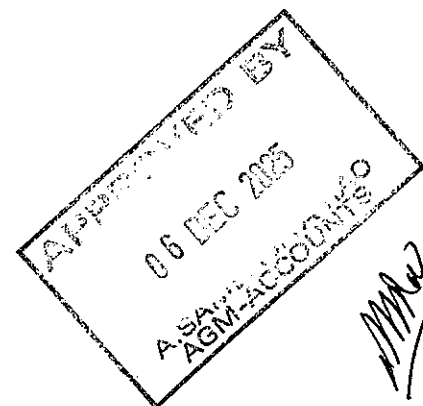


**Modi Properties Pvt Ltd (25-26)**  
5-4-187/3&4, IInd Floor, Soham Mansion  
M G Road, Ranigunj,  
Secunderabad - 500003  
CIN: U65993TG1994PTC017795  
E-Mail : info@modiproperties.com

**BANK-Kotak Mahindra Bank 1814996053**  
Reconciliation Statement  
1-Nov-25 to 30-Nov-25

Page 1

Date	Particulars	Vch Type	Instrument No.	Instrument Date	Bank Date	Deposit	Withdrawal
<b>Available Only in Books</b>							
29-Nov-25	INV -Silver Oak Villas LLP Modi Housing	Payment	000956	29-Nov-25			19,50,000.00



Balance as per Company Books :	11,27,233.54	
Available Only in Books :		19,50,000.00
Reconciled in Subsequent Period :		88,342.00
Expected Bank Balance as of 30-Nov-25 :	31,65,575.54	

# Account Statement

16 Nov 2025 - 30 Nov 2025

Account # 1814996053 CURRENT  
Branch Hyderabad - Somajiguda

**Modi Properties Private Limited**

CRN XXXXXX185

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

IFSC KKBK0000552  
MICR 500485003

#	TRANSACTION DATE	VALUE DATE	TRANSACTION DETAILS	CHQ / REF NO.	DEBIT/CREDIT(₹)	BALANCE(₹)
1	17 Nov 2025 10:39 AM	17 Nov 2025	YESBR52025111756611429 MEHTA AND MODI REALT MODI	RTGSINW- 0096618899	+50,00,000.00	76,84,210.54
2	17 Nov 2025 05:07 PM	17 Nov 2025	BRB:Sent RTGS KKBKR52025111700752294/MEHTA AND MO	918	-2,25,000.00	74,59,210.54
3	17 Nov 2025 05:09 PM	17 Nov 2025	BRB:Sent RTGS KKBKR52025111700753023/MEHTA AND MO	915	-2,25,000.00	72,34,210.54
4	17 Nov 2025 05:53 PM	17 Nov 2025	NEFT-K NARENDER REDDY- CMS3212555062457	FCM- 251117JRSCT7	-2,388.00	72,31,822.54
5	18 Nov 2025 12:18 AM	18 Nov 2025	RTGS-TATA CAPITAL LIMITED- KKBKR22025111819749433	FCM- 251117JS120H	-25,50,000.00	46,81,822.54
6	18 Nov 2025 01:28 PM	18 Nov 2025	BRB:Sent RTGS KKBKR52025111800887340/MEHTA AND MO	949	-41,64,424.00	5,17,398.54
7	18 Nov 2025 02:47 PM	18 Nov 2025	YESBR52025111856623342 MEHTA AND MODI REALT MODI	RTGSINW- 0096703341	+43,89,424.00	49,06,822.54
8	18 Nov 2025 04:32 PM	18 Nov 2025	BRB:Sent RTGS KKBKR52025111800943375/MEHTA AND MO	947	-47,07,000.00	1,99,822.54
9	18 Nov 2025 05:40 PM	18 Nov 2025	YESBR52025111856627636 MEHTA AND MODI REALT MODI	RTGSINW- 0096724190	+49,32,000.00	51,31,822.54
10	19 Nov 2025 12:19 PM	19 Nov 2025	BRB:Sent RTGS KKBKR52025111900669697/MEHTA AND MO	914	-34,48,576.00	16,83,246.54
11	19 Nov 2025 12:58 PM	19 Nov 2025	YESBR52025111956630426 AEDIS DEVELOPERS LLP MODI	RTGSINW- 0096753610	+34,48,576.00	51,31,822.54
12	19 Nov 2025 03:42 PM	19 Nov 2025	BRB:Sent RTGS KKBKR52025111900728971/MODI REALTY	926	-50,00,000.00	1,31,822.54
13	19 Nov 2025 05:06 PM	19 Nov 2025	YESBR52025111956629854 SILVER OAK VILLAS LL MODI	RTGSINW- 0096778662	+2,00,000.00	3,31,822.54

