INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4 , ITR-5, ITR-6,ITR-7 transmitted electronically with digital signature]

Assessment Year **2018-19**

PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION

Name: MODI HOUSING PRIVATE LIMITED			PAN: AADCM5906D
Flat/Door/Block No: 5-4-187/3 AND 4,3RD FLOOR	Name Of Premises/Building/Village: SOHAM MANSION		Form No. which has been electronically transmitted: ITR-6
Road/Street/Post Office: M.G.ROAD	Area/Locality: RANIGUNJ		Status: Pvt Company
Town/City/District: SECUNDERABAD	State: TELANGANA	Pin/ZipCode: 500003	Aadhaar Number/Enrollment ID:
Designation of AO(Ward/Circle): WARD 16(4),HYDERABAD			Original or Revised: ORIGINAL
E-filing Acknowledgement Number: 343808151241018			Date(DD/MM/YYYY): 24-10-2018

COMPUTATION OF INCOME AND TAX THEREON

1	Gross total income			1	235972
2	Deductions under Chapter-VI-A			2	0
3	Total Income			3	235970
3a	Current Year loss, if any			3a	0
4	Net tax payable			4	60762
5	Interest and Fee Payable			5	0
6	Total tax, interest and Fee payable			6	60762
7	Taxes Paid	a Advance Tax	7a: 0		
		b TDS	7b: 116524		
		c TCS	7c: 0		
		d Self Assessment Tax	7d: 0		
		e Total Taxes Paid (7a+7b+7c +7d)		7e	116524
8	Tax Payable (6-7e)			8	0
9	Refund (7e-6)			9	55760
10	Exempt Income	Agriculture	0	10	22201606
		Others	22201606		

This return has been digitally signed by SOHAM MODI in the capacity of **DIRECTOR**

having PAN **ABMPM6725H** from IP Address 183.83.253.201 on 24-10-2018 at SECUNDERABAD

Dsc SI No & issuer 690145CN=Capricorn CA 2014,2.5.4.51=#131647352c56494b41532044454550204255494c44494e47,STREET=18\,LAXMI NAGAR DISTRICT CENTER,ST=DELHI,2.5.4.17=#1306313130303932,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: **Modi Housing Private Limited**			
PAN	: **AADCM5906D**			
Office Address	: 5-4-187/3 And 4,3rd Floor, Soham Mansion, M.g.road, Ranigunj, Secunderabad, Telangana-500003			
Status	: PUB NOT INT	Assessment Year	:	2018 - 2019
Ward No	: WARD 16(4),HYDERABAD	Financial Year	:	2017 - 2018
D.O.I.	: 31/12/2002			
Phone No.	: 0-0	Mobile No.	:	8978144447
Email Address	: gkrao@modiproperties.com			
Name Of Bank	: Hdfc Bank Ltd			
Micr Code	: 500240003			
Ifs Code	: Hdfc0000042			
Address	: Hyderabad - Secunderabad			
Account No.	: 00422000016899			
Return	: Original (Filing Date : 24/10/2018 & No. : 343808151241018)			

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			119516
Modi Housing Pvt Ltd			
Profit Before Tax As Per Profit And Loss Account		6767324	
Add :			
Depreciation Disallowed	267728		
Share Of Losses From Partnership Firms	2969646		
Share Of Income Tax Paid	2905518		
Disallowed U/s 37	6806	6149698	
		12917022	
Less :			
Interest On Fd	116456		
Share Of Income From Firm	12585627		
Allowed Depreciation	95423	-12797506	
		119516	
Profit From Firm : M/s Modi Ventures			
Profit		-30072	
Less: Profit Exempt U/s 10(2A)		30072	
Profit From Firm : M/s Nilgiri Estates			
Profit		5566815	
Less: Profit Exempt U/s 10(2A)		-5566815	
Profit From Firm : Modi And Modi Constructions			
Profit		-1707460	
Less: Profit Exempt U/s 10(2A)		1707460	
Profit From Firm : Green Wood Estates			
Profit		-426212	
Less: Profit Exempt U/s 10(2A)		426212	
Profit From Firm : Green Wood Builders			
Profit		-12553	
Less: Profit Exempt U/s 10(2A)		12553	

Profit From Firm : Summit Housing Llp		
Profit	1139245	
Less: Profit Exempt U/s 10(2A)	-1139245	
Profit From Firm : Modi Farm House Llp		
Profit	775363	
Less: Profit Exempt U/s 10(2A)	-775363	
Profit From Firm : Villa Orchids Llp		
Profit	4250265	
Less: Profit Exempt U/s 10(2A)	-4250265	
Profit From Firm : Serene Constructions Llp		
Profit	-228104	
Less: Profit Exempt U/s 10(2A)	228104	
Profit From Firm : Serene Clubs And Resorts Llp		
Profit	-12544	
Less: Profit Exempt U/s 10(2A)	12544	
Profit From Firm : Modi Realty Miryalguda Llp		
Profit	-370794	
Less: Profit Exempt U/s 10(2A)	370794	
Profit From Firm : Modi Realty Siddipet Llp		
Profit	-23825	
Less: Profit Exempt U/s 10(2A)	23825	
Profit From Firm : Modi Reality Gagilapur Llp		
Profit	-139664	
Less: Profit Exempt U/s 10(2A)	139664	
Profit From Firm : Modi Reality Genome Vally Llp		
Profit	-16617	
Less: Profit Exempt U/s 10(2A)	16617	
Profit From Firm : Silver Oak Villas Llp		
Profit	853938	
Less: Profit Exempt U/s 10(2A)	-853938	
Profit From Firm : Modi Realty Vikarabad Llp		
Profit	-1802	
Less: Profit Exempt U/s 10(2A)	1802	
Income From Other Sources		116456
Interest On Fd	116456	
Total	116456	

Gross Total Income		235972
Total Income		235972
Total Income Rounded Off U/s 288A		235970

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 235970 @ 25%		58992
		58992
Add: Education Cess @ 2%		1180
		60172
Add: Secondary And Higher Education Cess @ 1%		590
Tax As Per Normal Provisions		60762
Calculation Of Book Profit U/s 115JB		
Net Profit As Shown In The Profit And Loss Account	6759894	
Add:		
Loss From Partnership Firms	2969646	
Share Of Income Tax Paid	2905518	
Current Year Income Tax Provision Made	60672	
	12695730	
Deduct:		
Deferred Tax	-53242	
Share If Income From Partnership Firms/llp	-12585627	
	56861	
Tax @ 18.5% On Book Profit Of Rs. 56861 U/s 115JB	10519	
Add: Education Cess @ 2%	210	
	10729	
Add: Secondary And Higher Education Cess @ 1%	105	
	10834	
Higher Of (60762 Or 10834)		60762
Less Tax Deducted At Source		
	3220	
Contractors And Sub-contractors	14660	
Fees For Professional Or Technical Services	6400	
Other Interest	11702	
Rent On Immovable Property	80542	116524
		-55762
Refundable		(55762)
Tax Rounded Off U/s 288B		(55760)

SOHAM MODI
(DIRECTOR)

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account
Axis Bank Secunderabad	UTIB0000068	UTIB0000068	Current
Hdfc Bank R.p.road	HDFC0002705	50200000221471	Current

FIXED ASSETS

Block	Rate	WDV as on 01/04/2017	Addition		Deduction	Total	Depreciation for the Year	WDV as on 31/03/2018
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
MACHINERY AND PLANT	15.00%	6,36,156.00	0.00	0.00	0.00	6,36,156.00	95,423.00	5,40,733.00
Total		**6,36,156.00**	**0.00**	**0.00**	**0.00**	**6,36,156.00**	**95,423.00**	**5,40,733.00**

