

MPL-Draft Project financial status statement 30-6-2020 ver4B

List of documents

Name of firm/company:		Modi Properties Pvt. Ltd.		Prepared by:		Sangeetha	
Name of project:		Mayflower Platinum.		Date:		11-Jul-20	
Details of documents.				Details for period:		April to June 20	
Sl. No.	Description	Details / Remarks.	Document available	Scan ID	Scan ID	Scan ID	Scan ID
1	Trial Balance - upto last end of last qtr.	upto 31-03-2020	Yes	42866			
2	P & L Account - upto last qtr.	upto 31-03-2020	Yes	42867			
3	Bank statements - last 12 months	Yes Bank/Kotak Bank	Yes	17927 to17937	17868 to17899		
4	IT return FY 18-19		Yes	16725			
5	IT return FY 17-18		Yes	33678			
6	IT return FY 16-17		Yes	33682			
7	Building permit	1/C1/02082/2019	Yes	33649			
8	Basic title document i.e. JDA or sale deed.	JDA Dt 1-4-2019	Yes	33318			
9	Title / Link documents - full set		Yes	32924	32926	32944	
10	Draft AOS / Booking form/ AOC/ Sale Deed		Yes	21400			
11	Firm/Company - registration certificate		Yes	14588			
12	Firm/Company - partners/shareholding details - CA/CS certified		Yes	33695			
13	Firm/Company - Deeds / MOA/ AOA		Yes	33652			
14	RERA certificate		Yes	16743			
15	CA progress report for current & last qtr.		Yes	35710			
17	Engg. progress report for current & last qtr.		Yes	35712			
19	Other report for current & last qtr.		Yes	35714			
21	GST / VAT / Service tax registration		Yes	33786			
22	PAN card + TAN Letter		Yes	33781			
24	Proof of address		Yes	35716			
25	Directors DIN		Yes	36409			
26	Bank a/c. details		Yes	35737			
27	Director / Partner 1 -KYC - PAN, AADHAR, 6 m bank statement	Soham Modi	Yes	33663			
28	Director / Partner 2 -KYC - PAN, AADHAR, 6 m bank statement	Tejal Modi	Yes	33672			
29	Director / Partner 3 -KYC - PAN, AADHAR, 6 m bank statement	-	No	-			
30	Director / Partner 4 -KYC - PAN, AADHAR, 6 m bank statement	-	No	-			
31	Company profile		Yes	35718			
32	Project write-up		Yes	35720			
33	Project Brochure		Yes	21390			
34	Latest PPT	PPT No 127	Yes				
35	Latest EC		Yes	35741			
36	Director / Partner -Net worth certificate	Soham Modi/Tejal Modi	Yes	35723	35725		
37	Director / Partner -Bio-data		No				
38	Secured loan - loan offer letter, latest loan repayment statement	Tata Capital	Yes	33645			

MPL-Draft Project financial status statement 30-6-2020 ver4B

Project cost & estimates

Name of firm/company:		Modi Properties Pvt. Ltd.		Prepared by:		Sangeetha	
Name of project:		Mayflower Platinum.		Date:		11-Jun-20	
Project cost and estimates.				Details for period upto		April to June 20	
						(Amounts in Rs.)	
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for FY 17-18	Actual cost/ revenue for FY 18-19	Actual cost/ revenue for FY 19-20	Actual cost/ revenue for current qtr - April -June 20	Actual total Exp/revenue till date
A	Land cost + reg. charges + brokerage						-
B	Permit fees & charges	28,856,686	1,571,538	27,133,144	152,004	-	28,856,686
C	Construction/ development expenses	637,988,000	1,079,997	3,934,927	129,965,230	16,492,874	151,473,028
D	Admin & sales expenses	31,360,000	-	683,458	11,129,185	1,524,884	13,337,527
E	Finance Expenses	8,154,526	-	80,716	3,316,658	515,181	3,912,555
F	Total project cost (sum of A TO E)	706,359,212	2,651,535	31,832,246	144,563,078	18,532,939	197,579,797
G	Revenue from sales	828,067,000	-	-	123,423,992	36,971,694	160,395,687
H	Investment from promoters	NA	7,651,535	38,691,544	-5,565,340	490,925	41,268,664
I	Secured and unsecured loans	NA	-	-	30,000,000	-	30,000,000
J	Gross profit (G-A-B-C)	161,222,314	NA	NA	NA	NA	NA
K	Net Profit (G-F)	121,707,788	NA	NA	NA	NA	NA
L	Gross profit in percentage (J/G*100)	19	NA	NA	NA	NA	NA
M	Net profit in percentage (K/G*100)	15	NA	NA	NA	NA	NA
Revenue from sales - details (Developers share)		No. of units	Total area in sft	Rate in Rs./ sft.	Total revenue is Rs.	Remarks	
A	Sold units	72	119,000	4,087	486,383,200		
B	Unsold Units	51	84,680	4,035	341,683,800		
	Total	123	203,680	8,122	828,067,000		
Construction/ development expenses		No. of units	Total area in sft	Rate in Rs./ sft.	Total exp. is Rs.	Remarks	
A	Construction cost	189	313,600	1,700	533,120,000		
B	Land development exp.		114,160	800	91,328,000		
C	Amenities cost		6,770	2,000	13,540,000		
	Total	189	434,530	4,500	637,988,000		
Notes:							
1	Construction/ Development cost = WIP - permit cost						
2	Admin & sales expenses = Indirect exp - finance exp.						

