

Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Consolidated Balance Sheet as at 31 March 2025

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

Particulars	Note	As at 31 March 2025	As at 31 March 2024
Equity and liabilities			
Shareholders' funds			
Share capital	3	118.35	118.35
Reserves and surplus	4	1,223.49	1,282.87
		<u>1,341.83</u>	<u>1,401.21</u>
Minority Interest	5	302.01	289.90
Non-current liabilities			
Long-term borrowings	6	73.82	241.58
		<u>73.82</u>	<u>241.58</u>
Current liabilities			
Short-term borrowings	7	210.20	421.51
Trade payables	8	-	-
- total outstanding dues of micro and small enterprises		-	-
- total outstanding dues of creditors other than micro and small enterprises		416.51	340.18
Other current liabilities	9	1,861.77	1,646.45
Short-term provisions	10	1.48	6.57
		<u>2,489.97</u>	<u>2,414.70</u>
Total		<u>4,207.62</u>	<u>4,347.40</u>
Assets			
Non-current assets			
Property, plant and equipment and Intangible assets			
- Property plant and equipment	11	11.71	13.90
Non-current investments	12	12.07	15.18
Long-term loans and advances	13	90.44	240.44
Other non-current assets	14	23.41	147.53
		<u>137.64</u>	<u>417.05</u>
Current assets			
Inventories	15	3,725.72	3,421.96
Trade receivables	16	93.15	402.30
Cash and bank balances	17	44.32	46.02
Short-term loans and advances	18	73.54	54.35
Other current assets	18	133.25	5.72
		<u>4,069.99</u>	<u>3,930.34</u>
Total		<u>4,207.62</u>	<u>4,347.40</u>

Corporate Information & Significant accounting policies 1 & 2

See accompanying Notes (2.1-34) forming an integral part of the Consolidated Financial Statements

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 014987S

Ashish Agarwal

Partner

Membership No: 222861

UDIN: 25222861BMUVABQ2299

Place : Hyderabad

Date : 30 September 2025



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

Soham Satish Modi

Director

DIN: 00522546

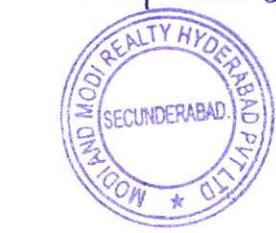
Gaurang Jayantilal Mody

Director

DIN: 00522520

Place : Hyderabad

Date : 30 September 2025



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

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

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

Particulars	Note	Year ended 31 March 2025	Year ended 31 March 2024
Income			
Revenue from operations	19	695.52	1,269.04
Other income	20	6.40	5.31
Total Income		701.92	1,274.36
Expenses			
Cost of material consumed	21	827.89	1,499.19
Changes in Inventories	21	(303.76)	(417.13)
Employee benefits expense	22	41.98	56.99
Finance costs	23	12.94	11.20
Depreciation and amortisation expense	11	2.19	2.55
Share of loss from Partnership firms	24	22.22	6.07
Other expenses	25	156.78	129.79
Total Expenses		760.23	1,288.66
Profit before tax and minority interest		(58.31)	(14.30)
Tax expense			
Current tax		1.55	5.95
Tax for earlier years		(1.58)	-
Deferred tax		-	-
		(0.03)	5.95
Profit after tax before minority interest		(58.28)	(20.25)
Minority interest		1.10	(0.98)
Profit/ (Loss) for the period		(59.38)	(19.27)
Earnings per equity share			
Basic (in Rs.)	30	(5.02)	(1.63)
Diluted (in Rs.)		(5.02)	(1.63)
Face value per share (in Rs.)		10	10

Corporate Information & Significant accounting policies 1 & 2

See accompanying Notes (2.1-34) forming an integral part of the Consolidated Financial Statements

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 014987S



Ashish Agarwal
Partner

Membership No: 222861

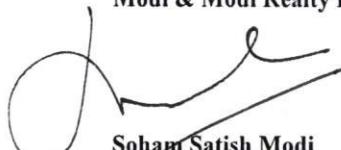
UDIN: 9522861BMUVAQ99

Place : Hyderabad

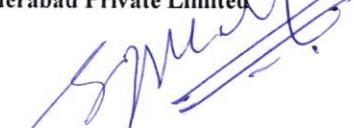
Date : 30 September 2025



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



Soham Satish Modi
Director
DIN: 00522546



Gaurang Jayantilal Mody
Director
DIN: 00522520

Place : Hyderabad

Date : 30 September 2025

Place : Hyderabad

Date : 30 September 2025



Modi & Modi Realty Hyderabad Private Limited
CIN: U70100TG2020PTC138475

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

1 Corporate Information

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

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

The consolidated financial statements include parent Group, Peoplecart Private Limited and the following subsidiary

