

**INDEPENDENT AUDITOR'S REPORT****To the Members of Modi & Modi Realty Hyderabad Private Limited****Report on the Consolidated Financial Statements****Opinion**

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

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

**Basis for Opinion**

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

**Other Matters**

The Consolidated Financial Statements also include the Group's share of net loss of Rs. 15.09 lakhs for the year ended March 31, 2025, as considered in the Consolidated Financial Statements, whose financial statements have not been audited by us. These financial statements



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have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of the subsidiaries, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, is based solely on the reports of the other auditors.

The Consolidated Financial Statements also include the Group's share of net loss of Rs. 19.83 lakhs for the year ended March 31, 2025, as considered in the Consolidated Financial Statements, whose financial statements have not been audited by us. These financial statements are unaudited and have been furnished to us by the Management and our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of the subsidiaries, is based solely on such unaudited financial statements.

## **Other Information**

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

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

## **Management's Responsibility for the Consolidated Financial Statements**

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

The responsibility of respective Board of Directors and management of the entities included in the Group includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities, selection and application of appropriate accounting policies, making judgements and estimates that are reasonable and prudent, and design, implementation



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

In preparing the consolidated financial statements, the respective Board of Directors and management of the entities included in the Group are responsible for assessing the respective entities ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

These respective Board of Directors and management of the entities included in the Group are also responsible for overseeing the financial reporting process of the Group.

### **Auditor's Responsibility for the Consolidated financial statements**

Our objective is to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Group's Internal controls.



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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the Group to express an opinion on the consolidated financial statements.

Materiality is the magnitude of misstatements in the Consolidated Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Consolidated Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Consolidated Financial Statements.

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

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



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## **Report on Other Legal and Regulatory Requirements**

1.

A) As required by Section 143(3) of the Act, we report that:

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

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

- a) The Company does not have any pending litigations which would impact its financial position.
- b) The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.



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- c) There are no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- d)
  - i) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether
    - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or
    - provide any guarantee, security, or the like to or on behalf of the Ultimate Beneficiaries.
  - ii) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether,
    - directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or
    - provide any guarantee, security, or the like to or on behalf of the Ultimate Beneficiaries.
  - iii) Based on such audit procedures as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under subclause (d)(i) and (d)(ii) contain any material misstatement.
- e) No dividend has been declared or paid during the year by the Company and thus Section 123 of the Act is not applicable to the Group during the year.
- f) Based on our examination, which included test checks, the Company has used accounting software systems for maintaining its books of account for the year



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ended March 31, 2025 which have the feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software systems. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with, and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

- C) The Company being a private limited company, the other matters to be included in the Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended, in respect of whether the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act, is not applicable.
- 2. With respect to the matters specified in clause (xxi) of paragraph 3 and paragraph 4 of the Companies (Auditor's Report) Order, 2020 ("CARO"/ "the Order") issued by the Central Government in terms of section 143 (11) of the act, according to the information and explanations given to us, and based on the CARO reports issued by us, reporting under the given clause is not applicable to any of the subsidiaries included in the consolidated financial statements and accordingly, we do not have anything to report.

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



**Ashish Agarwal**

**Partner**

**Membership No: 222861**

**UDIN: 25222861BMUVAQ2299**

Place: Hyderabad

Date: 30 September 2025

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
<b>Equity and liabilities</b>			
<b>Shareholders' funds</b>			
Share capital			
Reserves and surplus	3 4	118.35 1,223.49	118.35 1,282.87
Minority Interest	5	302.01	289.90
<b>Non-current liabilities</b>			
Long-term borrowings	6	73.82	241.58
<b>Current liabilities</b>			
Short-term borrowings	7 8	210.20	421.51
Trade payables			
- total outstanding dues of micro and small enterprises			
- total outstanding dues of creditors other than micro and small enterprises			
Other current liabilities		416.51	340.18
Short-term provisions	9 10	1,861.77 1.48	1,646.45 6.57
<b>Total Assets</b>		<b>2,489.97</b>	<b>2,414.70</b>
<b>Total Assets</b>		<b>4,207.62</b>	<b>4,347.40</b>
<b>Non-current assets</b>			
Property, plant and equipment and Intangible assets			
- Property plant and equipment			
Non-current investments	11	11.71	13.90
Long-term loans and advances	12	12.07	15.18
Other non-current assets	13 14	90.44 23.41	240.44 147.53
<b>Current assets</b>		<b>137.64</b>	<b>417.05</b>
Inventories			
Trade receivables	15	3,725.72	3,421.96
Cash and bank balances	16	93.15	402.30
Short-term loans and advances	17	44.32	46.02
Other current assets	18	73.54 133.25	54.35 5.72
<b>Total</b>		<b>4,069.99</b>	<b>3,930.34</b>
<b>Corporate Information &amp; Significant accounting policies 1 &amp; 2</b>			
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			
<i>Ashish</i>			
Ashish Agarwal			
Partner			
Membership No: 222861			
UDIN: 25222861BMUVN82299			
Place : Hyderabad			
Date : 30 September 2025			
<i>S. S. Modi</i>			
Soham Satish Modi			
Director			
DIN: 00522546			
Place : Hyderabad			
Date : 30 September 2025			
<i>G. J. Mody</i>			
Gaurang Jayantilal Mody			
Director			
DIN: 00522520			
Place : Hyderabad			
Date : 30 September 2025			