MPL-Draft Project financial status statement 30-6-2020 ver4B

Unit Details

Name of firm/company:		Modi Properties Pvt Ltd				Prepared by:	Sangeetha	
Name of project:		Mayflower Platinum				Date:	11-Jul-20	
Units Details								

MPL-Draft Project financial status statement 30-6-2020 ver4B

Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built- up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
52	A	0704	1,065	1,200	1,500	48.66	Yes	Developer
53	A	0705	1,065	1,200	1,500	48.66	Yes	Owner
54	A	0706	1,280	1,450	1,800	58.39	Yes	Owner
55	A	0707	1,280	1,450	1,800	58.39	Yes	Developer
56	A	0708	1,280	1,450	1,800	58.39	Yes	Developer
57	A	0801	1,065	1,200	1,500	48.66	Yes	Owner
58	A	0802	1,045	1,200	1,500	48.66	Yes	Developer
59	A	0803	1,045	1,200	1,500	48.66	Yes	Developer
60	A	0804	1,065	1,200	1,500	48.66	Yes	Owner
61	A	0805	1,065	1,200	1,500	48.66	Yes	Developer
62	A	0806	1,280	1,450	1,800	58.39	Yes	Developer
63	A	0807	1,280	1,450	1,800	58.39	Yes	Developer
64	A	0808	1,280	1,450	1,800	58.39	Yes	Owner
65	A	0901	1,065	1,200	1,500	48.66	Yes	Developer
66	A	0902	1,045	1,200	1,500	48.66	Yes	Developer
67	A	0903	1,045	1,200	1,500	48.66	Yes	Owner
68	A	0904	1,065	1,200	1,500	48.66	Yes	Developer
69	A	0905	1,065	1,200	1,500	48.66	Yes	Developer
70	A	0906	1,280	1,450	1,800	58.39	Yes	Developer
71	A	0907	1,280	1,450	1,800	58.39	Yes	Owner
72	A	0908	1,280	1,450	1,800	58.39	Yes	Developer
73	A	1001	1,065	1,200	1,500	48.66	Yes	Developer
74	A	1002	1,045	1,200	1,500	48.66	Yes	Owner
75	A	1003	1,045	1,200	1,500	48.66	Yes	Developer
76	A	1004	1,065	1,200	1,500	48.66	Yes	Developer
77	A	1005	1,065	1,200	1,500	48.66	Yes	Owner
78	A	1006	1,280	1,450	1,800	58.39	Yes	Owner
79	A	1007	1,280	1,450	1,800	58.39	No	Developer
80	A	1008	1,280	1,450	1,800	58.39	No	Developer
81	B	0101	1,065	1,200	1,500	48.66	Mortgaged	Owner
82	B	0102	1,545	1,715	2,140	69.42	No	Developer
83	B	0103	1,280	1,450	1,800	58.39	No	Owner
84	B	0105	1,280	1,450	1,800	58.39	Yes	Developer
85	B	0201	1,065	1,200	1,500	48.66	Mortgaged	Developer
86	B	0202	1,545	1,715	2,140	69.42	Mortgaged	Developer
87	B	0203	1,280	1,450	1,800	58.39	Mortgaged	Developer
88	B	0204	1,280	1,450	1,800	58.39	Mortgaged	Owner
89	B	0205	1,280	1,450	1,800	58.39	Mortgaged	Developer
90	B	0301	1,065	1,200	1,500	48.66	Yes	Developer
91	B	0302	1,545	1,715	2,140	69.42	Yes	Developer
92	B	0303	1,280	1,450	1,800	58.39	Yes	Owner
93	B	0304	1,280	1,450	1,800	58.39	No	Developer
94	B	0305	1,280	1,450	1,800	58.39	Yes	Developer
95	B	0401	1,065	1,200	1,500	48.66	Yes	Owner
96	B	0402	1,545	1,715	2,140	69.42	Yes	Owner
97	B	0403	1,280	1,450	1,800	58.39	No	Developer
98	B	0404	1,280	1,450	1,800	58.39	No	Developer
99	B	0405	1,280	1,450	1,800	58.39	Yes	Developer
100	B	0501	1,065	1,200	1,500	48.66	Yes	Developer
101	B	0502	1,545	1,715	2,140	69.42	Yes	Developer
102	B	0503	1,280	1,450	1,800	58.39	Yes	Developer
103	B	0504	1,280	1,450	1,800	58.39	Yes	Owner
104	B	0505	1,280	1,450	1,800	58.39	Yes	Owner
105	B	0601	1,065	1,200	1,500	48.66	Yes	Developer
106	B	0602	1,545	1,715	2,140	69.42	Yes	Owner

Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built- up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
107	B	0603	1,280	1,450	1,800	58.39	No	Owner
108	B	0604	1,280	1,450	1,800	58.39	Yes	Owner
109	B	0605	1,280	1,450	1,800	58.39	Yes	Developer
110	B	0701	1,065	1,200	1,500	48.66	Yes	Developer
111	B	0702	1,545	1,715	2,140	69.42	Yes	Developer
112	B	0703	1,280	1,450	1,800	58.39	No	Developer
113	B	0704	1,280	1,450	1,800	58.39	Yes	Developer
114	B	0705	1,280	1,450	1,800	58.39	Yes	Developer
115	B	0801	1,065	1,200	1,500	48.66	Yes	Developer
116	B	0802	1,545	1,715	2,140	69.42	Yes	Developer
117	B	0803	1,280	1,450	1,800	58.39	No	Developer
118	B	0804	1,280	1,450	1,800	58.39	Yes	Owner
119	B	0805	1,280	1,450	1,800	58.39	Yes	Owner
120	B	0901	1,065	1,200	1,500	48.66	Yes	Developer
121	B	0902	1,545	1,715	2,140	69.42	Yes	Owner
122	B	0903	1,280	1,450	1,800	58.39	No	Owner
123	B	0904	1,280	1,450	1,800	58.39	No	Developer
124	B	0905	1,280	1,450	1,800	58.39	Yes	Developer
125	B	1001	1,065	1,200	1,500	48.66	Yes	Owner
126	B	1002	1,545	1,715	2,140	69.42	Yes	Developer
127	B	1003	1,280	1,450	1,800	58.39	No	Developer
128	B	1004	1,280	1,450	1,800	58.39	No	Developer
129	B	1005	1,280	1,450	1,800	58.39	No	Developer
130	C	0101	1,065	1,200	1,500	48.66	Yes	Owner
131	C	0102	1,065	1,200	1,500	48.66	No	Owner
132	C	0103	1,045	1,200	1,500	48.66	No	Developer
133	C	0104	1,045	1,200	1,500	48.66	No	Developer
134	C	0105	1,280	1,450	1,800	58.39	No	Developer
135	C	0106	1,280	1,450	1,800	58.39	No	Owner
136	C	0201	1,065	1,200	1,500	48.66	Mortgaged	Developer
137	C	0202	1,065	1,200	1,500	48.66	Mortgaged	Developer
138	C	0203	1,045	1,200	1,500	48.66	Mortgaged	Owner
139	C	0204	1,045	1,200	1,500	48.66	Mortgaged	Developer
140	C	0205	1,280	1,450	1,800	58.39	Mortgaged	Owner
141	C	0206	1,280	1,450	1,800	58.39	Mortgaged	Owner
142	C	0301	1,065	1,200	1,500	48.66	No	Developer
143	C	0302	1,065	1,200	1,500	48.66	No	Developer
144	C	0303	1,045	1,200	1,500	48.66	No	Owner
145	C	0304	1,045	1,200	1,500	48.66	No	Developer
146	C	0305	1,280	1,450	1,800	58.39	No	Developer
147	C	0306	1,280	1,450	1,800	58.39	No	Developer
148	C	0401	1,065	1,200	1,500	48.66	No	Developer
149	C	0402	1,065	1,200	1,500	48.66	Yes	Owner
150	C	0403	1,045	1,200	1,500	48.66	No	Developer
151	C	0404	1,045	1,200	1,500	48.66	No	Developer
152	C	0405	1,280	1,450	1,800	58.39	No	Owner
153	C	0406	1,280	1,450	1,800	58.39	No	Developer
154	C	0501	1,065	1,200	1,500	48.66	No	Owner
155	C	0502	1,065	1,200	1,500	48.66	Yes	Developer
156	C	0503	1,045	1,200	1,500	48.66	No	Owner
157	C	0504	1,045	1,200	1,500	48.66	Yes	Developer
158	C	0505	1,280	1,450	1,800	58.39	Yes	Owner
159	C	0506	1,280	1,450	1,800	58.39	No	Owner
160	C	0601	1,065	1,200	1,500	48.66	No	Developer
161	C	0602	1,065	1,200	1,500	48.66	Yes	Developer

Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built- up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
162	C	0603	1,045	1,200	1,500	48.66	No	Developer
163	C	0604	1,045	1,200	1,500	48.66	No	Owner
164	C	0605	1,280	1,450	1,800	58.39	Yes	Developer
165	C	0606	1,280	1,450	1,800	58.39	No	Developer
166	C	0701	1,065	1,200	1,500	48.66	No	Owner
167	C	0702	1,065	1,200	1,500	48.66	No	Developer
168	C	0703	1,045	1,200	1,500	48.66	No	Developer
169	C	0704	1,045	1,200	1,500	48.66	No	Developer
170	C	0705	1,280	1,450	1,800	58.39	Yes	Developer
171	C	0706	1,280	1,450	1,800	58.39	No	Developer
172	C	0801	1,065	1,200	1,500	48.66	No	Owner
173	C	0802	1,065	1,200	1,500	48.66	No	Developer
174	C	0803	1,045	1,200	1,500	48.66	No	Owner
175	C	0804	1,045	1,200	1,500	48.66	No	Developer
176	C	0805	1,280	1,450	1,800	58.39	No	Owner
177	C	0806	1,280	1,450	1,800	58.39	No	Owner
178	C	0901	1,065	1,200	1,500	48.66	No	Developer
179	C	0902	1,065	1,200	1,500	48.66	No	Developer
180	C	0903	1,045	1,200	1,500	48.66	No	Developer
181	C	0904	1,045	1,200	1,500	48.66	No	Owner
182	C	0905	1,280	1,450	1,800	58.39	No	Developer
183	C	0906	1,280	1,450	1,800	58.39	No	Developer
184	C	1001	1,065	1,200	1,500	48.66	No	Developer
185	C	1002	1,065	1,200	1,500	48.66	No	Developer
186	C	1003	1,045	1,200	1,500	48.66	No	Owner
187	C	1004	1,045	1,200	1,500	48.66	No	Developer
188	C	1005	1,280	1,450	1,800	58.39	No	Developer
189	C	1006	1,280	1,450	1,800	58.39	No	Developer
	Total		222,270	251,700	313,600			