Name of the subsidiary	Proportion of ownership interest
Modi Realty Gagillapur LLP	60.00%
Modi Realty Genome Valley LLP	99.00%
Modi Realty Miryalaguda LLP	99.00%
Modi Realty Pocharam LLP	60.00%
Modi Realty Vikarabad LLP	60.00%

Principles of Consolidation:

- a. This Consolidation Financial Statements are prepared using the Financial Statements of the parent company and the subsidiary entities drawn up to the same reporting date.
- b. The Consolidation of the financial statements of the parent company and its subsidiary is done on line by line basis by adding together like items of assets, liabilities, income and expenses. All intra group transactions, unrealized inter company profits and balances have been eliminated in the course of consolidation.
- c. The financial statements of parent company and its subsidiary have been consolidated using uniform accounting policies for like transactions and other events in similar circumstances.

2 Significant accounting policies

2.1 Basis of accounting and preparation of financial statements

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



Modi & Modi Realty Hyderabad Private Limited
CIN: U70100TG2020PTC138475

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

i. Use of estimates

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

ii. Cash and bank balances

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

2.2 Summary of significant accounting policies

a. Revenue Recognition

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

Sale of Villas:

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

Other Income

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

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

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

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

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



Modi & Modi Realty Hyderabad Private Limited
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Significant accounting policies and other explanatory information as at and for the year ended 31 March
2025

c. Foreign Currency Transactions and Translations

i. Initial Recognition

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

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

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

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

iii. Treatment of Exchange Differences

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

d. Investments:

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

e. Earnings per Share:

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

f. Provisions and Contingent Liabilities:

i. Provisions are recognized for liabilities that can be measured only by using a substantial degree of estimation, if:

- The Group has a present obligation as a result of a past event;
- Probable outflow of resources is expected to settle the obligation; and
- The amount of the obligation can be reliably estimated.

ii. Reimbursement expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received.

iii. Contingent Liability is disclosed in the case of

- A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation
- A present obligation when no reliable estimate is possible, and
- A possible obligation arising from past events where the probability of outflow of resources is not remote.

iv. Contingent Assets are neither recognized, nor disclosed.

v. Provisions, Contingent Liabilities, and Contingent Assets are reviewed at each Balance Sheet date.



Modi & Modi Realty Hyderabad Private Limited
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Significant accounting policies and other explanatory information as at and for the year ended 31 March 2025

g. Taxes:

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

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

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

h. Operating cycle

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



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Modi & Modi Realty Hyderabad Private Limited
CIN: U70100TG2020PTC138475

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

3 Share capital

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

a) Reconciliation of share capital

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

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

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

c) Equity Shares held by the Holding Company

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

d) Terms/rights attached to shares:

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

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

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

e) Disclosure of Shareholding of Promoters

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

Promoter name	Shares held by promoters %			
	As at 31 March 2025		As at 31 March 2024	
	No. of shares	% of total shares	No. of shares	% of total shares
Modi Housing Private Limited	5,82,500	49.22%	5,82,500	49.22%
Modi & Modi Financial Services LLP	6,00,964	50.78%	6,00,964	50.78%
	11,83,464	100.00%	11,83,464	100.00%
				0%



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

4 Reserves and surplus

Securities premium

Balance at the beginning of the year
Add: Premium on issue

Balance at the end of

Surplus/ (deficit) in the Statement of Profit and Loss

Balance at the beginning of the year
Add : Profit/ (loss) for
Balance at the end of the year

Total

	As at 31 March 2025	As at 31 March 2024
1,262.18	1,262.18	1,262.18
1,262.18	1,262.18	1,262.18
20.69	39.96	
(59.38)	(19.27)	
(38.69)	20.69	20.69
1,223.49	1,282.87	1,282.87

5 Minority Interest

Opening share of minority interest
Add: Share in Post Acquisition Reserves during the year
Add: Minorities capital contribution (net of withdrawals)

	As at 31 March 2025	As at 31 March 2024
289.90	221.14	
1.10	(0.98)	
11.00	69.74	
302.01	289.90	289.90