Ashish Agarwal

Partner

Membership No: 222861

UDIN: 25222861BMUVN82299

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

Place : Hyderabad

Date : 30 September 2025

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
<b>Income</b>			
Revenue from operations	19	695.52	1,269.04
Other income		6.40	5.31
<b>Total Income</b>	20	<u>701.92</u>	<u>1,274.36</u>
<b>Expenses</b>			
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
<b>Total Expenses</b>		<u>760.23</u>	<u>1,288.66</u>
<b>Profit before tax and minority interest</b>		<b>(58.31)</b>	<b>(14.30)</b>
<b>Tax expense</b>			
Current tax		1.55	5.95
Tax for earlier years		(1.58)	-
Deferred tax		-	-
<b>Profit after tax before minority interest</b>		<u>(0.03)</u>	<u>5.95</u>
Minority interest		<b>(58.28)</b>	<b>(20.25)</b>
<b>Profit/ (Loss) for the period</b>		<u>1.10</u>	<u>(0.98)</u>
<b>Earnings per equity share</b>			
Basic (in Rs.)	30	<b>(59.38)</b>	<b>(19.27)</b>
Diluted (in Rs.)		(5.02)	(1.63)
Face value per share (in Rs.)		(5.02)	(1.63)
		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: 222861BMUVAQ2299

Place : Hyderabad

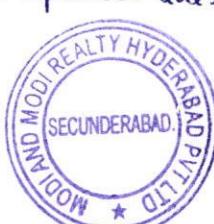
Date : 30 September 2025



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

**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

<b>Name of the subsidiary</b>	<b>Proportion of ownership interest</b>
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.



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**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**

**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:

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

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

iii. Contingent Liability is disclosed in the case of

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

iv. Contingent Assets are neither recognized, nor disclosed.

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



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**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**

**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**

**Authorised share capital**  
Equity shares of Rs. 10 each

As at 31 March 2025		As at 31 March 2024	
No. of shares	Amount	No. of shares	Amount
12,50,000	125.00	12,50,000	125.00
<b>12,50,000</b>	<b>125.00</b>	<b>12,50,000</b>	<b>125.00</b>
11,83,464	118.35	11,83,464	118.35
<b>11,83,464</b>	<b>118.35</b>	<b>11,83,464</b>	<b>118.35</b>

**a) Reconciliation of share capital**

**At the beginning of the year**  
Shares issued during the year  
**Balance at the end of the year**

As at 31 March 2025		As at 31 March 2024	
No. of shares	Amount	No. of shares	Amount
11,83,464	118.35	11,83,464	118.35
-	-	-	-
<b>11,83,464</b>	<b>118.35</b>	<b>11,83,464</b>	<b>118.35</b>

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

**Equity shares of Rs. 10 each**

Modi Housing Private Limited  
Modi & Modi Financial Services LLP

As at 31 March 2025		As at 31 March 2024	
No. of shares	% Holding	No. of shares	% Holding
5,82,500	49.22%	5,82,500	49.22%
6,00,964	50.78%	6,00,964	50.78%
<b>11,83,464</b>	<b>100.00%</b>	<b>11,83,464</b>	<b>100.00%</b>

**c) Equity Shares held by the Holding Company**

**Equity shares of Rs. 10 each**

Modi & Modi Financial Services LLP

As at 31 March 2025		As at 31 March 2024	
No. of shares	% Holding	No. of shares	% Holding
6,00,964	50.78%	6,00,964	50.78%
<b>6,00,964</b>	<b>50.78%</b>	<b>6,00,964</b>	<b>50.78%</b>