MPL-Draft Project financial status statement 30-6-2020 ver4B - Project details

Name of firm/company:		Modi Properties Pvt Ltd		Prepared by:	Sangeetha
Name of project:		Mayflower Platinum		Date:	11-Jul-20
Project details.					
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	9,092.00	Sq Mts	2.24	Acres
2	Net land area of project	8,506.00	Sq Mts	10,173.00	Sq. Yds
3	Type of development	Flats		-	-
4	Total no. of units	189	Nos.	-	-
5	Type of agreement	JDA		-	-
6	Building permit no.	1/C1/02082/2019		-	-
7	Building permit issued by:	GHMC		-	-
8	RERA no.	P02200000482		-	-
9	Units falling to share of owners	66	Nos.	-	-
10	Units falling to share of developer	123	Nos.	-	-
11	Total proposed construction	313,600.00	Sq Mtrs	3,375,562.00	sft
12	Total sellable area	313,600.00	Sq Mtrs	3,375,562.00	sft
13	In case of apartments total parking area	10,212.00	Sq Mtrs	109,921.00	sft
14	In case of villas total area of plots	-	Sq Mtrs		sq. yds
Project - Current status			Qty / Remarks		
1	Number of units completed		-		
2	Number of units under construction		123		
3	Number of units not started		-		
4	Number of units sold		72		
5	Number of units unsold (include mortgaged)		51		
6	Electric power supply provided		No		
7	Water supply provided		No		
8	OC received		No		
9	OC date		-		
10	Project fully completed in all respects		No		