6 Long-term borrowings

Secured

Term loan

- from banks
- from others parties

Less: Current maturities of Long term borrowings

	As at 31 March 2025	As at 31 March 2024
69.72	234.36	
5.18	7.22	
(1.09)	-	
73.82	241.58	241.58

7 Short-term borrowings

Secured

Current maturities of Long term borrowings

1.09

-

Unsecured

Loans repayable on demand

- from others

Bank overdraft

Loans and advances from related parties*

- from directors and their relatives
- from others

-

197.79

8.97

8.57

10.79

11.89

189.36

203.26

210.20

421.51

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



Modi & Modi Realty Hyderabad Private Limited
CIN: U70100TG2020PTC138475

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

8 Trade payables

	As at 31 March 2025	As at 31 March 2024
Total outstanding dues of micro and small enterprises (Refer note 8.2 below)	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises (Refer note 8.1 below)	416.51	340.18
	416.51	340.18

8.1 Trade Payables ageing schedule

Ageing for trade payables outstanding as at 31 March 2025 is as follows:

Particulars	Outstanding for following periods from due date of payment					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-	-
Others	-	416.51	-	-	-	416.51
Disputed dues - MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
Total	-	416.51	-	-	-	416.51

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

Particulars	Outstanding for following periods from due date of payment					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
MSME	-	-	-	-	-	-
Others	-	340.18	-	-	-	340.18
Disputed dues - MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
Total	-	340.18	-	-	-	340.18

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

9 Other current liabilities

	As at 31 March 2025	As at 31 March 2024
Advance from customers	672.37	194.37
Statutory dues payable	6.05	8.16
Employee Compensation payables	10.35	4.13
Employee reimbursements payable	0.26	-
Deferred revenue	1,064.41	1,289.08
Capital balances in partnership firms (Refer note 12(ii) and (iii))	98.39	142.56
Interest accrued but not due on borrowings	9.35	6.83
Other payables	0.60	1.32
	1,861.77	1,646.45



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

10 Short-term provisions

	As at 31 March 2025	As at 31 March 2024
Provision for Income Tax (net of TDS and Advance tax)	-	5.14
Provision for Audit Fees	1.48	1.42
	1.48	6.57

Property, plant and equipment & Intangible assets

11 Property, plant and equipment

Gross block	Computers	Vehicles	Office equipment	Total
Balance as at 01 April 2023	0.66	14.61	0.06	15.33
Additions	-	-	1.13	1.13
Disposals	-	-	-	-
Balance as at 31 March 2024	0.66	14.61	1.19	16.45
Additions	-	-	-	-
Disposals	-	-	-	-
Balance as at 31 March 2025	0.66	14.61	1.19	16.45
Accumulated depreciation				
Balance as at 01 April 2023				
Depreciation	0.26	2.19	0.10	2.55
Reversal on disposal of assets	-	-	-	-
Balance as at 31 March 2024	0.26	2.19	0.10	2.55
Depreciation	0.17	1.86	0.16	2.19
Reversal on disposal of assets	-	-	-	-
Balance as at 31 March 2025	0.43	4.05	0.26	4.74
Net block				
Balance as at 31 March 2024	0.40	12.42	1.09	13.90
Balance as at 31 March 2025	0.23	10.55	0.93	11.71



Modi & Modi Realty Hyderabad Private Limited
CIN: U70100TG2020PTC138475

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

12 Non-current investments

Others

(a) Investment in Partnership firms

Modi And Modi Constructions
Paramount Estates

As at	As at
<u>31 March 2025</u>	<u>31 March 2024</u>

9.07 9.28

1.01 5.90

10.07 15.18

(b) Investment in Mutual Funds

Investment in mutual funds

2.00 -

Total investments

12.07 15.18

Aggregate amount of quoted investments

- -

Market value of Quoted Investments

- -

Aggregate amount of unquoted

10.07 15.18

Provision for diminution in value of investments

- -

Details of Investment in Partnership firms

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

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

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

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

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

Name of the partner	As at 31 March 2025		As at 31 March 2024	
	% of share	Capital Balances	% of share	Capital Balances
Modi & Modi Realty Hyderabad Private Limited	99.00%	(81.40)	99.00%	(124.03)
Ashish Modi	1.00%	(33.07)	1.00%	(32.85)