Tax Credit for MAT Paid under section 115JB against Tax Liability

A.Y.	Normal Tax Liability	Tax Liability u/s 115JB	Tax Payable by the Assessee	Additional Tax Liability	Extra FTC Utilised for MAT Provision	Credit u/s 115JAA Utilised	Credit Lapsed	Credit Available for Carry Forward
2015-16	-	19126	19126	19126	-	-	-	19126
2017-18	513217	288503	513217	-	-	19126	-	-
2018-19	60762	10834	60762	-	-	-	-	-

As per Form 26AS [File Creation Date: 23-10-2018] last imported on 23-10-2018 02:10 PM

Details of Tax Deducted at Source on Income other than Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Unique TDS Certificate No.	Name and address of the Deductor	Amount paid /credited	Date of Payment /Credit	Total tax deducted	Amount claimed for this year
194A : Other Interest							
1.	MUMH03189E		HDFC BANK LIMITED	39473	06/09/2017	3947	3947
2.	MUMH03189E		HDFC BANK LIMITED	38764	19/08/2017	3876	3876
3.	MUMH03189E		HDFC BANK LIMITED	15910	30/06/2017	1591	1591
4.	MUMH03189E		HDFC BANK LIMITED	22881	31/05/2017	2288	2288
			Sub-Total	**117028**		**11702**	**11702**
194C : Contractors and sub-contractors							
1.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	36000	30/08/2017	3600	3600
1.	HYDK03121G		KADAKIA AND MODI HOUSING	8000	31/01/2018	800	800
2.	HYDK03121G		KADAKIA AND MODI HOUSING	8000	31/12/2017	800	800
3.	HYDK03121G		KADAKIA AND MODI HOUSING	8000	30/11/2017	800	800
			Sub-Total	**24000**		**2400**	**2400**
1.	HYDM01455G		MODI PROPERTIES PRIVATE LIMITED	24000	30/06/2017	480	480
2.	HYDM01455G		MODI PROPERTIES PRIVATE LIMITED	24000	31/05/2017	480	480
			Sub-Total	**48000**		**960**	**960**
1.	HYDP04722E		PARAMOUNT ESTATES	15000	30/06/2017	1500	1500
2.	HYDP04722E		PARAMOUNT ESTATES	15000	31/05/2017	1500	1500
3.	HYDP04722E		PARAMOUNT ESTATES	15000	30/04/2017	1500	1500
			Sub-Total	**45000**		**4500**	**4500**
1.	HYDS44301F		SILVER OAK VILLAS LLP	4000	31/03/2018	400	400
2.	HYDS44301F		SILVER OAK VILLAS LLP	14000	31/10/2017	1400	1400
3.	HYDS44301F		SILVER OAK VILLAS LLP	4000	30/06/2017	400	400
4.	HYDS44301F		SILVER OAK VILLAS LLP	10000	30/06/2017	1000	1000
			Sub-Total	**32000**		**3200**	**3200**
			Total	**185000**		**14660**	**14660**
194IA :							
1.	HYDV05425A		VISTA HOMES	32200	30/04/2017	3220	3220
194IB : RENT ON IMMOVABLE PROPERTY							
1.	HYDB03044G		B AND C ESTATES	12000	30/11/2017	1200	1200
2.	HYDB03044G		B AND C ESTATES	12000	30/10/2017	1200	1200
3.	HYDB03044G		B AND C ESTATES	12000	30/09/2017	1200	1200
4.	HYDB03044G		B AND C ESTATES	12000	31/08/2017	1200	1200
5.	HYDB03044G		B AND C ESTATES	12000	30/06/2017	1200	1200
6.	HYDB03044G		B AND C ESTATES	12000	31/05/2017	1200	1200
7.	HYDB03044G		B AND C ESTATES	12000	30/04/2017	1200	1200
			Sub-Total	**84000**		**8400**	**8400**
1.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/03/2018	1200	1200
2.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/03/2018	1200	1200
3.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/03/2018	1200	1200
4.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD)	8000	31/03/2018	800	800

			LLP				
5.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	36000	28/02/2018	3600	3600
6.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/01/2018	1200	1200
7.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/01/2018	1200	1200
8.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/01/2018	1200	1200
9.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/12/2017	1200	1200
10.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/12/2017	1200	1200
11.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/12/2017	1200	1200
12.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	30/11/2017	1200	1200
13.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	30/11/2017	1200	1200
14.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	30/11/2017	1200	1200
15.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	36000	31/10/2017	3600	3600
16.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	36000	30/09/2017	3600	3600
17.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	30/09/2017	1200	1200
18.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	30/09/2017	1200	1200
19.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	30/09/2017	1200	1200
20.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	36000	30/06/2017	3600	3600
			Sub-Total	**332000**		**33200**	**33200**
1.	HYDK03121G		KADAKIA AND MODI HOUSING	8000	31/03/2018	800	800
2.	HYDK03121G		KADAKIA AND MODI HOUSING	8000	28/02/2018	800	800
3.	HYDK03121G		KADAKIA AND MODI HOUSING	8000	30/06/2017	800	800
			Sub-Total	**24000**		**2400**	**2400**
1.	HYDN03561F		NILGIRI ESTATES	8000	31/08/2017	800	800
1.	HYDP04722E		PARAMOUNT ESTATES	15000	31/03/2018	1500	1500
2.	HYDP04722E		PARAMOUNT ESTATES	15000	28/02/2018	1500	1500
3.	HYDP04722E		PARAMOUNT ESTATES	15000	31/01/2018	1500	1500
4.	HYDP04722E		PARAMOUNT ESTATES	15000	31/12/2017	1500	1500
5.	HYDP04722E		PARAMOUNT ESTATES	15000	30/11/2017	1500	1500
6.	HYDP04722E		PARAMOUNT ESTATES	15000	31/10/2017	1500	1500
7.	HYDP04722E		PARAMOUNT ESTATES	15000	30/09/2017	1500	1500
8.	HYDP04722E		PARAMOUNT ESTATES	15000	31/08/2017	1500	1500
9.	HYDP04722E		PARAMOUNT ESTATES	15000	31/07/2017	1500	1500
			Sub-Total	**135000**		**13500**	**13500**
1.	HYDS44301F		SILVER OAK VILLAS LLP	10000	28/02/2018	1000	1000
2.	HYDS44301F		SILVER OAK VILLAS LLP	4000	28/02/2018	400	400
3.	HYDS44301F		SILVER OAK VILLAS LLP	10000	31/01/2018	1000	1000
4.	HYDS44301F		SILVER OAK VILLAS LLP	4000	31/01/2018	400	400
5.	HYDS44301F		SILVER OAK VILLAS LLP	10000	31/12/2017	1000	1000
6.	HYDS44301F		SILVER OAK VILLAS LLP	4000	31/12/2017	400	400
7.	HYDS44301F		SILVER OAK VILLAS LLP	10000	30/11/2017	1000	1000
8.	HYDS44301F		SILVER OAK VILLAS LLP	4000	30/11/2017	400	400
9.	HYDS44301F		SILVER OAK VILLAS LLP	10000	30/09/2017	1000	1000
10.	HYDS44301F		SILVER OAK VILLAS LLP	4000	30/09/2017	400	400
11.	HYDS44301F		SILVER OAK VILLAS LLP	13520	30/09/2017	1400	1400
12.	HYDS44301F		SILVER OAK VILLAS LLP	10000	30/08/2017	1000	1000
13.	HYDS44301F		SILVER OAK VILLAS LLP	4720	30/08/2017	472	472
			Sub-Total	**98240**		**9872**	**9872**
1.	HYDV05425A		VISTA HOMES	10000	28/02/2018	1000	1000
2.	HYDV05425A		VISTA HOMES	10000	31/01/2018	1000	1000
3.	HYDV05425A		VISTA HOMES	10000	31/12/2017	1000	1000
4.	HYDV05425A		VISTA HOMES	10000	30/11/2017	1000	1000
5.	HYDV05425A		VISTA HOMES	10000	31/10/2017	1000	1000
6.	HYDV05425A		VISTA HOMES	10000	30/09/2017	1000	1000
7.	HYDV05425A		VISTA HOMES	10000	31/08/2017	1000	1000
8.	HYDV05425A		VISTA HOMES	10000	31/07/2017	1000	1000
9.	HYDV05425A		VISTA HOMES	11500	30/06/2017	1150	1150
10.	HYDV05425A		VISTA HOMES	32200	31/05/2017	3220	3220
			Sub-Total	**123700**		**12370**	**12370**
			Total	**804940**		**80542**	**80542**