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RERA sold units details

Name of firm/company:			Modi Properties Pvt Lt	Prepared by:			Sangeetha							
Name of project:			MayFlower Platinum	Date:			11-Jul-20							
Details required as per RERA rules.				Statement for period upto				April to June 2020						
Sl no	Unit no.	Super-built-up area in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 17-18	Receipts - FY 18-19	Receipts - FY 19-20	Receipts - FY 19-20 Without GST	Receipts for April 20 to June 20	Receipts without GST April 20 to June 20	Total Receipts With GST	Total Receipts Without GST
1	A-105	1500	4,316	Mrs. Rahila Bhanu Lia	27-05-2019	6,474,500	-	-	6,474,500	6,166,190	-	-	6,474,500	6,166,190
2	A-107	1800	4,118	Ballary Madhavi Latha	01-04-2019	7,413,000	-	-	4,374,890	4,166,562	1,822,866	1,736,063	6,197,756	5,902,625
3	A-108	1800	3,363	A Mohan Ganesh/G.Si	03-04-2019	6,053,000	-	-	4,898,990	4,665,705		-	4,898,990	4,665,705
4	A-301	1500	4,183	T Sita Lakshmi	14-04-2019	6,275,000	-	-	3,720,625	3,543,452	1,554,375	1,480,357	5,275,000	5,023,810
5	A-304	1500	4,082	Mr. Peruri Suryanaray	21-04-2019	6,123,500	-	-	3,633,512	3,460,488	1,493,993	1,422,850	5,127,505	4,883,338
6	A-305	1500	3,282	Shaini P Srinivas	04-04-2019	4,923,000	-	-	2,278,450	2,169,952	-	-	2,278,450	2,169,952
7	A-306	1800	3,333	Pradeep Kumar Nara	01-04-2019	6,000,000	-	-	3,376,700	3,215,905	800,000	761,905	4,176,700	3,977,810
8	A-401	1500	4,183	Dr.G.Narasimha rao	14-04-2019	6,275,000	-	-	3,720,625	3,543,452	1,532,625	1,459,643	5,253,250	5,003,095
9	A-402	1500	2,949	Samir Christopher Har	10-05-2019	4,423,500	-	-	675,000	642,857	-	-	675,000	642,857
10	A-403	1500	3,882	Ramdas Duggirala	01-04-2019	5,823,500	-	-	3,461,013	3,296,203	1,417,492	1,349,992	4,878,505	4,646,195
11	A-404	1500	4,057	Modem Chandra Shekl	01-04-2019	6,086,000	-	-	3,611,950	3,439,952	1,484,430	1,413,743	5,096,380	4,853,695
12	A-407	1800	3,944	Pulakanti Mohan Rao/	03-04-2019	7,100,000	-	-	4,195,000	3,995,238	1,743,000	1,660,000	5,938,000	5,655,238
13	A-408	1800	3,944	Puram srinitha	01-04-2019	7,100,000	-	-	4,195,000	3,995,238	100,000	95,238	4,295,000	4,090,476
14	A-502	1500	3,882	Razia ahamed	01-04-2019	5,823,500	-	-	3,634,064	3,461,013	1,244,441	1,185,182	4,878,505	4,646,195
15	A-503	1500	3,882	Sabbani Supriya	03-04-2019	5,823,500	-	-	1,025,000	976,190	2,362,488	2,249,989	3,387,488	3,226,179
16	A-505	1500	3,517	M Surekha	08-04-2019	5,275,000	-	-	1,000,000	952,381	1,654,000	1,575,238	2,654,000	2,527,619
17	A-506	1800	3,246	Ankita Patnaik/Rakesh	01-04-2019	5,842,000	-	-	1,035,000	985,714	407,000	387,619	1,442,000	1,373,333
18	A-507	1800	3,507	Milind Madhav Rao ch	14-04-2019	6,313,200	-	-	3,275,090	3,119,133	-	-	3,275,090	3,119,133
19	A-601	1500	2,949	Samia ali Khan	04-04-2019	4,423,500	-	-	650,000	619,048	-	-	650,000	619,048
20	A-602	1500	4,107	Madgula Ashwini	14-04-2019	6,161,000	-	-	1,149,150	1,094,429	-	-	1,149,150	1,094,429
21	A-604	1500	4,383	S. A. Zaheer Ahamed	13-06-2019	6,575,000	-	-	3,993,125	3,802,976	1,609,125	1,532,500	5,602,250	5,335,476
22	A-605	1500	3,932	Mamilla Sunitha	01-04-2019	5,898,000	-	-	1,110,000	1,057,143	2,394,363	2,280,346	3,504,363	3,337,489
23	A-606	1800	3,357	Jagana Lokesh / Lalitha	16-04-2019	6,043,200	-	-	381,730	363,552	2,680,735	2,553,081	3,062,465	2,916,633
24	A-701	1500	3,516	Ms. B. Hyma	29-04-2019	5,273,500	-	-	266,025	253,357	-	-	266,025	253,357
25	A-703	1500	3,982	Bahadur Singh Malik	01-04-2019	5,973,500	-	-	1,363,025	1,298,119	-	-	1,363,025	1,298,119
26	A-704	1500	4,283	Tummi Usha Rani	13-06-2019	6,425,000	-	-	1,188,750	1,132,143	-	-	1,188,750	1,132,143
27	A-707	1800	4,068	Madgula Ashwini	14-04-2019	7,323,200	-	-	1,323,480	1,260,457	-	-	1,323,480	1,260,457
28	A-708	1800	3,308	Nukala Sarika	01-04-2019	5,955,000	-	-	283,250	269,762	-	-	283,250	269,762
29	A-802	1500	4,107	P Vikas Harsha/P Shee	05-04-2019	6,160,000	-	-	1,160,000	1,104,762	-	-	1,160,000	1,104,762
30	A-803	1500	4,032	Kailash kaur Malik	01-04-2019	6,048,500	-	-	1,374,275	1,308,833	-	-	1,374,275	1,308,833
31	A-805	1500	4,433	Ms Rashmi	30-06-2019	6,650,000	-	-	1,222,500	1,164,286	-	-	1,222,500	1,164,286
32	A-806	1800	3,333	Gaurav Chawla	05-04-2019	6,000,000	-	-	247,000	235,238	-	-	247,000	235,238
33	A-807	1800	4,419	Madhusudhan Rachak	09-06-2019	7,955,000	-	-	1,418,250	1,350,714	-	-	1,418,250	1,350,714
34	A-901	1500	3,982	G Sree Lakshmi/G.Ver	01-04-2019	5,973,500	-	-	1,125,000	1,071,429	-	-	1,125,000	1,071,429
35	A-902	1500	3,982	Evani Annapurna Sour	06-04-2019	5,973,500	-	-	1,121,025	1,067,643	-	-	1,121,025	1,067,643
36	A-904	1500	4,533	P S Arun	01-07-2019	6,800,000	-	-	1,245,000	1,185,714		-	1,245,000	1,185,714