**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	% Change during the year
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%
	<b>11,83,464</b>	<b>100.00%</b>	<b>11,83,464</b>	<b>100.00%</b>



**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**

	<b>As at</b>	<b>As at</b>
	<b>31 March 2025</b>	<b>31 March 2024</b>
Securities premium		
Balance at the beginning of the year	1,262.18	1,262.18
Add: Premium on issue	-	-
<b>Balance at the end of</b>	<b>1,262.18</b>	<b>1,262.18</b>
<b>Surplus/ (deficit) in the Statement of Profit and Loss</b>		
Balance at the beginning of the year	20.69	39.96
Add : Profit/ (loss) for	(59.38)	(19.27)
<b>Balance at the end of the year</b>	<b>(38.69)</b>	<b>20.69</b>
<b>Total</b>	<b>1,223.49</b>	<b>1,282.87</b>

**5 Minority Interest**

Opening share of minority interest

Add: Share in Post Acquisition Reserves during the year

Add: Minorities capital contribution (net of withdrawals

	<b>As at</b>	<b>As at</b>
	<b>31 March 2025</b>	<b>31 March 2024</b>
Minority Interest		
Opening share of minority interest	289.90	221.14
Add: Share in Post Acquisition Reserves during the year	1.10	(0.98)
Add: Minorities capital contribution (net of withdrawals	11.00	69.74
<b>Total</b>	<b>302.01</b>	<b>289.90</b>

**6 Long-term borrowings**

**Secured**

Term loan

- from banks

- from others parties

Less: Current maturities of Long term borrowings

	<b>As at</b>	<b>As at</b>
	<b>31 March 2025</b>	<b>31 March 2024</b>
Long-term borrowings		
Secured		
Term loan		
- from banks	69.72	234.36
- from others parties	5.18	7.22
Less: Current maturities of Long term borrowings	(1.09)	-
<b>Total</b>	<b>73.82</b>	<b>241.58</b>

**7 Short-term borrowings**

**Secured**

Current maturities of Long term borrowings

**As at**

**31 March 2025      31 March 2024**

As at

**Unsecured**

Loans repayable on demand

- from others

Bank overdraft

Loans and advances from related parties\*

- from directors and their relatives

- from others

	<b>As at</b>	<b>As at</b>
	<b>31 March 2025</b>	<b>31 March 2024</b>
Short-term borrowings		
Secured		
Current maturities of Long term borrowings	1.09	-
Unsecured		
Loans repayable on demand		
- from others	-	197.79
Bank overdraft	8.97	8.57
Loans and advances from related parties*		
- from directors and their relatives	10.79	11.89
- from others	189.36	203.26
<b>Total</b>	<b>210.20</b>	<b>421.51</b>

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



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Notes forming part of Consolidated financial statements as at and for the year ended 31 March 2025  
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**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
	<b>416.51</b>	<b>340.18</b>

**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	-	-	-	-	-	-
<b>Total</b>	-	<b>416.51</b>	-	-	-	<b>416.51</b>

**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	-	-	-	-	-	-
<b>Total</b>	-	<b>340.18</b>	-	-	-	<b>340.18</b>

**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
	<b>1,861.77</b>	<b>1,646.45</b>



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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
	<b>1.48</b>	<b>6.57</b>

**Property, plant and equipment & Intangible assets**

**11 Property, plant and equipment**

Gross block	Computers	Vehicles	Office equipment	Total
<b>Balance as at 01 April 2023</b>	<b>0.66</b>	<b>14.61</b>	<b>0.06</b>	<b>15.33</b>
Additions	-	-	1.13	1.13
Disposals	-	-	-	-
<b>Balance as at 31 March 2024</b>	<b>0.66</b>	<b>14.61</b>	<b>1.19</b>	<b>16.45</b>
Additions	-	-	-	-
Disposals	-	-	-	-
<b>Balance as at 31 March 2025</b>	<b>0.66</b>	<b>14.61</b>	<b>1.19</b>	<b>16.45</b>