194J : Fees for professional or technical services

1.	HYDN03561F		NILGIRI ESTATES	8000	31/03/2018	800	800
2.	HYDN03561F		NILGIRI ESTATES	8000	31/03/2018	800	800
3.	HYDN03561F		NILGIRI ESTATES	8000	28/02/2018	800	800
4.	HYDN03561F		NILGIRI ESTATES	8000	31/12/2017	800	800
5.	HYDN03561F		NILGIRI ESTATES	8000	31/12/2017	800	800
6.	HYDN03561F		NILGIRI ESTATES	16000	31/10/2017	1600	1600
7.	HYDN03561F		NILGIRI ESTATES	8000	31/08/2017	800	800
			Total	**64000**		**6400**	**6400**
			Grand Total	**1203168**		**116524**	**116524**

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	GST late fee	5906.00
2	Interest on TDS	900.00
	Total	**6806.00**

Name Of Assessee	: **Modi Housing Private Limited**			
PAN	: **AADCM5906D**			
Office Address	: 5-4-187/3 And 4,3rd Floor, Soham Mansion, M.g.road, Ranigunj, Secunderabad, Telangana-500003			
Status	: PUB NOT INT	Assessment Year	:	2018 - 2019
Ward No	: WARD 16(4),HYDERABAD	Financial Year	:	2017 - 2018
D.O.I.	: 31/12/2002			
Phone No.	: 0-0	Mobile No.	:	8978144447
Email Address	: gkrao@modiproperties.com			
Name Of Bank	: Hdfc Bank Ltd			
Micr Code	: 500240003			
Ifs Code	: Hdfc0000042			
Address	: Hyderabad - Secunderabad			
Account No.	: 00422000016899			
Return	: Original			

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			119516
Modi Housing Pvt Ltd			
Profit Before Tax As Per Profit And Loss Account		6767324	
Add :			
Depreciation Disallowed	267728		
Share Of Losses From Partnership Firms	2969646		
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<u>Profit From Firm : Modi Realty Miryalguda Llp</u>

Profit	-370794
Less: Profit Exempt U/s 10(2A)	370794

<u>Profit From Firm : Modi Realty Siddipet Llp</u>

Profit	-23825
Less: Profit Exempt U/s 10(2A)	23825

<u>Profit From Firm : Modi Reality Gagilapur Llp</u>

Profit	-139664
Less: Profit Exempt U/s 10(2A)	139664

<u>Profit From Firm : Modi Reality Genome Vally Llp</u>

Profit	-16617
Less: Profit Exempt U/s 10(2A)	16617

<u>Profit From Firm : Silver Oak Villas Llp</u>

Profit	853938
Less: Profit Exempt U/s 10(2A)	-853938

<u>Profit From Firm : Modi Realty Vikarabad Llp</u>

Profit	-1802
Less: Profit Exempt U/s 10(2A)	1802

<u>Income From Other Sources</u> 116456

Interest On Fd	116456
Total	116456

Gross Total Income			235972
Total Income			235972
Total Income Rounded Off U/s 288A			235970

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 235970 @ 25%		58992
		58992
Add: Education Cess @ 2%		1180
		60172
Add: Secondary And Higher Education Cess @ 1%		590
Tax As Per Normal Provisions		60762
Calculation Of Book Profit U/s 115JB		
Net Profit As Shown In The Profit And Loss Account	6759894	
Add:		
Loss From Partnership Firms	2969646	
Share Of Income Tax Paid	2905518	
Current Year Income Tax Provision Made	60672	
	12695730	
Deduct:		
Deferred Tax	-53242	
Share If Income From Partnership Firms/llp	-12585627	
	56861	
Tax @ 18.5% On Book Profit Of Rs. 56861 U/s 115JB	10519	
Add: Education Cess @ 2%	210	
	10729	
Add: Secondary And Higher Education Cess @ 1%	105	
	10834	
Higher Of (60762 Or 10834)		60762
Less Tax Deducted At Source		
	3220	
Contractors And Sub-contractors	14660	
Fees For Professional Or Technical Services	6400	
Other Interest	11702	
Rent On Immovable Property	80542	116524
		-55762
Refundable		(55762)
Tax Rounded Off U/s 288B		(55760)

SOHAM MODI
(DIRECTOR)

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account
Axis Bank Secunderabad	UTIB0000068	UTIB0000068	Current
Hdfc Bank R.p.road	HDFC0002705	50200000221471	Current

FIXED ASSETS

Block	Rate	WDV as on 01/04/2017	Addition		Deduction	Total	Depreciation for the Year	WDV as on 31/03/2018
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
MACHINERY AND PLANT	15.00%	6,36,156.00	0.00	0.00	0.00	6,36,156.00	95,423.00	5,40,733.00
Total		**6,36,156.00**	**0.00**	**0.00**	**0.00**	**6,36,156.00**	**95,423.00**	**5,40,733.00**

Tax Credit for MAT Paid under section 115JB against Tax Liability

A.Y.	Normal Tax Liability	Tax Liability u/s 115JB	Tax Payable by the Assessee	Additional Tax Liability	Extra FTC Utilised for MAT Provision	Credit u/s 115JAA Utilised	Credit Lapsed	Credit Available for Carry Forward
2015-16	-	19126	19126	19126	-	-	-	19126
2017-18	513217	288503	513217	-	-	19126	-	-
2018-19	60762	10834	60762	-	-	-	-	-

As per Form 26AS [File Creation Date: 23-10-2018] last imported on 23-10-2018 02:10 PM

Details of Tax Deducted at Source on Income other than Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Name and address of the Deductor	Amount paid /credited	Total tax deducted	Amount claimed for this year
194A : Other Interest					
1.	MUMH03189E	HDFC BANK LIMITED	117028	11702	11702
194C : Contractors and sub-contractors					
1.	HYDG13047G	GREENWOOD LAKESIDE (HYDERABAD) LLP	36000	3600	3600
2.	HYDK03121G	KADAKIA AND MODI HOUSING	24000	2400	2400
3.	HYDM01455G	MODI PROPERTIES PRIVATE LIMITED	48000	960	960
4.	HYDP04722E	PARAMOUNT ESTATES	45000	4500	4500
5.	HYDS44301F	SILVER OAK VILLAS LLP	32000	3200	3200
		Total	185000	14660	14660
194IA :					
1.	HYDV05425A	VISTA HOMES	32200	3220	3220
194IB : RENT ON IMMOVABLE PROPERTY					
1.	HYDB03044G	B AND C ESTATES	84000	8400	8400
2.	HYDG13047G	GREENWOOD LAKESIDE (HYDERABAD) LLP	332000	33200	33200
3.	HYDK03121G	KADAKIA AND MODI HOUSING	24000	2400	2400
4.	HYDN03561F	NILGIRI ESTATES	8000	800	800
5.	HYDP04722E	PARAMOUNT ESTATES	135000	13500	13500
6.	HYDS44301F	SILVER OAK VILLAS LLP	98240	9872	9872
7.	HYDV05425A	VISTA HOMES	123700	12370	12370
		Total	804940	80542	80542
194J : Fees for professional or technical services					
1.	HYDN03561F	NILGIRI ESTATES	64000	6400	6400
		Grand Total	**1203168**	**116524**	**116524**

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	GST late fee	5906.00
2	Interest on TDS	900.00
	Total	**6806.00**

Alphabets of Trust

CA. Ajay Mehta B.Com. F.C.A.
Chartered Accountant

INDEPENDENT AUDITORS REPORT

TO THE MEMBERS OF MODI HOUSING PRIVATE LIMITED,

REPORT ON THE FINANCIAL STATEMENTS

I have audited the financial statements of Modi Housing Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2018, the Statement of Profit and Loss,the Cash Flow Statement for the year then ended and a summary of significant accounting policies and other explanatory information.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that are operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

AUDITORS' RESPONSIBILITY

My responsibility is to express an opinion on the financial statements based on my audit.