**MODI PROPERTIES PRIVATE LIMITED**  
**Account Statement 16 Nov 2025 - 30 Nov 2025**

#	TRANSACTION DATE	VALUE DATE	TRANSACTION DETAILS	CHQ / REF NO.	DEBIT/CREDIT(₹)	BALANCE(₹)
14	19 Nov 2025 06:52 PM	19 Nov 2025	YESBR52025111956635338 AEDIS DEVELOPERS LLP MODI	RTGSINW-0096783026	+50,00,000.00	53,31,822.54
15	19 Nov 2025 06:15 PM	19 Nov 2025	NEFT-DASARI DEEPAKRAJ-CMS3232555526728	FCM-251119JSZYWW	-399.00	53,31,423.54
16	19 Nov 2025 06:15 PM	19 Nov 2025	NEFT-EMPTRASAMOLLA VINOD K-CMS3232555526726	FCM-251119JSZYWW	-399.00	53,31,024.54
17	19 Nov 2025 06:15 PM	19 Nov 2025	NEFT-VENKATESHWARULU-CMS3232555526725	FCM-251119JSZYWS	-1,500.00	53,29,524.54
18	19 Nov 2025 06:15 PM	19 Nov 2025	NEFT-EMP BORE SHEKAPPA SA-CMS3232555526727	FCM-251119JSZYWU	-399.00	53,29,125.54
19	19 Nov 2025 06:15 PM	19 Nov 2025	NEFT-EMPCATHIRI KRISHNA -CMS3232555526729	FCM-251119JSZYWT	-1,599.00	53,27,526.54
20	19 Nov 2025 06:22 PM	19 Nov 2025	YESBR12025111900030530 MODI PROPERTIES PRIVATE L	RTGSINW-0096786736	+7,51,583.00	60,79,109.54
21	19 Nov 2025 06:46 PM	19 Nov 2025	BRB:Sent RTGS KKBKR52025111900781488/MODI REALTY	924	-50,00,000.00	10,79,109.54
22	20 Nov 2025 12:02 PM	20 Nov 2025	YESBR52025112056636338 AEDIS DEVELOPERS LLP MODI	RTGSINW-0096805807	+50,00,000.00	60,79,109.54
23	20 Nov 2025 12:07 PM	20 Nov 2025	BRB:Sent RTGS KKBKR52025112000863607/GST/RESERVE	952	-7,31,457.00	53,47,652.54
24	20 Nov 2025 12:39 PM	20 Nov 2025	BRB:Sent RTGS KKBKR52025112000873620/MODI REALTY	925	-50,00,000.00	3,47,652.54
25	21 Nov 2025 10:53 AM	21 Nov 2025	YESBR52025112156643388 AEDIS DEVELOPERS LLP MODI	RTGSINW-0096859573	+50,00,000.00	53,47,652.54
26	22 Nov 2025 06:03 PM	22 Nov 2025	NEFT-SUPSANTHOSH JARPAULI-CMS3262556361939	FCM-251122JUS68J	-1,890.00	53,45,762.54
27	22 Nov 2025 06:03 PM	22 Nov 2025	NEFT-SUPELEGANT ENTERPRIS-CMS3262556361941	FCM-251122JUS68P	-4,661.00	53,41,101.54
28	22 Nov 2025 06:03 PM	22 Nov 2025	NEFT-SUMMIT SALES LLP-CMS3262556361946	FCM-251122JUS68K	-15,000.00	53,26,101.54
29	22 Nov 2025 06:03 PM	22 Nov 2025	NEFT-SUMMIT BUILDERS-CMS3262556361947	FCM-251122JUS68H	-12,559.00	53,13,542.54
30	22 Nov 2025 06:03 PM	22 Nov 2025	NEFT-SPSUNRISE ENTERPRISE-CMS3262556361944	FCM-251122JUS68M	-1,180.00	53,12,362.54
31	22 Nov 2025 06:03 PM	22 Nov 2025	NEFT-AVR GULMOHAR WELFARE-CMS3262556361940	FCM-251122JUS68N	-9,550.00	53,02,812.54
32	22 Nov 2025 06:03 PM	22 Nov 2025	NEFT-SUDHARSHAN B-CMS3262556361943	FCM-251122JUS68O	-950.00	53,01,862.54
33	22 Nov 2025 06:03 PM	22 Nov 2025	NEFT-DWPAISA ACHAIH-CMS3262556361945	FCM-251122JUS68Q	-841.00	53,01,021.54