**Accumulated depreciation**

<b>Balance as at 01 April 2023</b>	<b>0.26</b>	<b>2.19</b>	<b>0.10</b>	<b>-</b>
Depreciation	0.26	2.19	0.10	2.55
Reversal on disposal of assets	-	-	-	-
<b>Balance as at 31 March 2024</b>	<b>0.26</b>	<b>2.19</b>	<b>0.10</b>	<b>2.55</b>
Depreciation	0.17	1.86	0.16	2.19
Reversal on disposal of assets	-	-	-	-
<b>Balance as at 31 March 2025</b>	<b>0.43</b>	<b>4.05</b>	<b>0.26</b>	<b>4.74</b>

**Net block**

<b>Balance as at 31 March 2024</b>	<b>0.40</b>	<b>12.42</b>	<b>1.09</b>	<b>13.90</b>
<b>Balance as at 31 March 2025</b>	<b>0.23</b>	<b>10.55</b>	<b>0.93</b>	<b>11.71</b>



**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)**

**12 Non-current investments**

**Others**

**(a) Investment in Partnership firms**

	As at 31 March 2025	As at 31 March 2024
Modi And Modi Constructions	9.07	9.28
Paramount Estates	1.01	5.90
	<u>10.07</u>	<u>15.18</u>

**(b) Investment in Mutual Funds**

Investment in mutual funds

**Total investments**

2.00	-
<u>12.07</u>	<u>15.18</u>

Aggregate amount of quoted investments

Market value of Quoted Investments

Aggregate amount of unquoted

Provision for diminution in value of investments

10.07      15.18

-      -

**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)



**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)**

(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:

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

<b>13 Loans and advances</b>	<b>As at 31 March 2025</b>		<b>As at 31 March 2024</b>	
	<b>Long-term</b>	<b>Short-term</b>	<b>Long-term</b>	<b>Short-term</b>
<b>Unsecured, considered good</b>				
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
	<b>90.44</b>	<b>73.54</b>	<b>240.44</b>	<b>54.35</b>

<b>14 Other non-current assets</b>	<b>As at</b>		<b>As at</b>	
	<b>31 March 2025</b>	<b>31 March 2024</b>	<b>31 March 2025</b>	<b>31 March 2024</b>
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
	<b>23.41</b>	<b>147.53</b>		

<b>15 Inventories</b>	<b>As at</b>		<b>As at</b>	
	<b>31 March 2025</b>	<b>31 March 2024</b>	<b>31 March 2025</b>	<b>31 March 2024</b>
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
	<b>3,725.72</b>	<b>3,421.96</b>		

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



*[Signature]*



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
<b><i>Undisputed Trade receivables</i></b>							
- considered good				93.15			93.15
- considered doubtful							
<b><i>Disputed Trade Receivables</i></b>							
- considered good							
- considered doubtful							
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>93.15</b>	<b>-</b>	<b>-</b>	<b>93.15</b>

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
<b><i>Undisputed Trade receivables</i></b>							
- considered good	57.00			345.30			402.30
- considered doubtful							
<b><i>Disputed Trade Receivables</i></b>							
- considered good							
- considered doubtful							
<b>Total</b>	<b>-</b>	<b>57.00</b>	<b>-</b>	<b>345.30</b>	<b>-</b>	<b>-</b>	<b>402.30</b>



**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
<b>Cash and cash equivalents</b>		
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	-	-
	<b>44.32</b>	<b>46.02</b>

**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
	<b>133.25</b>	<b>5.72</b>

**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
	<b>695.52</b>	<b>1,269.04</b>

**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
	<b>6.40</b>	<b>5.31</b>

**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	<b>3,725.72</b>	<b>3,421.96</b>
 <b>Changes in Inventories</b>	<b>(303.76)</b>	<b>(417.13)</b>



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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
	<b>41.98</b>	<b>56.99</b>

**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	-
	<b>12.94</b>	<b>11.20</b>

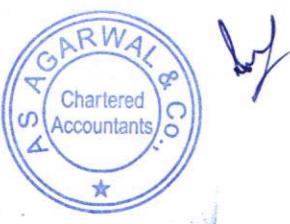
**24 Share of Loss on Investments**

Share of loss from investment in firms

	Year ended 31 March 2025	Year ended 31 March 2024
	22.22	6.07
	<b>22.22</b>	<b>6.07</b>

**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
	<b>156.78</b>	<b>129.79</b>



**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)**

**26 Auditor's remuneration**

**As auditors:**

Statutory audit fees (including taxes)

	<b>Year ended</b>	<b>Year ended</b>
	<b>31 March 2025</b>	<b>31 March 2024</b>
	1.63	0.75
	<b>1.63</b>	<b>0.75</b>