While conducting the audit, I have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

5-4-187/3 & 4, Soham Mansion, M. G. Road, SECUNDERABAD - 500 003.
✆ 27544517, 27543213 Cell : 98484 50353 E-mail : ajayca_12@yahoo.com

I conducted my audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation and presentation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion on the financial statements.

OPINION

In my opinion and to the best of my information and according to the explanations given to me, the aforesaid financial statements give the information required by the 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 Company as at March 31, 2018, and its profit and its cash flows for the year ended on that date.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

1. As required by the Companies (Auditor's Report) Order, 2016 (**"the Order"**), issued by the Central Government of India in terms of sub-section 11 of section 143 of the Act, I give in'***Annexure A***' a statement on the matters specified inparagraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, I report, to the extent applicable that:-
   a) I have sought and obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purposes of my audit;
   b) In my opinion, proper books of account as required by law have been kept by the Company so far as it appears from my examination of those books.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

c) The Balance Sheet, the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.

d) In my opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;

e) On the basis of the written representations received from the Directors as on March 31, 2018, taken on record by the Board of Directors, none of the Directors is disqualified as on March 31, 2018 from being appointed as a Director in terms of Section 164 (2) of the Act.

f) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in my opinion and to the best of my information and according to the explanations given to me:

   i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as on 31st March 2018;

   ii. The Company has made provision in its financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, and as required on long-term contracts;

   iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund, by the Company.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

Ajay Mehta
(Chartered Accountant)
Membership No.035449

Place: Secunderabad
Date: 21/09/2018

CA. *Ajay Mehta* B.Com. F.C.A.
Chartered Accountant

Alphabets of Trust

ANNEXURE 'A' TO THE INDEPENDENT AUDITORS' REPORT

Referred to in Paragraph 1 under "Report on Other Legal and Regulatory Requirements" of my report of even date

1. In relation to the fixed assets:
   a. The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets;
   b. As explained to me, the fixed assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in my opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanations given to me, no material discrepancies were noticed on such verification.
   c. The title deeds of immovable properties are held in the name of the company.
2. There are no inventories held by the company, hence this clause is not applicable.
3. According to the Information given to me the Company has not granted any loans, secured or unsecured to companies, firms or other parties covered in the Register maintained under section 189 of the Companies Act.
4. In my opinion and according to the information and explanations given to me, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.
5. In my opinion and according to the information and explanations given to me, the Company has not accepted any deposits during the year, hence reporting under clause 3(v) of the Order are not applicable to the Company.
6. The Central Government has not prescribed maintenance of cost records by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under Section 148(1) of the Companies Act, 2013.Hence, reporting under clause 3(vi) of the Order is not applicable to the company.

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

7. According to the information and explanations given to me, in respect of statutory dues:
   a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax,Customs duty, Excise duty, Cess, and other material statutory dues applicable to it with the appropriate authorities;
   b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Goods & Service taxCustoms duty, Excise duty, Cess, and other material statutory dues in arrears as at March 31st2018 for a period of more than 6 months from the date they become payable.

8. In my opinion and according to the information and explanations given to me, the Company has not defaulted in the repayment of any dues to banks and financial institutions. The company has not issued any debentures during the year.

9. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans and hence reporting under clause 3 (ix) of the Order is not applicable.

10. To the best of my knowledge and according to the information and explanations given to me, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year.

11. The provisions of Section 197 of the Act are not applicable to the company and hence reporting under clause 3(xi) of the order is not applicable to the company.

12. The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.

13. In my opinion and according to the information and explanations given to me, all the transactions with related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements etc. as required by the applicable accounting standards.

14. During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause 3(xiv) of the Order is not applicable to the Company.

15. Pursuant to provisions of section 192 of the Act, the company has not entered into any non-cash transactions with directors of persons connected with him.

AJAY MEHTA
Chartered
Accountant
M.No.035449
SECUNDERABAD

5-4-187/3 & 4, Soham Mansion, M. G. Road, SECUNDERABAD - 500 003.
✆ 27544517, 27543213 Cell : 98484 50353 E-mail : ajayca_12@yahoo.com

CA. Ajay Mehta B.Com. F.C.A.
Chartered Accountant

Alphabets of Trust

16. The Company is not required to be registered under Section 45-I of the Reserve Bank of India Act, 1934.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

Ajay Mehta
(Chartered Accountant)
Membership No.035449
Place: Secunderabad
Date: 21/09/2018

5-4-187/3 & 4, Soham Mansion, M. G. Road, SECUNDERABAD - 500 003.
© 27544517, 27543213 Cell : 98484 50353 E-mail : ajayca_12@yahoo.com

MODI HOUSING PVT. LTD.

Balance Sheet as at 31st March, 2018

(in `)

	Particulars	Note No.	As at 31st March, 2018		As at 31st March, 2017	
I.	**EQUITY AND LIABILITIES**					
1	**Shareholders' funds**					
	(a) Share capital	2	204,000		204,000	
	(b) Reserves and surplus	3	120,262,638		113,502,743	
3	**Current Liabilites**					
	(a) Short-term Borrowings	4	2,287,476		131,547	
	(b) Short term Provisions	5	60,672		410,940	
	(b) Other current liabiljties	6	4,092,464		2,809,117	
				6,440,612		3,351,604
	TOTAL			**126,907,253**		**117,058,347**
II.	**ASSETS**					
1	**Non-current assets**					
	(a) Fixed assets					
	(i) Tangible assets	7	1,505,710		1,773,438	
	(b) Non-current investments	8	110,277,621		106,868,118	
				111,783,331		108,641,556
2	**Deferred Tax**			123,601		70,359
3	**Current assets**					
	(a) Current Investments	9	4,500,000		6,950,622	
	(a) Cash and Bank balances	10	7,312,182		259,485	
	(b) Loans & Advances	11	3,097,988		1,078,836	
	(c) Trade Receivables	12	90,149		57,489	
				15,000,319		8,346,431
	TOTAL			**126,907,253**		**117,058,347**
	Significant Accounting Policies	1				
	Notes to Financial Statements	1 to 17				

As per my Report of even date

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date :21/09/2018

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

For and on behalf of the Board

(Soham Modi)
Director

SM

(Tejal Modi)
Director

TM

MODI HOUSING PVT. LTD.

Statement of Profit and Loss for the year ended 31st March, 2018

(in `)

	Particulars	Note No.	Year ended 31st March,2018		Year ended 31st March,2017	
	INCOME :					
I.	Revenue from operations	13	1,250,525		3,007,000	
II.	Other income	14	12,747,683		11,305,280	
III.	**Total Revenue(I+II)**			13,998,208		14,312,280
IV.	**EXPENSES :**					
	Financial Costs	15	99,253		147,280	
	Employee Benefit Expenses	16	3,565		118,019	
	Other Expenses	17	3,890,690		893,368	
	Depreciation	7	267,728		280,081	
	Share of Loss from Partnership Firms/LLP's		2,969,646		1,845,556	
V	**Total expenses**			7,230,883		3,284,304
VI.	**Profit/(Loss) before tax (V-III)**			6,767,324		11,027,976
VII.	Tax expense:					
	(1) Current tax		60,672		410,940	
	(2) Deferred tax		(53,242)		(59,022)	
				7430		351,918
VII.	**Net Profit for the period(VI-VII)**			6,759,894		10,676,058
VIII.	Earnings per equity share:					
	(1) Basic			331		523
	Significant Accounting Policies	1				
	Notes to Financial Statements	1 to 17				

As per my Report of even date

For and on behalf of the Board

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

(Ajay Mehta)
Chartered Accountant
M.No:- 035449
Place : Secunderabad
Date :21/09/2018

(Soham Modi)
Director

(Tejal Modi)
Director

SM

TM

MODI HOUSING PVT LTD

Notes on Financial Statements for the Year ended 31st March, 2018

Note No 1 Significant Accounting Policies

a) Basis of Preparation of Financial Statements:

These financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India ('Indian GAAP') to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013. The financial statements have been prepared under the historical cost convention on accrual basis.