MPL-Draft Project financial status statement 30-6-2020 ver4B

RERA sold units details

Sl no	Unit no.	Super-built-up area in sqft	Sale rate in Rs/sqft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 17-18	Receipts - FY 18-19	Receipts - FY 19-20	Receipts - FY 19-20 Without GST	Receipts for April 20 to June 20	Receipts without GST April 20 to June 20	Total Receipts With GST	Total Receipts Without GST
37	A-905	1500	4,583	Ashwini Yenna / Hema	03-08-2019	6,875,000	-	-	1,256,250	1,196,429		-	1,256,250	1,196,429
38	A-906	1800	4,143	Thota Raja Bala Subra	03-04-2019	7,458,200	-	-	1,343,730	1,279,743		-	1,343,730	1,279,743
39	A-908	1800	4,268	K Raghavendra Prasad	05-05-2019	7,683,200	-	-	1,777,480	1,692,838		-	1,777,480	1,692,838
40	A-1001	1500	3,817	Sajja Mohan Srinivas E	10-08-2019	5,725,000	-	-	233,750	222,619		-	233,750	222,619
41	A-1003	1500	4,523	Syed Mazhar Ali	26-08-2019	6,785,000	-	-	1,796,975	1,711,405		-	1,796,975	1,711,405
42	A-1004	1500	3,967	Neelam pandey	14-12-2019	5,950,000	-	-	716,888	682,750		-	716,888	682,750
43	B-105	1800	4,550	Jadgish Balasubramani	18-12-2019	8,190,000	-	-	6,405,400	6,100,381		-	6,405,400	6,100,381
44	B-301	1500	4,333	Sanjeeb Dey	06-09-2019	6,500,000	-	-	3,850,000	3,666,667	1,590,000	1,514,286	5,440,000	5,180,952
45	B-302	2140	4,591	Thilek Kumar Muniya	02-12-2019	9,825,000	-	-	2,636,250	2,510,714		-	2,636,250	2,510,714
46	B-305	1800	3,792	Sircilla Chandra Sheka	15-10-2019	6,825,000	-	-	3,528,125	3,360,119	1,640,941	1,562,801	5,169,066	4,922,920
	B-403	1800	4,747	B Ramakrushna Dora	30-06-2020	8,545,000			-	-	25,000	23,810	25,000	23,810
47	B-405	1800	3,792	Sircilla Shiva Raj	15-10-2019	6,825,000	-	-	3,528,125	3,360,119	1,978,875	1,884,643	5,507,000	5,244,762
48	B-501	1500	4,467	Madhava Rao Nishal	07-09-2019	6,700,000	-	-	3,965,000	3,776,190		-	3,965,000	3,776,190
49	B-502	2140	3,621	K.V.Lakshmi / K.Nage	15-12-2019	7,750,000	-	-	505,250	481,190		-	505,250	481,190
50	B-503	1800	4,633	Shaik Chand Basha	01-12-2019	8,340,000	-	-	2,173,655	2,070,148		-	2,173,655	2,070,148
51	B-601	1500	3,750	Hameed Khan / Rukha	24-09-2019	5,625,000	-	-	760,625	724,405	1,900,000	1,809,524	2,660,625	2,533,929
52	B-605	1800	3,772	Vavilala Raghavendra	23-09-2019	6,790,000	-	-	924,158	880,150	2,526,600	2,406,286	3,450,758	3,286,436
53	B-701	1500	4,500	Gulshan kumar	06-09-2019	6,750,000	-	-	1,788,750	1,703,571		-	1,788,750	1,703,571
54	B-702	2140	3,855	Vijaya Bharathi Pandy	21-12-2019	8,250,000	-	-	1,043,437	993,750		-	1,043,437	993,750
55	B-704	1800	5,018	Bharadwaja Mudigond	25-03-2020	9,033,200	-	-	25,000	23,810	1,000,000	952,381	1,025,000	976,190
56	B-705	1800	4,014	Gaddam.shailaja /L.Ra	13-11-2019	7,225,000	-	-	836,250	796,429		-	836,250	796,429
57	B-801	1500	4,583	Dr. Sunkara Rajeshwar	20-09-2019	6,875,000	-	-	1,818,125	1,731,548		-	1,818,125	1,731,548
58	B-802	2140	3,995	Kadali Lakshmi Surekl	01-12-2019	8,550,000	-	-	1,036,150	986,810		-	1,036,150	986,810
59	B-901	1500	4,667	Indranil Mukherjee / Si	30-09-2019	7,000,000	-	-	1,736,250	1,653,571		-	1,736,250	1,653,571
60	B-905	1800	4,475	Mrs.Kolli Baby Rani	30-11-2019	8,055,000	-	-	2,106,675	2,006,357		-	2,106,675	2,006,357
61	B-1002	2140	3,925	Thota surya kiran	09-01-2020	8,400,000	-	-	1,236,250	1,177,381		-	1,236,250	1,177,381
	C-301	1500	4,783	Akkapeddi Nagalakshn	02-06-2020	7,175,000			-	-	225,000	214,286	225,000	214,286
	C-302	1500	4,817	Amit Rajender Maddi /	24-05-2020	7,225,000				-	25,000	23,810	25,000	23,810
	C406-	1800	4,747	Pawan Kumar	30-06-2020	8,545,000				-	25,000	23,810	25,000	23,810
62	C-502	1500	4,800	Kodumuri Rama devi	28-02-2020	7,200,000	-	-	236,250	225,000		-	236,250	225,000
63	C-504	1500	3,967	Veeraganta Subramany	11-03-2020	5,950,000	-	-	236,250	225,000	632,930	602,790	869,180	827,790
64	C-602	1500	4,783	Sai Phani Devi/Arunka	14-03-2020	7,175,000	-	-	26,250	25,000	1,200,000	1,142,857	1,226,250	1,167,857
65	C-605	1800	3,889	B.prabhakar Bandar pa	20-02-2020	7,000,000	-	-	684,400	651,810		-	684,400	651,810
	C702	1500	4,783	Rajeshwari Desai/Sant	27-06-2020	7,175,000				-	1,625,000	1,547,619	1,625,000	1,547,619
66	C-705	1800	4,667	MR.Abhijit chaudhari	15-01-2020	8,400,000	-	-	2,176,500	2,072,857	-	-	2,176,500	2,072,857
	C-802	1500	4,833	Sreeramoju Usha	26-06-2020	7,250,000				-	125,000	119,048	125,000	119,048
	TOTAL	119,000	294,837			486,383,200	-	-	129,595,192	123,423,992	38,820,279	36,971,694	168,415,471	160,395,687

