Summit Builders <i>Being payment to Summit Builders against MPSVC PF/PT/ESI dues for the month of ocotober 25</i>	Payment	PAY/14686/25-26		1,60,238.00
	By AVR Gulmohar Welfare Association <i>Being payment to AVR GWA against Villa no 19 mmc charges for the FY 24-25 part payment</i>	Payment	PAY/14695/25-26		25,000.00
	By Statutory Payments - Summit Builders <i>Being payment to Summit Builders against expenses reversal</i>	Payment	PAY/14696/25-26		2,808.00
	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC against flight tkt Mum-Hyd for Soham Modi cc st 18/07 to 17/08/25</i>	Payment	PAY/14697/25-26		6,382.00
	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC against Flight tkt AHMD-Hyd for Soham Modi cc st 18/08 to17/09/25</i>	Payment	PAY/14698/25-26		7,978.00
	Carried Over			9,92,87,849.54	9,10,24,103.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			9,92,87,849.54	9,10,24,103.00
10-Nov-25	By SP-Modi Consultancy Services <i>Being payment to Modi Consultancy Services against hoarding rent for the month of october 25</i>	Payment	PAY/14699/25-26		7,350.00
	By SP-Shreyas Services <i>Being payment to SP-Shreyas Services against house keeping charges for the month of oct 25</i>	Payment	PAY/14700/25-26		53,775.00
	By ECARD-Shiva Shankar <i>Being payment to D Shiva Shankar against advance for RTA work purpose</i>	Payment	PAY/14701/25-26		7,000.00
	By SP-BPCL-ECMS(Fleet Business) <i>Being payment to SP-BPCL-ECMS(Fleet Business) against advance for petrol / diesel purchase</i>	Payment	PAY/14702/25-26		35,000.00
	By (as per details) OEUD-Consumables, Repairs & Maint 8,000.00 Dr TDS-1% Contract 80.00 Cr <i>Being payment to Yousuf Ali against re - false ceiling work done at anand mehta cabin</i>	Payment	PAY/14703/25-26		7,920.00
	By (as per details) OEUD-Consumables, Repairs & Maint 850.00 Dr TDS-1% Contract 9.00 Cr <i>Being payment to DW-Paisa Achaiah against laying net cable at E & D Dept</i>	Payment	PAY/14704/25-26		841.00
	By (as per details) OERD-Consumables, Repairs & Maint 3,500.00 Dr TDS-1% Contract 35.00 Cr <i>Being payment to Amlesh Kumar Sharma aainst fitting security room at plot no 280</i>	Payment	PAY/14705/25-26		3,465.00
	By SUP-Modi Housing Pvt Ltd <i>Being payment to MHTR against credit balance</i>	Payment	PAY/14706/25-26		3,164.00
	By SUP-Elegant Enterprises <i>Being payment to Elegant Enterprises against credit balance ref inv no ETI/2526-191</i>	Payment	PAY/14707/25-26		620.00
	By SUP-Industria Needs <i>Being payment to Industrai Needs against credit balanace ref inv no. IN8870/25-26</i>	Payment	PAY/14708/25-26		1,112.00
	Carried Over			9,92,87,849.54	9,11,44,350.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			9,92,87,849.54	9,11,44,350.00
10-Nov-25	By SUP-Navakar Electrical Enterprises <i>Being payment to Navkar Electrical Enterprises against credit balance ref inv no NEE/3607/25-26</i>	Payment	PAY/14709/25-26		2,419.00
	By INV-Modi Properties Pvt Ltd Mayflower Platinum <i>Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer</i>	Payment	PAY/14710/25-26		40,000.00
	By INV-Aedis Developers LLP <i>Being payment to Aedis Developers LLP towards funds transfer</i>	Payment	PAY/14711/25-26		1,10,000.00
	By INV-Mehta & Modi Realty Suraypet LLP/Timmapur LLP <i>Being payment to Mehta and Modi Realty Timmapur LLP towards funds transfer</i>	Payment	PAY/14712/25-26		60,000.00
	By Cash <i>Being Chq 000950 issued towards cash withdrawn</i>	Contra	CON/10036/25-26		15,000.00
11-Nov-25	T0 USL-IFT Modi Builders and Infrastructure - ICD <i>Being RTGS received from USL-IFT Modi Builders and Infrastructure - ICD against loan</i>	Receipt	REC/11495	50,00,000.00	
13-Nov-25	T0 INV-Modi Properties Pvt Ltd Mayflower Platinum <i>being amount received towards PT /PT/ESI for oct 25</i>	Receipt	PAY/14689/25-26	7,448.00	