All assets and liabilities have been classified as current or noncurrent as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of services and the time between the rendering of services and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current-non current classification of assets and liabilities.

b) Use of Estimates

The preparation of financial statements requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities and disclosures relating to the contingent liabilities as at the date of the financial statements and reported amounts of income and expense during the year. Future results could differ due to changes in these estimates and the difference between the actual result and the estimates are recognised in the period in which the results are known / materialise.

c) Employee Benefits:

Short Term Employee Benefits:

All employee benefits payable wholly within twelve months of rendering the service are classified as short term employee benefits. Benefits such as salaries, wages, expected cost of bonus etc. are recognized in the period in which the employee renders the related services.

d) Investments:

Investments are stated at cost. All the investments are long term investment.

e) Revenue Recognition:

Interest income / expenses are recognized using the time proportion method based on the rates implicit in the transaction.

f) Taxation

Current Tax is determined as the amount of tax payable in respect of taxable income for the year. The deferred tax for timing difference between the book and tax profit for the year is accounted using tax rates and tax laws that have been enacted or substantially enacted at the balance sheet date. Deferred tax assets arising from the timing difference are recognized to the extent that there is reasonable certainty that sufficient future taxable income will be available.

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

MODI HOUSING PVT. LTD.

Notes on Financial Statements for the Year ended 31st March, 2018

(Amount in Rs)

2	SHARE CAPITAL	As at 31st March, 2018	As at 31st March, 2017
	Authorised Share Capital		
	50,000 Equity Shares of ` 10/ each	500,000	500,000
	Issued, Subscribed & Paid up Share Capital		
	20,400 Equity Shares of ` 10/- each fully paid	204,000	204,000
	Total	**204,000**	**204,000**

2.1 The reconciliation of the number of shares outstanding is set out below :

(Amount in Rs)

Particulars	As at 31st March, 2018	As at 31st March, 2017
Shares outstanding at the beginning of the year	20,400	20,400
Shares Issued during the year	-	-
Shares bought back during the year	-	-
Shares outstanding at the end of the year	**20,400**	**20,400**

2.2 The details of Shareholders holding more than 5% shares :

SR NO	Name of Shareholder	As at 31st March, 2018		As at 31st March, 2017	
		No. of Shares held	% of Holding	No. of Shares held	% of Holding
1	Tejal Modi	200		200	0
2	Modi Properties Pvt. Ltd.	10,400		10,400	1
3	Soham Modi	9,800		9,800	0
	Total	**20,400**		**20,400**	**1**

3	RESERVES AND SURPLUS	As at 31st March, 2018	As at 31st March, 2017
	a) General Reserve		
	As per last balance sheet	97,902,743	87,226,685
	(+) Net Profit/(Net Loss) For the current year	6,759,894	10,676,058
	b) Securities Premium		
	As per last balance sheet	15,600,000	15,600,000
	Total	**120,262,638**	**113,502,743**

4	Short Term Borrowings	As at 31st March, 2018	As at 31st March, 2017
	Unsecured		
	(a) Loans and advances from related parties		
	From Soham Modi (Director)	2,287,476	131,547
	Total	**2,287,476**	**131,547**

5	Short Term Borrowings	As at 31st March, 2018	As at 31st March, 2017
	Provision for tax	60,672	410,940
	Total	60,672	410,940

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

MODI HOUSING PVT. LTD.

Notes on Financial Statements for the Year ended 31st March, 2018

6 OTHER CURRENT LIABILITIES	As at 31st March, 2018	As at 31st March, 2017
(a) Statutory Dues		
TDS Payable	10,503	14,820
Service Tax Payable	-2,026	14,850
GST Payable	12,561	-
Tax Paid Under RCM	-10,851	-
(b) Capital a/c Balance in Partnership Firms/LLP		
Green Wood Estates 40% (previous year 40%)	1,330,448	793,854
Modi Ventures 50% (Previous year 50%)	1,234,794	1,154,089
Modi Realty Siddipet LLP - Running Capital	-	-
(c) Others		
Hoarding Rent Payable	-	-
Audit Fees Payable	14,343	12,679
Sundry Creditors	14,000	7,880
Other Creditors	918,693	270,945
Deposits	570,000	540,000
Total	4,092,464	2,809,117

8 Non-current investments	As at 31st March 2018	As at 31st March 2017
Investments as Capital in Partnership Firms		
1. Modi & Modi Constructions 50% (Previous year 50%)	3,280,081	14,407,959
2. Green Wood Estates 40% (previous year 40%)	-	-
3. Nilgi Estates 36.50% (Previous Year 36.5%)	4,642,879	18,190,144
4. Green Wood Builders 50% (Previous year 50%)	27,180	4,733
Investments as Capital in LLP		
1. Summit Housing LLP. - Fixed Capital 48% (Previous year 48%)	48,000	48,000
Summit Housing LLP. - Running Capital	2,070,983	20,376,347
2. Modi Farm House LLP - Fixed Capital 52.5% (Previous year 52.50)	52,500	52,500
Modi Farm House LLP - Running Capital	13,326,771	9,951,408
3. Villa orchids LLP - Fixed Capital 50% (previous year 50%)	50,000	50,000
Villa orchids LLP - Running Capital	16,534,452	7,716,509
4. Serene Clubs & Restorts LLP - Fixed Capital 52.50% (previous year 52.50)	52,500	52,500
Serebe Clubs & Resorts LLP - Running Capital	42,422	29,966
5. Serene Constructions LLP - Fixed Capital 52.50% (previous year 52.50)	52,500	52,500
Serene Constructions LLP - Running Capital	4,194,825	522,929
6. Modi Realty Miryalguda LLP - Fixed Capital 5% (previous year 5%)	5,000	5,000
Modi Realty Miryalguda LLP - Running Capital	3,909,623	14,540,417
7. Modi Realty Siddipet LLP - Fixed Capital 30% (previous year 30%)	30,000	30,000
Modi Realty Siddipet LLP - Running Capital	2,954,055	2,907,309
8. Modi Realty Gagilapur LLP - Fixed Capital 30% (Previous year Nil)	30,000	30,000
Modi Realty Gagilapur LLp - Running Capital	11,427,189	16,841,853
9. Modi Realty Genome Vally LLP 30%- (previous Year Nil)	43,819,530	1,011,506
10. Silver Oak Villas LLP 10% - Fixed Capital (Previous year Nil)	10,000	10,000
Silver Oak Villas LLP - Running Capital	3,661,504	36,536
11. Modi Realty Mallapur LLP		
12. Modi Realty Vikarabad LLP	25,628	
13. MRGVLLP Fixed Capital	30,000	
Total	110,277,621	106,868,118

AJAY MEHTA Chartered Accountant M.No. 035449 SECUNDERABAD

MODI HOUSING PVT. LTD.