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

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

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

13 Loans and advances	As at 31 March 2025		As at 31 March 2024	
	Long-term	Short-term	Long-term	Short-term
Unsecured, considered good				
Loans and advances to related parties	-	2.49	-	5.97
Advances to employees	-	1.64	-	0.29
Advance to suppliers	90.44	53.11	240.44	47.98
Other advances	-	16.32	-	0.11
	90.44	73.54	240.44	54.35

14 Other non-current assets	As at		As at	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Input tax credit		9.10		4.87
Deposits against GST Appeal		2.28		0.53
TDS Receivable		4.33		4.86
Other Deposits		1.85		1.85
Security Deposits		5.85		135.42
	23.41	147.53		

15 Inventories	As at		As at	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Construction Work in Progress		2,466.12		2,116.58
Land, plots, construction work-in-progress and construction material		510.31		527.41
Stock in trade - flats/ villas		749.29		777.98
	3,725.72	3,421.96		

16 Trade receivables	As at		As at	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Secured, considered good	-	-	-	-
Unsecured, considered good		93.15		402.30
Unsecured, considered doubtful	-	-	-	-
Less: Provision for doubtful receivables		93.15		402.30
	93.15	402.30		



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

16.1 Trade Receivables ageing schedule

Ageing for trade receivables – outstanding as at 31 March 2025 is as follows:

Particulars	Not due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
<i>Undisputed Trade receivables</i>							
- considered good				93.15			93.15
- considered doubtful							
<i>Disputed Trade Receivables</i>							
- considered good							
- considered doubtful							
Total				93.15			93.15

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

Particulars	Not due	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
<i>Undisputed Trade receivables</i>							
- considered good		57.00		345.30			402.30
- considered doubtful							
<i>Disputed Trade Receivables</i>							
- considered good							
- considered doubtful							
Total		57.00		345.30			402.30



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

17 Cash and bank balances

	As at 31 March 2025	As at 31 March 2024
Cash and cash equivalents		
Cash in hand	9.38	3.35
Balances with the banks		
- In current accounts	9.39	28.97
Fixed Deposit with banks	25.55	13.70
Other bank balances	-	-
	44.32	46.02

18 Other current assets

	As at 31 March 2025	As at 31 March 2024
Other receivable	-	0.35
FD Interest Accrued	0.12	
Security deposit	130.50	-
Fixed Deposit with banks	2.21	1.14
Balances with Government authorities	0.41	4.22
	133.25	5.72

19 Revenue from operations

	Year ended 31 March 2025	Year ended 31 March 2024
Sale of Villas	687.52	1,266.53
Other operating revenue	8.00	2.51
	695.52	1,269.04

20 Other income

	Year ended 31 March 2025	Year ended 31 March 2024
Interest income on fixed deposit	1.76	2.19
Interest on income tax refund	0.08	0.09
Share of Profit on Investment	4.48	2.93
Credits Write off	0.06	-
Interest income on loan	0.02	-
Expenses incurred refunded back	-	0.10
	6.40	5.31

21 Changes in Inventories

	Year ended 31 March 2025	Year ended 31 March 2024
Opening balance	3,421.96	3,004.83
Add: Cost of material consumed	827.89	1,499.19
Less: Cost of villas sold/cost recognised as per POCM	524.13	1,082.06
 Closing balance	3,725.72	3,421.96
 Changes in Inventories	(303.76)	(417.13)



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

22 Employee benefits expense

	Year ended 31 March 2025	Year ended 31 March 2024
Salaries, wages & bonus	33.67	39.78
Contribution to Provident Fund and Other Funds	1.66	2.47
Gratuity Expenses	0.11	-
Staff Welfare Expenses	4.26	6.88
Other employee benefits	0.49	-
Commission and Brokerage	0.54	6.11
Travelling and conveyance	1.25	1.75
	41.98	56.99

23 Finance costs

Interest expense

	Year ended 31 March 2025	Year ended 31 March 2024
- Interest Expenses on borrowings	12.34	10.10
- Interest on GST	0.54	0.78
- On TDS	0.02	0.32
- Interest on income tax	0.04	-
	12.94	11.20