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

#	TRANSACTION DATE	VALUE DATE	TRANSACTION DETAILS	CHQ / REF NO.	DEBIT/CREDIT(₹)	BALANCE(₹)
34	22 Nov 2025 06:03 PM	22 Nov 2025	NEFT-VASU PEST ANTITERMI- CMS3262556361942	FCM- 251122JUS68L	-2,970.00	52,98,051.54
35	22 Nov 2025 06:03 PM	22 Nov 2025	NEFT-MODI HOUSING PVT LTD- CMS3262556361938	FCM-251122JUS68I	-4,798.00	52,93,253.54
36	22 Nov 2025 06:34 PM	22 Nov 2025	YESIG53260020457 SILVER OAK VILLAS LLP MODI HOUSIN	NEFTINW- 1404749055	+7,835.00	53,01,088.54
37	24 Nov 2025 01:27 PM	24 Nov 2025	YESBR52025112456655989 AEDIS DEVELOPERS LLP MODI	RTGSINW- 0096962698	+2,00,000.00	55,01,088.54
38	24 Nov 2025 01:46 PM	24 Nov 2025	BRB:Sent RTGS KKBKR52025112400665179/SILVER OAK V	954	-6,60,000.00	48,41,088.54
39	24 Nov 2025 01:48 PM	24 Nov 2025	BRB:Sent RTGS KKBKR52025112400666026/SILVER OAK V	955	-3,20,000.00	45,21,088.54
40	24 Nov 2025 07:12 PM	24 Nov 2025	YESBR52025112456660652 AEDIS DEVELOPERS LLP MODI	RTGSINW- 0097002244	+10,00,000.00	55,21,088.54
41	25 Nov 2025 11:43 AM	25 Nov 2025	CLG TO BHARTI AIRTEL AP POSTP CITI BANK	901	-2,043.00	55,19,045.54
42	25 Nov 2025 01:37 PM	25 Nov 2025	BRB:Sent RTGS KKBKR52025112500857148/ITD/RESE RVE	953	-52,98,370.00	2,20,675.54
43	25 Nov 2025 04:26 PM	25 Nov 2025	NEFT-K NARENDER REDDY- CMS3292556796664	FCM- 251125JVTN9Q	-5,100.00	2,15,575.54
44	25 Nov 2025 04:26 PM	25 Nov 2025	IFT-SPSHRUTI AGARWAL-FCM- 251125JVTF92	FCM- 251125JVTF92	-25,000.00	1,90,575.54
45	27 Nov 2025 11:35 AM	27 Nov 2025	NEFT IN12533110227578 THUMMALURU VASUDEVA REDDY I	NEFTINW- 1409205517	+3,50,000.00	5,40,575.54
46	27 Nov 2025 05:07 PM	27 Nov 2025	YESB53319429248 AEDIS DEVELOPERS LLP MODI PROPERTI	NEFTINW- 1409467267	+1,25,000.00	6,65,575.54
47	29 Nov 2025 10:04 PM	29 Nov 2025	HDFCH00641228091 TATA CAPITAL LIMITED MODI PROPERT	NEFTINW- 1411937883	+25,00,000.00	31,65,575.54