Notes on Financial Statements for the Year ended 31st March, 2018

Details of investments in partnership/LLP firms

Investments in Modi& Modi Constructions

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	Share of partner in Profits (%) As at 31st March 2017
1	Modi Housing Pvt. Ltd.	50%	50%
2	Modi & Modi Financial Services Pvt.Ltd.	15%	15%
3	Ashish Modi	5%	5%
4	Nirav Modi	30%	30%
	Total capital of the firm (Amount in Rs.)	10,758,323	28,789,584

Investments in Green Wood Estates

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	Share of partner in Profits (%) As at 31st March 2017
1	Modi Housing Pvt. Ltd.	40%	40.00%
2	Meeth Metha	30%	30.00%
3	K Sridevi	30%	30.00%
	Total capital of the firm (Amount in Rs.)	-297,869	1,068,515

Investments in Nilgiri Estates

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	Share of partner in Profits (%) As at 31st March 2017
1	Modi Housing Pvt. Ltd.	36.50%	36.50%
2	Modi & Modi Financial Services Pvt. Ltd.	17.50%	17.50%
3	Nirav Modi	0.00%	0.00%
4	Ashish Modi	20.00%	20.00%
5	JMK GEC Realtors Pvt. Ltd.	12.50%	12.50%
6	Gaurang Mody	1.00%	1.00%
7	SDNMKJ Realty Pvt. Ltd.	12.50%	12.50%
	Total capital of the firm (Amount in Rs.)	23,276,448	54,758,706

Investments in Modi Ventures

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	Share of partner in Profits (%) As at 31st March 2017
1	Modi Housing Pvt. Ltd.	50.00%	50.00%
2	Ashiis P Modi	25.00%	25.00%
3	Nirav Modi	25.00%	25.00%
	Total capital of the firm (Amount in Rs.)	4,483,878	-1,776,411

AJAY MEHTA Chartered Accountant M.No.015449 SECUNDERABAD

& TM

MODI HOUSING PVT. LTD.

Notes on Financial Statements for the Year ended 31st March, 2018

Investments in Green Wood Builders

Sl.No.	Name of the Partner	Share of partner in Profits (%)	
		As at 31st March 2018	As at 31st March 2017
1	Modi Housing Pvt. Ltd.	50.00%	50.00%
2	Anand Mehta	5.00%	5.00%
3	Kusum Mehta	45.00%	45.00%
	Total capital of the firm (Amount in Rs.)	10,230	337

Investments in Modi Farm House (Hyderabad) LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%)	
		As at 31st March 2018	As at 31st March 2017
1	Modi Housing Pvt. Ltd.	52.50%	52.50%
2	Jaiprakash Kalyan Chakravarthy	18.75%	18.75%
3	Abhinay Gajula	18.75%	18.75%
4	Balram Reddy	10.00%	10.00%
	Total capital of the firm (Amount in Rs.)	25,975,372	18,742,948

Investments in Villas Orchid LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%)	
		As at 31st March 2018	As at 31st March 2017
1	Modi Housing Pvt. Ltd.	50%	50%
2	Kusum Mehta	45%	45%
3	Anand Mehta	5%	5%
	Total capital of the firm (Amount in Rs.)	3,015,896	15,243,174

Investments in Serene Construction LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%)	
		As at 31st March 2018	As at 31st March 2017
1	Modi Housing Pvt. Ltd.	52.50%	52.50%
2	Jaiprakash Kalyan Chakravarthy	18.75%	18.75%
3	Abhinay Gajula	18.75%	18.75%
4	Balram Reddy	10.00%	10.00%
	Total capital of the firm (Amount in Rs.)	3,142,931	-322,585

Investments in Serene Clubs & Resorts LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%)	
		As at 31st March 2018	As at 31st March 2017
1	Modi Housing Pvt. Ltd.	53%	53%
2	Jaiprakash Kalyan Chakravarthy	19%	19%
3	Abhinay Gajula	19%	19%
4	Balram Reddy	10%	10%
	Total capital of the firm (Amount in Rs.)	119,307	118,201

AJAY MEHTA Chartered Accountant M.No.025449 SECUNDERABAD

MODI HOUSING PVT. LTD.

Notes on Financial Statements for the Year ended 31st March, 2018

Investments in Summit Sales LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	As at 31st March 2017
1	Modi Housing Pvt. Ltd.	48%	48%
2	Modi Properties Pvt. Ltd.	51%	51%
3	Tejal Modi	1%	1%
	Total capital of the firm (Amount in Rs.)	20,963,290	25,486,472

Investments in Modi Realty Miryalguda LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	As at 31st March 2017
1	Modi Housing Pvt. Ltd.	5%	5%
2	Karan S Mehta	15%	15%
3	Soham Modi	18%	18%
4	Purushottam	22%	22%
5	Uma Rani	18%	18%
6	Nirav Modi	11%	11%
7	Ashish Modi	11%	11%
	Total capital of the firm (Amount in Rs.)	19,670,483	22,096,372

Investments in Modi Realty Siddipet LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	As at 31st March 2017
1	Modi Housing Pvt. Ltd.	30%	30%
2	Karan Mehta	20%	20%
3	K Purushottam	30%	30%
4	A Srinivas	20%	20%
	Total capital of the firm (Amount in Rs.)	4,988,523	5,029,576

Investments in Modi Genome Vally LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	As at 31st March 2017
1	Soham Modi	20%	20%
2	Ashish P Modi	50%	50%
3	Modi Housing Pvt. Ltd.	30%	30%
	Total capital of the firm (Amount in Rs.)	44,830,757	1,011,506

AJAY MEHTA Chartered Accountant M.No.038449 SECUNDERABAD

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MODI HOUSING PVT. LTD.

Notes on Financial Statements for the Year ended 31st March, 2018

Investments in Silver Oak Villas LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	As at 31st March 2017
1	Modi Housing Pvt. Ltd.	10%	10%
2	Modi Properties Pvt. Ltd.	10%	10%
3	Soham Modi	80%	80%
	Total capital of the firm (Amount in Rs.)	75,461,831	109,230

Investments in Modi Realty Gagilapur LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	As at 31st March 2017
1	Anand Kumar	20.00%	20.00%
2	Kiran Kumar	20.00%	20.00%
3	Ashish Modi	30.00%	30.00%
4	Modi Housing Pvt. Ltd.	30.00%	30.00%
	Total capital of the firm (Amount in Rs.)	15,812,802	20,553,349

Investments in Modi Realty Vikarabad LLP

Sl.No.	Name of the Partner	Share of partner in Profits (%) As at 31st March 2018	As at 31st March 2017
1	Modi Housing Pvt. Ltd.	30.00%	0.00%
2	Ashish Modi	30.00%	0.00%
3	Balram Reddy	40.00%	0.00%
	Total capital of the firm (Amount in Rs.)	21,422	

9	Current Investments	As at 31st March 2018	As at 31st March, 2015
	Fixed Deposits		
	HDFC Fixed Deposit	4,500,000	6,950,622
	Total	4,500,000	6,950,622

10	Cash and Bank balances	As at 31st March 2018	As at 31st March, 2017
	a. Balances with banks (in scheduled Banks)	7,103,914	204,545
	b. Cash on hand	208,268	54,940
	Total	7,312,182	259,485

11	Short-term loans and advances	As at 31st March, 2018	As at 31st March, 2017
	a) Deposits:		
	Hoarding deposits	118,500	121,500
	b) Loans & Advances		
	Others	1,324,361	286,816
	Related	1,655,127	670,519
	Total	3,097,988	1,078,836

12	Trade Receivables	As at 31st March, 2018	As at 31st March, 2017
	Over six months		
	Unsecured, considered good	-	-
	Others		
	Unsecured, considered good	90,149	57,489
	Unsecured, considered doubtful	-	-
	Total	90,149	57,489

AJAY MEHTA Chartered Accountant M.No. 35449 SECUNDERABAD

Modi Housing Pvt. Ltd.