24 Share of Loss on Investments

Share of loss from investment in firms

	Year ended 31 March 2025	Year ended 31 March 2024
	22.22	6.07
	22.22	6.07

25 Other expenses

	Year ended 31 March 2025	Year ended 31 March 2024
Advertisement and Sales promotion expense	42.66	39.88
Auditor's remuneration	1.63	0.75
Administration Services charges	10.03	5.27
Bad debts and other advances written off	0.78	1.58
Bank charges	0.16	0.22
Commission and Brokerage	11.54	-
Insurance	0.21	0.04
Legal and Professional charges	73.93	57.58
Other expenditure	0.69	5.12
Postage, Printing and stationery	0.90	1.30
Rent	4.76	9.10
Rates and taxes	0.20	2.39
Other Repairs	0.88	0.76
Maintenance expenses	0.59	0.10
Discount given	6.71	0.40
Subscription and Membership Fees	-	0.30
Sundry balances written off	0.53	4.10
Travelling and conveyance	0.03	-
Miscellaneous expenses	0.56	0.90
	156.78	129.79



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

26 Auditor's remuneration

As auditors:

Statutory audit fees (including taxes)

	Year ended	Year ended
	31 March 2025	31 March 2024
	1.63	0.75
	1.63	0.75

27 Contingent Liabilities:

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

28 Capital and Other Commitments:

a. Capital Commitments:

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

29 Other Statutory Information

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



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Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

Notes forming part of Consolidated financial statements as at and for the year ended 31 March 2025
(All amounts expressed in Indian rupees Lakhs, except share data or as otherwise stated)**30 Earnings per share**

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

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Net profit after tax attributable to equity shareholders (in Rs.)	(59,38,093)	(19,27,256)
Weighted average number of shares outstanding during the year - Basic	11,83,464	11,83,464
Weighted average number of shares outstanding during the year - Diluted	11,83,464	11,83,464
Basic earnings per share (Rs.)	(5.02)	(1.63)
Diluted earnings per share (in Rs.)	(5.02)	(1.63)
Nominal value per equity share (in Rs.)	10	10

31 Related party disclosures

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

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

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



Modi & Modi Realty Hyderabad Private Limited

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

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

b. Transactions with related parties

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Modi Housing Private Limited		
Unsecured Loan taken	19.48	135.36
Interest on Loan	10.39	7.59
Procurement of Goods	127.97	9.75
Procurement of Services	3.40	1.67
Sale of Goods	6.38	1.70
Deposit Given	-	2.00
Modi & Modi Financial Services LLP		
Advance Received	-	20.00
Modi & Modi Constructions		
Capital contribution (net of drawings)	(3.00)	(0.55)
Share of profit / (loss)	2.79	(2.74)
Modi Ventures		
Capital contribution (net of drawings)	(0.15)	(1.13)
Share of profit / (loss)	1.69	0.04
Nilgiri Estates		
Capital contribution (net of drawings)	64.34	34.76
Share of profit / (loss)	(21.71)	(3.33)
Paramount Estates		
Capital contribution (net of drawings)	(4.39)	(8.10)
Share of profit / (loss)	(0.51)	2.89
Unsecured loan taken	56.24	236.49



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

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Modi Realty Siddipet LLP		
Reimbursement receivable	-	0.10
Modi Properties Private Limited		
Accounts and Management Services	85.84	-
Unsecured loan taken	-	22.87
Deposit Made	0.50	-
Procurement of services		21.25
Procurement of goods		0.13
N Square Lifesciences LLP		
Advance for purchase of material	-	10.00
AVR Gulmohar Welfare Association		
Rent & Amenity Charges	0.42	0.42
Aedis Developers LLP		
Unsecured loan taken	104.05	-
Procurement of Services		-
Modi Consultancy Services		
Procurement of Services	8.92	9.10
Summit Builders		
Procurement of Services	3.29	6.05
Summit Sales LLP		
Procurement of Services	-	42.64
Procurement of Goods	-	204.04
Sale of Goods	-	15.62
Modi Realty Mallapur LLP		
Procurement of Goods	-	1.13
Soham Satish Modi		
Reimbursement of expenses	-	15.10
SohamModi HUF		
Procurement of Services	-	9.31
Silver Oak Villas LLP		
Procurement of Goods	-	0.04



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

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

Particulars	As at 31 March 2025	As at 31 March 2024
Modi Housing Private Limited		
Unsecured Loan payable	129.56	167.22
Interest Payable on Loan	9.35	6.83
Trade Payable	55.83	37.47
Deposit receivable	-	2.00
Modi & Modi Constructions		
Capital Balance (net of drawings)	9.07	9.28
Modi Ventures		
Capital Balance (net of drawings)	(16.98)	(18.53)
Nilgiri Estates		
Capital Balance (net of drawings)	(81.40)	(124.03)
Paramount Estates		
Capital Balance (net of drawings)	1.01	5.90
Unsecured Loan payable		8.30
Modi Realty Siddipet LLP		
Reimbursement Receivable	-	0.10
Modi Properties Private Limited		
Trade payable	17.27	0.11
Deposit paid	0.50	
Aedis Developers LLP		
Unsecured Loan payable	54.21	-
Villa Orchids		
Trade Payables	0.49	0.59
Summit Builders		
Trade payable	1.22	-
Modi Consultancy Services		
Trade payable	2.43	0.65