APPROVED BY  
06 DEC 2025  
A. SANKARASUBRAMANIAM  
AGM-ACCOUNTS

**Modi Properties Pvt Ltd (25-26)**

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

M G Road, Ranigunj,

Secunderabad - 500003

CIN: U65993TG1994PTC017795

E-Mail : info@modiproperties.com

**BANK-Kotak Mahindra Bank 1814996053 Book**

16-Nov-25 to 30-Nov-25

Page 1

Date	Particulars	Vch Type	Vch No.	Debit	Credit
16-Nov-25	To <b>Opening Balance</b>			<b>76,84,210.54</b>	
17-Nov-25	By <b>ECARD-K Narender Reddy</b> <i>Being payment to K Narender Reddy towards advance for heating element (Branded for glass line tank) at plot no 280</i>	<b>Payment</b>	PAY/14735/25-26		2,388.00
	By <b>SL- Tata Capital Limited-(COD0140)</b> <i>Being payment to Tata Capital Limited against OD loan re-payment</i>	<b>Payment</b>	PAY/14713/25-26		25,50,000.00
18-Nov-25	By <b>EMP-Rasamolla Vinod Kumar Salary</b> <i>Being mobile allowance for the month of october 2025</i>	<b>Payment</b>	PAY/14736/25-26		399.00
	By <b>EMP- Bore Shekappa Salary</b> <i>Being mobile allowance for the month of october 2025</i>	<b>Payment</b>	PAY/14737/25-26		399.00
	By <b>EMP-Dasari Deepakraj Salary</b> <i>Being mobile allowance for the month of october 2025</i>	<b>Payment</b>	PAY/14738/25-26		399.00
	By <b>EMP-Chathiri Krishna Salary</b> <i>Being mobile allowance and transport charges for the month of october 2025</i>	<b>Payment</b>	PAY/14739/25-26		1,599.00
	By <b>OEUD-Consumables, Repairs &amp; Maint</b> <i>Being payment to Venkateshwarulu against debirs wastage material cleaning from terrace to outside at HO</i>	<b>Payment</b>	PAY/14740/25-26		1,500.00
19-Nov-25	To <b>INV -Silver Oak Villas LLP Modi Housing</b> <i>Being NEFT received from INV -Silver Oak Villas LLP Modi Housing towards funds transfer</i>	<b>Receipt</b>	REC/11496	2,00,000.00	
	By <b>OIE -Telephone Expenses</b> <i>Being Chq 000951 issued to Airtel Relationship No. 1092754422 against airtel dues of soham sir group numbers</i>	<b>Payment</b>	PAY/14741/25-26		2,043.00
	To <b>INV-Modi Properties Pvt Ltd-Services</b> <i>Being RTGS received from MPSVC against gst dues for the month october 25</i>	<b>Receipt</b>	REC/11497	7,51,583.00	
	Carried Over			86,35,793.54	25,58,727.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			86,35,793.54	25,58,727.00
19-Nov-25	By <b>GST Payable</b> <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 <b>Provision for Tax</b> <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 <b>INV-Aedis Developers LLP</b> <i>Being NEFT received from INV -Aedis Developers LLP towards funds transfer</i>	Receipt	REC/11498	2,00,000.00	
	By <b>Statutory Payments - Summit Builders</b> <i>Being payment to Summit Builders against credit balance</i>	Payment	PAY/14744/25-26		12,559.00
22-Nov-25	By <b>(as per details)</b> 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 <b>INV -Silver Oak Villas LLP Modi Housing</b> <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 <b>INV -Silver Oak Villas LLP Modi Housing</b> <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 <b>INV-Summit Sales LLP-Running Capital</b> <i>Being payment to Summit Sales LLP towards funds transfer</i>	Payment	PAY/14748/25-26		15,000.00
	By <b>SP-Shruti Agarwal</b> <i>Being payment to SP-Shruti Agarwal against credit balance</i>	Payment	PAY/14749/25-26		25,000.00
	By <b>AVR Gulmohar Welfare Association</b> <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
	By <b>SP-Sunrise Enterprises</b> <i>Being payment to SP-Sunrise Enterprises against credit balance</i>	Payment	PAY/14751/25-26		1,180.00
	Carried Over			88,35,793.54	96,32,793.00

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			88,35,793.54	96,32,793.00
22-Nov-25	By SP-Vasu Pest & Anti-Termite Control Servies <i>Being payment to Vasu Pest &amp; 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 Tarpaulin 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
	By SP-Modi Housing Pvt Ltd- Services <i>Being payment to MHSVC against credit balance</i>	Payment	PAY/14759/25-26		2,155.00
	Carried Over			1,03,18,628.54	96,70,208.00

continued ...

Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,03,18,628.54	96,70,208.00
29-Nov-25	By <b>SP-T. Krishna Mohan</b> <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 <b>OIE-Repairs &amp; Maintenance-Automobiles</b> <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 <b>SP-Y Anjaiah</b> <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 <b>INV-Modi Properties Pvt Ltd-Services</b> <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 <b>ECARD- CH Ramesh</b> <i>Being payment to CH Ramesh against petty cash expenses reversal</i>	Payment	PAY/14764/25-26		6,160.00
	By <b>ECARD-P Raghu</b> <i>Being payment to ECARD-P Raghu against petty cash expenses reversal</i>	Payment	PAY/14765/25-26		1,050.00
	By <b>ECard- R Sanjay</b> <i>Being payment to R Sanjay against petty cash expenses reversal</i>	Payment	PAY/14766/25-26		1,260.00
	By <b>OTH LOAN-EMP-Chathiri Krishna</b> <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 <b>SP-Parul Modi</b> <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 <b>INV-Silver Oak Villas LLP Modi Housing</b> <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
	To <b>SL- Tata Capital Limited-(COD0140)</b> <i>Being RTGS received from SL- Tata Capital Limited-(COD0140) against OD withdrawn</i>	Receipt	REC/11503	25,00,000.00	
	Carried Over			1,28,18,628.54	1,16,91,395.00



Date	Particulars	Vch Type	Vch No.	Debit	Credit
	Brought Forward			1,28,18,628.54	1,16,91,395.00
				1,28,18,628.54	1,16,91,395.00
By	Closing Balance				11,27,233.54
				1,28,18,628.54	1,28,18,628.54