	By Statutory Payments - Summit Builders <i>Being payment to Summit Builders against MPL ESI/PF/PT dues for the month of october 25</i>	Payment	PAY/14714/25-26		7,448.00
15-Nov-25	By SP-Parul Modi <i>Being payment to Parul Modi against parking fee for the month of november 25</i>	Payment	PAY/14715/25-26		19,800.00
	By OTH LOAN-EMP-Chathiri Krishna <i>Being Payment to MHSVC against Chathiri Krishna loan transferred</i>	Payment	PAY/14717/25-26		7,835.00
	By INV-Modi Properties Pvt Ltd Mayflower Platinum <i>Being payment to Modi Properties Pvt Ltd Mayflower Platinum towards funds transfer</i>	Payment	PAY/14718/25-26		30,000.00
	By INV-Silver Oak Realty <i>Being payment to INV-Silver Oak Realty towards funds transfer</i>	Payment	PAY/14719/25-26		5,000.00
	By INV-Aedis Developers LLP <i>Being payment to Aedis Developers LLP towards funds transfer</i>	Payment	PAY/14720/25-26		5,50,000.00
	Carried Over			10,42,95,297.54	9,19,91,852.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			10,42,95,297.54	9,19,91,852.00
15-Nov-25	By INV -Silver Oak Villas LLP Modi Housing <i>Being payment to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14721/25-26		42,35,000.00
	By INV-Mehta & Modi Realty Surpgeet LLP Timmapur LLP <i>Being payment to Mehta and Modi Realty Timmapur LLP towards funds transfer</i>	Payment	PAY/14722/25-26		10,000.00
	By SP-M C Modi Educational Trust <i>Being payment to TCL against rent dues for the month of october 25</i>	Payment	PAY/14723/25-26		1,24,286.00
	By SP-KGM & CO <i>Being payment to KGM & Co., against credit balance ref inv no. 2025-2026/115</i>	Payment	PAY/14724/25-26		32,400.00
	By AVR Gulmohar Welfare Association <i>Being payment to AVR GWA against Villa no 19 mmc charges for the FY 24-25 part payment</i>	Payment	PAY/14725/25-26		25,000.00
	By ECARD-Suneel Kumar <i>Being payment to K Suneel Kumar against credit balance petty cash expenses reversal</i>	Payment	PAY/14726/25-26		3,012.00
	By ECARD- CH Ramesh <i>Being payment to CH Ramesh against credit balance petty cash expenses reversal</i>	Payment	PAY/14727/25-26		3,690.00
	By (as per details) OEUD-Consumables, Repairs & Maint 800.00 Dr TDS-1% Contract 8.00 Cr <i>Being payment to T Venktatesh against repair of blinds at plot no 280</i>	Payment	PAY/14728/25-26		792.00
	By (as per details) OEUD-Consumables, Repairs & Maint 1,450.00 Dr TDS-1% Contract 15.00 Cr <i>Being payment to D Divya against plastering at internal manhole at back side of HO</i>	Payment	PAY/14729/25-26		1,435.00
	By (as per details) OEUD-Consumables, Repairs & Maint 1,450.00 Dr TDS-1% Contract 15.00 Cr <i>Being payment to D Divya against cleaning at drinage manhole at plot no 280</i>	Payment	PAY/14730/25-26		1,435.00
	By Statutory Payments - Summit Builders <i>Being payment to Summit Builders against Nandini ADS expenses reversal</i>	Payment	PAY/14731/25-26		1,09,401.00
	Carried Over			10,42,95,297.54	9,65,38,303.00

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			10,42,95,297.54	9,65,38,303.00
15-Nov-25	By SUP-Reflections Electricals (P) Ltd. <i>Being payment to Reflections Electricals (P) Ltd. against credit balance</i>	Payment	PAY/14732/25-26		30,998.00
	By GST Payable <i>Being payment to GST against rcm dues for the month of october 25</i>	Payment	PAY/14733/25-26		6,786.00
	By SP-BPCL-ECMS(Fleet Business) <i>Being payment to SP-BPCL-ECMS(Fleet Business) against advance for petrol / diesel purchase</i>	Payment	PAY/14734/25-26		35,000.00
17-Nov-25	By ECARD-K Narender Reddy <i>Being payment to K Narender Reddy towards advance for heating element (Branded for glass line tank) at plot no 280</i>	Payment	PAY/14735/25-26		2,388.00
	By SL- Tata Capital Limited-(COD0140) <i>Being payment to Tata Capital Limited against OD loan re-payment</i>	Payment	PAY/14713/25-26		25,50,000.00
18-Nov-25	By EMP-Rasamolla Vinod Kumar Salary <i>Being mobile allowance for the month of october 2025</i>	Payment	PAY/14736/25-26		399.00