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

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

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

Particulars	As at 31 March 2025	As at 31 March 2024
Modi Realty Mallapur LLP		
Trade payable	-	1.13
Summit Sales LLP		
Trade payable	-	1.80
Silver Oak Villas LLP		
Trade payable	-	0.05

32 Regrouping/ Reclassification:

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

33 Disclosure under Schedule III of the Companies Act, 2013

Name of the entity	Net Assets i.e., total assets minus total liabilities		Share in profit or loss	
	As % of consolidated net assets	Amount	As % of consolidated profit and loss	Amount
<i>Parent</i>				
- Modi & Modi realty Hyderabad Private Limited	100.08%	1,342.90	98.12%	(58.27)
<i>Subsidiary</i>				
- Modi Realty Gagillapur LLP	11.80%	158.38	0.75%	(0.44)
- Modi Realty Genome Valley LLP	55.68%	747.10	29.92%	(17.77)
- Modi Realty Miryalaguda LLP	10.97%	147.15	30.52%	(18.12)
- Modi Realty Pocharam LLP	34.63%	464.68	-4.51%	2.68
- Modi Realty Vikarabad LLP	5.74%	77.06	2.12%	(1.26)
<i>Others</i>				
Minority interest	-22.51%	(302.01)	1.86%	(1.10)
Adjustments due to Consolidation (Eliminations)	-96.39%	(1,293.43)	-58.78%	34.91
Total	100.00%	1,341.83	100.00%	-59.38



Modi & Modi Realty Hyderabad Private Limited

CIN: U70100TG2020PTC138475

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

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

34 Additional Regulatory Information

- Ratios

Ratios	Numerator	Denominator	FY 2024-25	FY 2023-24	Variance	Reason
Current Ratio (in times)	Total current assets	Total current liabilities	1.63	1.63	0%	Not applicable
Debt-Equity Ratio (in times)	Total Debt ¹	Total equity	0.22	0.48	-54%	Primarily due to increase in loss during the year
Debt Service Coverage Ratio (in times)	Earning for Debt Service ²	Debt service ³	(3.55)	(0.16)	2068%	Primarily due to increase in loss
Return on Equity Ratio (in %)	Profit for the year less Preference	Average total equity	(0.04)	(0.01)	215%	
Inventory turnover ratio (in times)	Cost of goods sold	Average inventory	0.15	0.32	-54%	Primarily due to increase in cost of goods sold during the year
Trade Receivables turnover ratio (in times)	Revenue from operations	Average trade receivables	2.81	3.15	-11%	
Trade payables turnover ratio (in times)	Cost of goods sold	Average trade payables	2.19	4.41	-50%	Primarily due to increase in cost of goods sold during the year
Net capital turnover ratio (in times)	Revenue from operations	Average working capital	0.44	0.84	-47%	Primarily due to decrease in sales
Net profit ratio (in %)	Profit for the year	Revenue from operations	(0.09)	(0.02)	462%	Primarily due to increase in loss
Return on Capital employed (in %)	Profit before tax and finance	Capital employed ⁴	(0.03)	(0.00)	1759%	Primarily due to increase in loss
Return on investment (in %)	Income generated from invested funds	Average invested funds in treasury investments	(1.32)	(0.06)	2042%	Primarily due to decrease in investments

¹ Long-Term borrowings + Short-Term borrowings

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

³ Term loan Interest + Principal repayments

⁴ Tangible Networth + Total Debt + Deferred tax liability

As per our report of even date attached

For A S Agarwal & Co.

Chartered Accountants

Firm Registration No. 014987S

Ashish Agarwal

Partner

Membership No: 222861

UDIN: 25228618MUVAQQAQ

Place : Hyderabad

Date : 30 September 2025



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

Soham Satish Modi
Director
DIN: 00522546

Gaurang Jayantilal Mody
Director
DIN: 00522520

Place : Hyderabad
Date : 30 September 2025 Date : 30 September 2025