Notes on Financial Statements for the Year ended 31st March, 2018

7 FIXED ASSETS

	Gross Block			Accumulated Depreciation			Net Block	
Particulars	Gross Block as on 01-04-2017	Addition	Gross Block as on 31-03-2018	As at 31-03-2017	For the Year	As at 31-03-2018	As at 31-03-2018	As at 31-03-2017
Khushaiguda Hoarding	53,923	-	53,923	45,985	5,241	51,227	2,696	7,938
Annojiguda Hoarding	39,774	-	39,774	33,389	4,396	37,785	1,989	6,385
Nagaram Hoarding	35,062	-	35,062	27,211	6,098	33,309	1,753	7,851
Kowkur Hoarding	58,940	-	58,940	40,479	15,515	55,993	2,947	18,461
Thurkapally Hoarding	58,940	-	58,940	39,700	16,293	55,993	2,947	19,240
Ammuguda Hoarding	148,213	-	148,213	93,765	34,411	128,177	20,036	54,448
Bhongiri Hoarding	106,819	-	106,819	39,371	42,600	81,971	24,848	67,448
Karimnagar Hoarding	138,620	-	138,620	29,264	69,069	98,333	40,287	109,356
Flat at Nagarm A-306 (At Cost)	1,364,981	-	1,364,981	-	-	-	1,364,981	1,364,981
Redcipally Hoarding	124,208	-	124,208	6,878	74,105	80,983	43,225	117,330
Total	2,129,480	-	2,129,480	356,042	267,728	623,770	1,505,710	1,773,438

AJAY MEHTA ★ Chartered Accountant M.No.035449 SECUNDERABAD ★

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MODI HOUSING PVT. LTD.
Notes on Financial Statements for the Year ended 31st March, 2018

13	Revenue from Operations	As at 31st March, 2018	As at 31st March, 2017
	Revenue from Operations	1,250,525	3,007,000
	Total	1,250,525	3,007,000

14	Other Income	As at 31st March, 2018	As at 31st March, 2017
	a) Interest Income		
	On FDRs	116,456	292,945
	On IT Refund		2,528
	b) Others	45,600	2,246
	Share of Profit from Partnership Firms	5,566,815	11,007,561
	Share of Profit from LLPs	7,018,812	-
	Total	**12,747,683**	**11,305,280**

15	Financial Cost	As at 31st March, 2018	As at 31st March, 2017
	a) Interest on unsecured loans	89,429	145,323
	b) Bank charges	9,824	1,957
	Total	**99,253**	**147,280**

16	Employee Benefit Expenses	As at 31st March, 2018	As at 31st March, 2017
	(a) Salaries and Other employees Benefits	3,565	118,019
	Total	**3,565**	**118,019**

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MODI HOUSING PVT. LTD.

Notes on Financial Statements for the Year ended 31st March, 2018

17	Other Expenses	As at 31st March, 2018	As at 31st March, 2017
	Admin & Marketing Services Charges	18,236	-
	Advertisement	35,793	136,936
	Printing & Stationery	8,247	100
	Transportation	7,000	3,250
	Legal Expenses	8,012	2,620
	Miscellaneous Expenses	8,567	21,443
	Consultancy	72,061	28,600
	Interest on TDS	900	-
	Interest on Service Tax	-	333
	GST Late Fees	5,906	-
	Brokerage & Commission	3,750	17,500
	Tour & Travels	-	4,237
	Happy Card Exp	26,740	3,750
	Prior Period Expenses	-	22,827
	Service Tax input	-	352
	Professional tax	-	2,500
	Audit Fees	1,664	12,679
	Business Promotion	-	905
	Postage & Courier	-	25
	Repairs & Maintenance 2 Wheeler	-	6,530
	Hoarding Stand expenses	117,675	-
	I.T. Representation Fees	11,576	-
	Electricity Charges	28,108	-
	Share of Income Tax of Partnership firms	2,266,132	-
	Share of Income Tax of LLP s	639,386	-
	Rent	630,938	628,781
	Total	**3,890,690**	**893,368**

AJAY MEHTA Chartered Accountant M.No. 035449 SECUNDERABAD

MODI HOUSING PVT. LTD.

Sub-Groupings to Financial Statements for the Year ended 31st March, 2018

Current Liabilities Deposits	As at 31st March, 2018	As at 31st March, 2017
Greenwood Estates	-	-
Modi & Modi Construcitons	50,000	50,000
Happy Card Deposits	305,000	275,000
Nilgiri Estates	150,000	150,000
Serene Farms LLP	65,000	65,000
Total	570,000	540,000

Current Liabilities Other Creditors	As at 31st March, 2018	As at 31st March, 2017
Comm Exp -BNC	-	-
Commexp-MRSLLP	1,132	-
Common Expenses MNM	3,398	-
Common Expnses NE	7,606	-
Common Expnses Vista Homes	1,300	-
Common Exp MFHLLP	1,007	2,575
Mehul Mehta	-	4,300
Statutory Payments GWE	-	41,893
Common Expenses / PF & ESI	2,900	15,090
Happy Card Creditors	887,006	200
ravi Happy Card	-	9,205
Statutory Payments GWLHLLp		197,682
Axis Bank Ltd for Neft to BPCL ECMS	14,243	-
Statutory Payments -(M R Gagillapur LLP)	100	-
Common Expenses VAT	-	
Total	918,693	270,945

Loans & Advances Others

	As on 31st march 2018	As on 31st march 2017
Staff Loans		
CH Ramesh		400
Murali Krishna		-
Narsing Deshmukh	-	-
Others		
Group ST Registrations	66,317	66,317
Common Expenses Group Projects	114,936	20,409
Happy card Group Projects	1,207,627	149,841
Aakar	-	300
Statutory Payments Group projects	266,247	433,952
Accrued Interest		56,474
Ace Business Solutions	-	4,500
Shah Traders	10,866	10,866
Jade Estates	500,000	-
Gulmohar Residency	500,000	
SRC Publicity Pvt Ltd	-	527
Sripathi Steel Traders	8,512	8,512
TDS Receivable -16-17	127,334	127,334
TDS Receivable - 17-18	120,125	-
VA Tech ventures	51,524	75,903
Advance to soham modi	6,000	-
V John	-	2,000
Total	2,979,488	957,336

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MODI HOUSING PVT. LTD.

Sub-Groupings to Financial Statements for the Year ended 31st March, 2018

<u>Sundry Debtors</u>

	As on 31st march 2018	As on 31st march 2017
GLS-Ammuguda		
GLs-Kowkur		3,600
GLS-Tirumalagherry	-	-
GLS-Turkapally	-	-
Niligiri Estate-Hoarding Rent	-	23,000
Modi Farm House Hyd LLP -Hoarding Rent	7,080	-
Paramount Estates	16,200	
Silver Oak Villas LLP Hoarding Rent	16,440	
Villa Orchids LLP Hoarding Rent	47,520	
Vista Homes	2,909	30,889
Total	**90,149**	**57,489**

Share of Loss from partnership Firms/LLP's

	As on 31st march 2018	As on 31st march 2017
Modi Farm House Hyderabad LLP		176,182
Modi Reality Gagilapur LLp	139,664	136,502
Modi Reality Genome valley LLP	16,617	-
Modi Reality Siddipet LLp	23,825	12,769
Modi Reality Vikarabad LLp	1,802	-
Modi Reality Miryalguda LLp	370,794	161,529
Serene Constructions LLP	228,104	782,448
Modi Ventures	30,072	-
Serene Clubs & Resort LLP	12,544	1,845
Silver Oak Villas LLp		3,034
Green Wood Builders	12,553	2,619
Modi &Modi Constructions	1,707,460	-
Green Wood Estates	426,211	568,628
Total	**2,969,646**	**1,845,556**

Share of Profit from partnership Firms/LLP's

	As on 31st march 2018	As on 31st march 2017
Nilgiri Estates	5,566,815	7,281,850
Modi & Modi Constructions	-	892,643
Modi Ventures	-	9,931
Summit Sales LLP	1,139,245	596,749
Modi Reality Siddipet		7,939
Silver Oak Villas LLp	853,938	-
Green Wood Lakeside Hyderabad LLP		2,218,449
Modi Farm House Hyderabad LLP	775,363	-
Total	8,335,362	11,007,561

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MODI HOUSING PVT. LTD.