MPL-Draft Project financial status statement 30-6-2020 ver4B

Loan details

Name of firm/company	Modi Properties Pvt Ltd	Prepared by:		Sangeetha					
Name of project:	Mayflower Platinum	Date:		11-Jul-20					
Loan Details		Statement for period upto		30-Jun-20					
Secured loans									
Sl. No.	Loan type	Name of lender	Total loan amount in Rs.	Principal repaid upto last qtr. in Rs.	Principal repaid in this qtr. In Rs.	Balance loan upto end of this qtr. in Rs.	Loan start date	Loan end date	EMI or principal repayment per month in Rs.
1	Secured	Tata Capital Financial Services Ltd	30,000,000	14,871,291	3,055,446	12,073,263	01-05-2019	10-04-2023	666,700
2	Secured		-	-	-	-			
3	Secured		-	-	-	-			
4	Subtotal - Secured loans		30,000,000	14,871,291	3,055,446	12,073,263			
5	Un-secured						NA	NA	NA
6	Un-secured						NA	NA	NA
7	Un-secured						NA	NA	NA
8	Un-secured						NA	NA	NA
9	Un-secured						NA	NA	NA
10	Subtotal - Un-secured loans		-	-	-	-			
11	Total		30,000,000	14,871,291	3,055,446	12,073,263			

MPL-Draft Project financial status statement 30-6-2020 ver4B - Financial Summary

Name of firm/company:		Modi Properties Pvt Ltd		Prepared by:		Sangeetha
Name of project:		Mayflower Platinum		Date:		11-Jul-20
Financial Summary				Statement for period upto		30-Jun-20
						(Amounts in Rs.)
Sl. No.	Description	FY 17-18	FY 18-19	FY 19-20	For current qtr. - April-June 20	Total
1	Source of funds					
2	Net receipts from sales	-	-	123,423,992	36,971,694	160,395,687
3	Loans received - unsecured	-	-		-	-
4	Loans received - secured			30,000,000	-	30,000,000
5	Subtotal - funds	-	-	153,423,992.38	36,971,694.29	190,395,687
6	Expenditure					
7	Towards land acquisition	-	-	-	-	-
8	Towards security deposit for JDA & Other Depos	5,000,000	5,000,000	6,500,000	-	16,500,000
9	Fees, charges, deposits for permits	1,571,538	27,133,144	152,004	-	28,856,686
10	Finance charges (interest + fees)	-	80,716	3,316,658	515,181	3,912,555
11	Administrative expenses	-	683,458	11,129,185	1,524,884	13,337,527
12	Work in progress	1,079,997	3,934,927	129,965,230	16,492,874	151,473,028
13	Other expenses (if nay)	-	-	-	-	-
14	Advances paid to suppliers/contractors					-
15	Subtotal - exp.	7,651,535	36,832,246	151,063,078	18,532,939	214,079,797
16	Investment from promoters					
17	By equity/partners capital					
18	By way of loans from promoters	7,651,535	38,691,544	-5,565,340	490,925	41,268,664
19	Subtotal - investment	7,651,535	38,691,544	-5,565,340	490,925	41,268,664
RERA - funds received Vs exp - comparison						
A	Project expenditure	7,651,535	36,832,246	151,063,078	18,532,939	214,079,797
B	70% of net receipts (for RERA a/c)	-	-	86,396,795	25,880,186	112,276,981
C	Loans received	-	-	30,000,000	-	30,000,000
D	RERA a/c bank balance +FDs			45,970	1,085,144	1,085,144
	Difference (A-B-C-D) - must be positive	7,651,535	36,832,246	34,620,313	-8,432,391	70,717,672
Note:						
Net receipts or revenue = Receipts after deduction of receipts towards GST, Reg. charges, etc.						
Towards land acquisition = Land cost + reg. charges + brokerage						
Work in progress = WIP - permit cost.						