	By EMP- Bore Shekappa Salary <i>Being mobile allowance for the month of october 2025</i>	Payment	PAY/14737/25-26		399.00
	By EMP-Dasari Deepakraj Salary <i>Being mobile allowance for the month of october 2025</i>	Payment	PAY/14738/25-26		399.00
	By EMP-Chathiri Krishna Salary <i>Being mobile allowance and transport charges for the month of october 2025</i>	Payment	PAY/14739/25-26		1,599.00
	By OEUD-Consumables, Repairs & Maint <i>Being payment to Venkateshwarulu against debirs wastage material cleaning from terrace to outside at HO</i>	Payment	PAY/14740/25-26		1,500.00
19-Nov-25	To INV -Silver Oak Villas LLP Modi Housing <i>Being NEFT received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Receipt	REC/11496	2,00,000.00	
	By OIE -Telephone Expenses <i>Being Chq 000951 issued to Airtel Relationship No. 1092754422 against airtel dues of soham sir group numbers</i>	Payment	PAY/14741/25-26		2,043.00
	Carried Over			10,44,95,297.54	9,91,69,814.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			10,44,95,297.54	9,91,69,814.00
19-Nov-25	To INV-Modi Properties Pvt Ltd-Services <i>Being RTGS received from MPSVC against gst dues for the month october 25</i>	Receipt	REC/11497	7,51,583.00	
	By GST Payable <i>Being Chq 000952 issued to Y/S for NEFT/RTGS to GST dues for the month of ocotober 2025.</i>	Payment	PAY/14742/25-26		7,31,457.00
21-Nov-25	By Provision for Tax <i>Being Chq 000953 issued to Y/S for NEFT/RTGS to ITD against income tax dues for the FY 24-25</i>	Payment	PAY/14743/25-26		52,98,370.00
	To INV-Aedis Developers LLP <i>Being NEFT received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11498	2,00,000.00	
	By Statutory Payments - Summit Builders <i>Being payment to Summit Builders against credit balance</i>	Payment	PAY/14744/25-26		12,559.00
22-Nov-25	By (as per details) OEUD-Consumables, Repairs & Maint 600.00 Dr OEUD-Consumables, Repairs & Maint 350.00 Dr <i>Being payemnt to Sudharshan B against misc purchase to install CC cemerars and misc work at plot no 280</i>	Payment	PAY/14745/25-26		950.00
	By INV -Silver Oak Villas LLP Modi Housing <i>Being Chq 000954 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14746/25-26		6,60,000.00
	By INV -Silver Oak Villas LLP Modi Housing <i>Being Chq 000955 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14747/25-26		3,20,000.00
	By INV-Summit Sales LLP-Running Capital <i>Being payment to Summit Sales LLP towards funds transfer</i>	Payment	PAY/14748/25-26		15,000.00
	By SP-Shruti Agarwal <i>Being payment to SP-Shruti Agarwal against credit balance</i>	Payment	PAY/14749/25-26		25,000.00
	By AVR Gulmohar Welfare Association <i>Being payment to AVR GWA against Villa no 19 mmc charges for the FY 24-25 balance amount</i>	Payment	PAY/14750/25-26		9,550.00
	Carried Over			10,54,46,880.54	10,62,42,700.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			10,54,46,880.54	10,62,42,700.00
22-Nov-25	By SP-Sunrise Enterprises <i>Being payment to SP-Sunrise Enterprises against credit balance</i>	Payment	PAY/14751/25-26		1,180.00
	By SP-Vasu Pest & Anti-Termite Control Servies <i>Being payment to Vasu Pest & Anti-Termite Control Servies against credit balance</i>	Payment	PAY/14752/25-26		2,970.00
	By (as per details) OEUD-Consumables, Repairs & Maint 850.00 Dr TDS-1% Contract 9.00 Cr <i>Being payment to DW-Paisa Achaiah towards cc cameras for terrace helper to darshan</i>	Payment	PAY/14753/25-26		841.00
	By SUP-Elegant Enterprises <i>Being payment to SUP-Elegant Enterprises against credit balance</i>	Payment	PAY/14754/25-26		4,661.00
	By SUP-Modi Housing Pvt Ltd <i>Being payment to Modi Housing Pvt Ltd against credit balance</i>	Payment	PAY/14755/25-26		4,798.00
	By SUP-Santhosh Tarpaulin <i>Being payment to SUP-Santhosh Jarpaulin against credit balance</i>	Payment	PAY/14756/25-26		1,890.00