Sub-Groupings to Financial Statements for the Year ended 31st March, 2018

Bank Balances

	As on 31st march 2018	As on 31st march 2017
Axis bank	-46,106	59,647
HDFC S D Road	33,416	147,058
SBH	214,652	-2,160
HDFC RP Road		
Yes Bank Ltd	6,901,952	
Total	7,103,914	204,545

Deposits:

Hoarding deposits	As on 31st march 2018	As on 31st march 2017
Adepu Balakrishna Hoarding Deposit	12,000	12,000
Shobha -Hoarding Deposit	15,000	15,000
Balagoni Arundhati /Anjaneyulu- Hoarding Deposit		15,000
Balreddy- Hoarding Deposit	12,000	-
Srinu-Hoarding Deposit	24,000	24,000
Ramayya Chevella	6,000	6,000
Rajendar Reddy	6,000	6,000
Macha Mahender Goud -Hoarding Deposit	12,000	12,000
Srinivas	7,500	7,500
M Raju Hoarding Deposit	15,000	15,000
Shaganti Srinu-Hoarding Deposit	9,000	9,000
Total	118,500	121,500

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SECUNDERABAD

MODI HOUSING PVT.LTD.

Notes on Financial Statements for the Year ended 31st March 2018

Note. No.17 Other Disclosures

17.1 RELATED PARTY DISCLOSURES

A Key Managemetn Personnel (KMP)

Soham Modi - Director
Tejal Modi - Director

B Holding Company

Modi properties & Investments Private Limited

C Subsidiary Company/Jointly Controlled Entities/Associates

Modi & Modi Constructions
Green Wood Estates
Nilgiri Estates
Green Wood Builders
Modi Ventures
Summit Sales LLP
Modi Farm House Hyderabad LLP
Villas Orchids LLp
Serene Clubs & Resorts LLP
Serene Constructions LLP
Modi Realty Miryalguda LLP
Modi Realty Siddipet LLP
Modi Realty Gagilapur LLP
Modi Realty Genome Vally LLP
Silver Oak Villas LLP

D Details of transactions with related parties

Details of Transactions	Key management Personnel	Key management Personnel
Interest paid		
Soham Modi	89,429	1,45,323
Loan Accepted during the year		
Soham Modi	1,52,51,083	1,80,40,171
Tejal Modi	-	-
Loan Repaid during the year		
Soham Modi	1,31,75,640	2,98,54,990
Tejal Modi	-	-
Balance Outstanding		
Payable by the company		
Soham Modi	22,87,476	1,31,547

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

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MODI HOUSING PVT.LTD.

Notes on Financial Statements for the Year ended 31st March 2018

MODI HOUSING PVT.LTD.

Notes on Financial Statements for the Year ended 31st March 2017.

Note. No.18 Other Disclosures

Movement in Capital Accounts in Partnersl	31-03-2018	31-03-2017
Amounts invested during the year	10,03,22,391	5,79,12,145
Share of Income tax Refnd	32,937	-
Amounts withdrawn during the year	-14,48,68,750	-8,04,10,022
Share of Income tax	-26,88,454	-
Share of Profit / Loss	89,20,125	93,01,541
Capital Account Balance	4,87,08,529	**8,69,90,280**
Summary		
Modi & Modi Constructions		
Amounts invested during the year	5,49,15,505	92,37,171
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-6,42,39,999	-1,80,81,352
Share of Income tax	-95,924	-
Share of Profit / Loss	-17,07,460	8,92,643
Capital Account Balance	**32,80,081**	**1,44,07,959**
Green Wood Estates		
Amounts invested during the year	1,66,319	34,17,520
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-1,49,721	-1,02,22,093
Share of Income tax	-1,26,980	-
Share of Profit / Loss	-4,26,212	-5,68,628
Capital Account Balance	**-13,30,448**	**-7,93,854**
Nilgiri Estates		
Amounts invested during the year	1,58,40,078	1,53,10,000
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-3,31,60,930	-3,27,10,812
Share of Income tax	-17,93,228	-
Share of Profit / Loss	55,66,815	72,81,850
Capital Account Balance	**46,42,879**	**1,81,90,144**
Green Wood Builders		
Amounts invested during the year	35,000	-
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-	-50,000
Share of Income tax	-	-
Share of Profit / Loss	-12,553	-2,619
Capital Account Balance	**27,180**	**4,733**

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

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MODI HOUSING PVT.LTD.

Notes on Financial Statements for the Year ended 31st March 2018

Modi Ventures		
Amounts invested during the year	1,25,000	7,02,000
Share of Income tax Refnd	32,367	-
Amounts withdrawn during the year	-2,08,000	-5,04,994
Share of Income tax		-
Share of Profit / Loss	-30,072	9,931
Capital Account Balance	**-12,34,794**	**-11,54,089**
Summit Sales LLP		
Amounts invested during the year	15,45,490	58,00,550
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-2,09,90,100	-81,44,500
Share of Income tax	-	-
Share of Profit / Loss	11,39,245	5,96,749
Capital Account Balance	**21,18,983**	**2,04,24,347**
Modi Farm House Hyderabad LLP		
Amounts invested during the year	25,99,999	15,60,000
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	-33,29,000
Share of Income tax	-	-
Share of Profit / Loss	7,75,363	-1,76,182
Capital Account Balance	**1,33,79,271**	**1,00,03,908**
Green Wood Lakeside Hyderabad LLP		
Amounts invested during the year	1,76,75,000	9,25,000
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-1,24,35,000	-23,93,567
Share of Income tax	-6,72,322	-
Share of Profit / Loss	42,50,265	22,18,449
Capital Account Balance	**1,65,84,452**	**77,66,509**
Serene Clubs & Resorts LLP		
Amounts invested during the year	50,000	-
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-25,000	-
Share of Income tax	-	-
Share of Profit / Loss	-12,544	-1,845
Capital Account Balance	**94,922**	82,466

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

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MODI HOUSING PVT.LTD.

Notes on Financial Statements for the Year ended 31st March 2018

Serene Constructions LLP		
Amounts invested during the year	39,00,000	3,00,000
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	-2,28,104	-7,82,448
Capital Account Balance	**42,47,325**	5,75,429
Modi Realty Miryalguda LLP		
Amounts invested during the year	34,00,000	1,42,04,988
Share of Income tax Refnd		
Amounts withdrawn during the year	-1,36,60,000	-15,04,000
Share of Income tax		
Share of Profit / Loss	-3,70,794	-1,61,529
Capital Account Balance	39,14,623	1,45,45,417
Modi Realty Siddipet LLP		
Amounts invested during the year	70,000	64,54,916
Share of Income tax Refnd	570	-
Amounts withdrawn during the year	-	-34,69,704
Share of Income tax	-	-
Share of Profit / Loss	-23,825	-4,831
Capital Account Balance	29,84,055	29,37,309
Modi Realty Gagilapur LLP		
Amounts invested during the year	7,25,000	2,36,04,230
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-60,00,000	-65,95,875
Share of Income tax	-	-
Share of Profit / Loss	-1,39,664	-1,36,502
Capital Account Balance	1,14,57,189	1,68,71,853
Modi Realty Genome Vally LLP		
Amounts invested during the year	6,69,04,641	10,11,506
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-2,40,30,000	-
Share of Income tax	-	-
Share of Profit / Loss	-16,617	-
Capital Account Balance	4,38,69,530	10,11,506

AJAY MEHTA
Chartered Accountant
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SECUNDERABAD

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MODI HOUSING PVT.LTD.

Notes on Financial Statements for the Year ended 31st March 2018

Silver Oak Villas LLP		
Amounts invested during the year	2,35,71,030	49,570
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-2,05,50,000	-
Share of Income tax	-2,50,000	-
Share of Profit / Loss	8,53,938	-3,034
Capital Account Balance	36,71,504	46,536

As per my Report of even c

(Ajay Mehta)
Chartered Accountant
M.No.: 035449
Place : Secunderabad
Date : 21/09/2018

For and on behalf of the Board

(Soham Modi)
Director

(Tejal Modi)
Director

SM

TM