Particulars	Amount 2017-18	Amount 2018-19	Amount 2019-20	Amount 01-04-20 to 30- 06-20	TOTAL
<u>Sanction Cost</u>					
Fees& Permits	-	27,005,427			27,005,427
HMWS& SB	1,092,500				1,092,500
Airport Noc	50,000				50,000
Fire Noc	429,038				429,038
Registration Charges		91,807	150,004		241,811
Electricity connection cha	-	35,910	2,000		37,910
Total	1,571,538	27,133,144	152,004	-	28,856,686
<u>JDA Deposits & JDA Registration Charges</u>					
Summit Sales LLP Deposit			1,500,000		1,500,000
Bhavesh Mehta	2,100,000	1,900,000	2,000,000		6,000,000
Mehul Mehta	2,900,000	3,100,000	3,000,000		9,000,000
Total	5,000,000	5,000,000	6,500,000	-	16,500,000
<u>Finance charges</u>					
Interest on Secured Loan	-		3,166,414	348,136	3,514,550
Interest on UnSecured Loan			97,089	166,033	263,122
Interest on TDS	-	-	1,863	1,012	2,875
Interest on GST	-	-	51,292		51,292
Loan Proceasing Fee	-	80,716			80,716
Total	-	80,716	3,316,658	515,181	3,912,555
<u>Administrative expenses</u>					
Admin Expenses			1,361,261		1,361,261
Advertisements			581,308		581,308
Bank Charges		17,977	7,359	1,003	26,339
Business Pramotions					-
Car Hire Charges Exempt			179,825	38,175	218,000
Commission / Brokerage Urd			3,334,579		3,334,579
CR Consultation Charges	-	555,000	1,145,960	446,346	2,147,306
Conveyance				2,208	
Misc Expenses			80,079		80,079
News Papers & Periodicals			1,540		1,540
ESI Employer Contribution			1,148		1,148
Goods Transporation Charges			13,000		13,000
Hoarding Rent			21,200		21,200
Insurance		26,331	26,331		52,662
Medical claim Expenses			44,978		44,978
Legal Expenses		1,430	48,650	14,125	64,205
Fees & Charges			568		568
Office Expenses			5,120		5,120
Petrol/diesel Expenses			47,334		47,334
PF Employer Contribution			24,875		24,875
Printing & Stationery		79,270	306,629		385,899
Postage & Courier			4,396	154	4,550
Promotional Expenses			3,000	172,873	175,873
QC Charges			70,000		70,000
Salaries			3,245,908	840,687	4,086,595
Service Charges		1,000	463,000		464,000
Staff Mobile allowance			64,590		64,590
Telephone/internet Expense		2,450	3,586		6,036
Vehicle Maintenance			12,131	1,313	13,444
Repair & Maintenance co	-		30,811		30,811
Renovation expenses -Admin				8,000	
Round Off			20		
Total	-	683,458	11,129,185	1,524,884	13,327,300
TOTAL	6,571,538	32,897,319	21,097,847	2,040,065	62,596,541

Particulars	Amount	Amount	Amount	Amount	TOTAL
	2017-18	2018-19	2019-20	April 20 to June 20	
BUILDING MATERIAL					
Borewell			260,385		
Bricks/sand/chips/stone			1,699,703	747,976	
Building Material		6,168			
Cement		75,150	1,709,329	182,108	
Chemicals			38,727	19,050	
Consumables			507,878	49,134	
Doors/windows			1,414,260	294,472	
Electrical Material			1,387,630	228,147	
Equipment		160,671	603,377	34,315	
False ceiling			44,948	171,929	
Furniture			318,806	15,258	
Granite/Stone-5%	84,898	85,032			
Garden Material			18,000	62,890	
Hardware Material			827,596		
Metal -5%	15,600		525,671		
Painting Material			112,879	2,280	
Plumbing & Sanitary Material			1,072,017	448,134	
Ready Mix Concrete 18%		43,220	21,691,909	849,880	
Sand/Redmud/Morrum	70,912	26,286	565,832		
Steel			31,502,666	723,930	
Stone			259,571		
Sundry Purchase			291,136	105,662	
Tools		15,678	102,456	29,980	
Tiles			233,801	52,200	
Wood/Plywood/Glass			245,775	69,311	
Total	171,410	412,206	65,434,352	4,086,654	70,104,622
Construction Expenses					
Allowance for Const Equipt	99,537	1,386,723	26,445,503	831,680	
Allowances for Consumables	-	173,588	3,675,263	74,255	
Labour Charges	-	321,438	15,931,892	10,701,284	
Total	99,537	1,881,749	46,052,658	11,607,219	59,641,163
Other Expenses					
HMDA-Building Permission fee					
Water Connection Charges	4,050	9,000			
Misc Expenses at Site	9,000	57,741	387,429	38,528	
Hamali Charges			202,954	14,900	
Water Tanker			55,350		
Transportation charges			96,591	16,250	
Consultancy Fees	796,000	6,000	150,000	128,250	
Electricity charges			274,345	309,036	
Housekeeping chareges			142,387	44,245	
Repair & Maintenance			15,670	3,430	
Allowance for Statutory Payments			17,820		
Security Charges		2,790	598,885	126,081	
Renovation Expenses -WIP				118,281	
CGST Input			7,486,582		
SGST Input			7,486,582		
IGST Input			1,418		
JDA Registration Charges		1,565,442	1,562,207		
Total	809,050	1,640,973	18,478,220	799,001	21,727,244
Grand Total	1,079,997	3,934,927	129,965,230	16,492,874	151,473,028