**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.



**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)**

**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**  
**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)**

<b>Description of relationship</b>	<b>Name of related parties</b>
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**

<b>Particulars</b>	<b>Year ended 31 March 2025</b>	<b>Year ended 31 March 2024</b>
<b>Modi Housing Private Limited</b>		
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
<b>Modi &amp; Modi Financial Services LLP</b>		
Advance Received	-	20.00
<b>Modi &amp; Modi Constructions</b>		
Capital contribution (net of drawings)	(3.00)	(0.55)
Share of profit / (loss)	2.79	(2.74)
<b>Modi Ventures</b>		
Capital contribution (net of drawings)	(0.15)	(1.13)
Share of profit / (loss)	1.69	0.04
<b>Nilgiri Estates</b>		
Capital contribution (net of drawings)	64.34	34.76
Share of profit / (loss)	(21.71)	(3.33)
<b>Paramount Estates</b>		
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**  
**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	Year ended 31 March 2025	Year ended 31 March 2024
<b>Modi Realty Siddipet LLP</b>		
Reimbursement receivable	-	0.10
<b>Modi Properties Private Limited</b>		
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
<b>N Square Lifesciences LLP</b>		
Advance for purchase of material	-	10.00
<b>AVR Gulmohar Welfare Association</b>		
Rent & Amenity Charges	0.42	0.42
<b>Aedis Developers LLP</b>		
Unsecured loan taken	104.05	-
Procurement of Services		-
<b>Modi Consultancy Services</b>		
Procurement of Services	8.92	9.10
<b>Summit Builders</b>		
Procurement of Services	3.29	6.05
<b>Summit Sales LLP</b>		
Procurement of Services	-	42.64
Procurement of Goods	-	204.04
Sale of Goods	-	15.62
<b>Modi Realty Mallapur LLP</b>		
Procurement of Goods	-	1.13
<b>Soham Satish Modi</b>		
Reimbursement of expenses	-	15.10
<b>SohamModi HUF</b>		
Procurement of Services	-	9.31
<b>Silver Oak Villas LLP</b>		
Procurement of Goods	-	0.04



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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)**

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

Particulars	As at 31 March 2025	As at 31 March 2024
<b>Modi Housing Private Limited</b>		
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
<b>Modi &amp; Modi Constructions</b>		
Capital Balance (net of drawings)	9.07	9.28
<b>Modi Ventures</b>		
Capital Balance (net of drawings)	(16.98)	(18.53)
<b>Nilgiri Estates</b>		
Capital Balance (net of drawings)	(81.40)	(124.03)
<b>Paramount Estates</b>		
Capital Balance (net of drawings)	1.01	5.90
Unsecured Loan payable		8.30
<b>Modi Realty Siddipet LLP</b>		
Reimbursement Receivable	-	0.10
<b>Modi Properties Private Limited</b>		
Trade payable	17.27	0.11
Deposit paid	0.50	
<b>Aedis Developers LLP</b>		
Unsecured Loan payable	54.21	-
<b>Villa Orchids</b>		
Trade Payables	0.49	0.59
<b>Summit Builders</b>		
Trade payable	1.22	-
<b>Modi Consultancy Services</b>		
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
<b>Modi Realty Mallapur LLP</b>		
Trade payable	-	1.13
<b>Summit Sales LLP</b>		
Trade payable	-	1.80
<b>Silver Oak Villas LLP</b>		
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
<b>Total</b>	<b>100.00%</b>	<b>1,341.83</b>	<b>100.00%</b>	<b>-59.38</b>



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 <sup>1</sup>	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 <sup>2</sup>	Debt service <sup>3</sup>	(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 <sup>4</sup>	(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

<sup>1</sup> Long-Term borrowings + Short-Term borrowings

<sup>2</sup> Net profit after tax + Non-cash operating expenses like depreciation + Interest

<sup>3</sup> Term loan Interest + Principal repayments

<sup>4</sup> 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

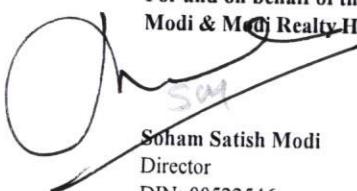
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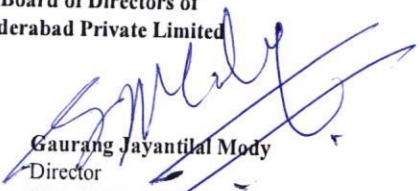
Place : Hyderabad

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