	To INV-Silver Oak Villas LLP Modi Housing <i>Being NEFT received from INV-Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Receipt	REC/11499	7,835.00	
24-Nov-25	To INV-Aedis Developers LLP <i>Being RTGS received from INV-Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11500	10,00,000.00	
	To INV-Aedis Developers LLP <i>Being NEFT received from INV-Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11501	1,25,000.00	
	By ECARD-K Narender Reddy <i>Being payment to K Narender Reddy against Sink RO renewal as per ashaiya whatsapp message</i>	Payment	PAY/14757/25-26		5,100.00
27-Nov-25	To CUST-Flat No. 111 MCS Thummaluru Bhavya Reddy <i>Being NEFT UTR no . IN12533110227578 dt. 27-11-25 received from CUST-Flat No. 111 MCS Thummaluru Bhavya Reddy against part payment</i>	Receipt	REC/11502	3,50,000.00	
29-Nov-25	By SP-Shruti Agarwal <i>Being payment to SP-Shruti Agarwal against credit balance</i>	Payment	PAY/14758/25-26		15,000.00
	Carried Over			10,69,29,715.54	10,62,79,140.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			10,69,29,715.54	10,62,79,140.00
29-Nov-25	By SP-Modi Housing Pvt Ltd-Services <i>Being payment to MHSVC against credit balance</i>	Payment	PAY/14759/25-26		2,155.00
	By SP-T. Krishna Mohan <i>Being payment to T. Krishna Mohan against data base maintenance charges for the month of november 25</i>	Payment	PAY/14760/25-26		6,750.00
	By OIE-Repairs & Maintenance-Automobiles <i>Being payment to Rasamolla Vinod Kumar against two wheeler repair charges ref inv no SK/009072 dt 21-10-25</i>	Payment	PAY/14761/25-26		1,600.00
	By SP-Y Anjaiah <i>Being payment to Y Anjaiah against house keeping charges for the month of november 2025</i>	Payment	PAY/14762/25-26		3,500.00
	By INV-Modi Properties Pvt Ltd-Services <i>Being payment to MPSVC towards against loan financials charges TATA Cap - 10 Cr @0.05% and ABFL 10Cr @0.15% for the period from 21-10-2025 to 20-11-2025</i>	Payment	PAY/14763/25-26		16,667.00
	By ECARD- CH Ramesh <i>Being payment to CH Ramesh against petty cash expenses reversal</i>	Payment	PAY/14764/25-26		6,160.00
	By ECARD-P Raghu <i>Being payment to ECARD-P Raghu against petty cash expenses reversal</i>	Payment	PAY/14765/25-26		1,050.00
	By ECard- R Sanjay <i>Being payment to R Sanjay against petty cash expenses reversal</i>	Payment	PAY/14766/25-26		1,260.00
	By OTH LOAN-EMP-Chathiri Krishna <i>Being payment to Chathiri Krishna against salary advance for the month of november 2025</i>	Payment	PAY/14767/25-26		15,000.00
	By SP-Parul Modi <i>Being payment to Parul Modi against parking fee for the month of december 2025.</i>	Payment	PAY/14768/25-26		19,200.00
	By INV-Silver Oak Villas LLP Modi Housing <i>Being Chq 000956 issued to Y/S for NEFT/RTGS to Silver Oak Villas LLP Modi Housing towards funds transfer</i>	Payment	PAY/14769/25-26		19,50,000.00
	Carried Over			10,69,29,715.54	10,83,02,482.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			10,69,29,715.54	10,83,02,482.00
29-Nov-25	To SL- Tata Capital Limited-(COD0140) <i>Being RTGS received from SL- Tata Capital Limited-(COD0140) against OD withdrawn</i>	Receipt	REC/11503	25,00,000.00	
				10,94,29,715.54	10,83,02,482.00
By	Closing Balance				11,27,233.54
				10,94,29,715.54	10,94,29,715.54

Modi Properties Pvt Ltd (25-26)
5-4-187/3&4, IInd Floor, Soham Mansion
M G Road, Ranigunj,
Secunderabad - 500003
CIN: U65993TG1994PTC017795
E-Mail : info@modiproperties.com

Cash Book

1-Nov-25 to 30-Nov-25

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Date	Particulars	Vch Type	Vch No.	Debit	Credit
1-Nov-25	To Opening Balance			7,99,637.00	
10-Nov-25	To BANK-Kotak Mahindra Bank 1814996053 <i>Being Chq 000950 issued towards cash withdrawn</i>	Contra	CON/10036/25-26	15,000.00	
				8,14,637.00	
	By Closing Balance				8,14,637.00
				8,14,637.00	8,14,637.00