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 **2017-18**

PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION

Name			**PAN**
MODI HOUSING PRIVATE LIMITED			AADCM5906D
Flat/Door/Block No	**Name Of Premises/Building/Village**		**Form No. which has been electronically transmitted**
5-4-187/3 AND 4,3RD FLOOR	SOHAM MANSION		ITR-6
Road/Street/Post Office	**Area/Locality**		**Status**
M.G.ROAD	RANIGUNJ		Pvt Company
Town/City/District	**State**	**Pin/ZipCode**	**Aadhaar Number/Enrollment ID**
SECUNDERABAD	TELANGANA	500003	
Designation of AO(Ward/Circle)	WARD 16(4),HYDERABAD	Original or Revised	ORIGINAL
E-filing Acknowledgement Number	271642691301017	Date(DD/MM/YYYY)	30-10-2017

COMPUTATION OF INCOME AND TAX THEREON

1	Gross total income				1	1718171
2	Deductions under Chapter-VI-A				2	0
3	Total Income				3	1718170
3a	Current Year loss, if any				3a	0
4	Net tax payable				4	494091
5	Interest payable				5	44186
6	Total tax and interest payable				6	538277
7	Taxes Paid	a Advance Tax	7a	0		
		b TDS	7b	127335		
		c TCS	7c	0		
		d Self Assessment Tax	7d	410942		
		e Total Taxes Paid (7a+7b+7c +7d)			7e	538277
8	Tax Payable (6-7e)				8	0
9	Refund (7e-6)				9	0
10	Exempt Income	Agriculture		0	10	20169565
		Others		20169565		

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

having PAN ABMPM6725H from IP Address 124.123.76.122 on 30-10-2017 at SECUNDERABAD

Dsc Sl No & issuer 1397476664CN=(n)Code Solutions CA 2014,2.5.4.51=#13133330312c20474e464320496e666f746f776572,STREET=Bodakdev\, S G Road\, Ahmedabad,ST=Gujarat,2.5.4.17=#1306333830303534,OU=Certifying Authority,O=Gujarat Narmada Valley Fertilizers and Chemicals

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Code No.	: M-15
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
Ward No	: WARD 16(4),HYDERABAD
D.O.I.	: 31/12/2002
Phone No.	: 0-0
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
Assessment Year	: 2017 - 2018
Financial Year	: 2016 - 2017
Mobile No.	: 8978144447

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			1784669
Modi Housing Pvt Ltd			
Profit Before Tax As Per Profit And Loss Account		11027974	
Add :			
Depreciation Disallowed	280082		
Prior Period Items	22827		
Share Of Losses From Partnership Firms	1845556		
Disallowed U/s 37	333	2148798	
		13176772	
Less :			
Interest On Fd	292945		
Interest On It Refund	2528		
Share Of Income From Firm	11007561		
Allowed Depreciation	89072	-11392106	
		1784666	
Profit From Firm : M/s Modi Ventures			
Profit		9931	
Less: Profit Exempt U/s 10(2A)		-9931	
Profit From Firm : M/s Nilgiri Estates			
Remuneration		3	
Profit		7281850	
		7281853	
Less: Profit Exempt U/s 10(2A)		-7281850	
		3	
Profit From Firm : Modi And Modi Constructions			
Profit		892643	
Less: Profit Exempt U/s 10(2A)		-892643	
Profit From Firm : Green Wood Estates			
Profit		-568628	
Less: Profit Exempt U/s 10(2A)		568628	

Profit From Firm : Green Wood Builders	-2619
Profit	2619
Less: Profit Exempt U/s 10(2A)	
Profit From Firm : Summit Housing Llp	596749
Profit	-596749
Less: Profit Exempt U/s 10(2A)	
Profit From Firm : Modi Farm House Llp	-176182
Profit	176182
Less: Profit Exempt U/s 10(2A)	
Profit From Firm : Green Wood Lakeside (Hyderabad) Llp	2218449
Profit	-2218449
Less: Profit Exempt U/s 10(2A)	
Profit From Firm : Serene Constructions Llp	-782448
Profit	782448
Less: Profit Exempt U/s 10(2A)	
Profit From Firm : Serene Clubs And Resorts Llp	-1845
Profit	1845
Less: Profit Exempt U/s 10(2A)	
Profit From Firm : Modi Realty Miryalguda Llp	-161529
Profit	161529
Less: Profit Exempt U/s 10(2A)	
Profit From Firm : Modi Realty Siddipet Llp	-4831
Profit	4831
Less: Profit Exempt U/s 10(2A)	
Profit From Firm : Modi Reality Gagilapur Llp	-136502
Profit	136502
Less: Profit Exempt U/s 10(2A)	
Profit From Firm : Silver Oak Villas Llp	-3034
Profit	3034
Less: Profit Exempt U/s 10(2A)	

295473

Income From Other Sources	292945
Interest On Fd	2528
Interest On It Refund	295473
Total	

Brought Forward Losses Set-off

Business Losses For The A.y. 2010-11	-57690
Business Losses For The A.y. 2011-12	-26471
Business Losses For The A.y. 2012-13	-23334
Business Losses For The A.y. 2013-14	-35807
Business Losses For The A.y. 2014-15	-22219
Business Losses For The A.y. 2016-17	-157181
Unabsorbed Depreciation For The A.y. 2016-17 From :	-39271
Business Income	1718169
Gross Total Income	1718169
Total Income	
Total Income Rounded Off U/s 288A	1718170

COMPUTATION OF TAX ON TOTAL INCOME

		498269
Tax On Rs. 1718170 @ 29%		498269
Add: Education Cess @ 2%		9965
		508234
Add: Secondary And Higher Education Cess @ 1%		4983
		513217
Less: Credit U/s 115JAA Utilised		19126
		494091
Less Tax Deducted At Source	2500	
Fees For Professional Or Technical Services	5000	
Other Interest	29295	
Rent On Immovable Property	90540	127335
		366756
Add Interest Payable	25669	
Interest U/s 234B	18517	44186
Interest U/s 234C		410942
		410942
Tax Payable		
Tax Rounded Off U/s 288B		410940

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 01/04/2016	Addition		Deduction	Total	Depreciation for the Year	WDV as on 31/03/2017
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs	Rs.	Rs.	Rs.
MACHINERY AND PLANT	15.00%	3,55,581.00	1,06,819.00	2,62,828.00	0.00	7,25,228.00	89,072.00	6,36,156.00
Total		**3,55,581.00**	**1,06,819.00**	**2,62,828.00**	**0.00**	**7,25,228.00**	**89,072.00**	**6,36,156.00**

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2010-11	Ordinary Business	57690	57690	-
2011-12	Ordinary Business	26471	26471	-
2012-13	Ordinary Business	23334	23334	-
2013-14	Ordinary Business	35807	35807	-
2014-15	Ordinary Business	22219	22219	-
2016-17	Ordinary Business	157181	157181	-
2016-17	Unabsorbed Depreciation	39271	39271	-

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	Credit u/s 115JAA Utilised	Credit Lapsed	Credit Available for Carry Forward
2015-16	-	19126	19126	19126	-	-	19126
2017-18	513217	-	513217	-	19126	-	-

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				106013	31/03/2017	10601	10601
1.	MUMH03189E		HDFC BANK LIMITED	59107	14/12/2016	5911	5911
2.	MUMH03189E		HDFC BANK LIMITED	8072	26/11/2016	807	807
3.	MUMH03189E		HDFC BANK LIMITED	17188	06/10/2016	1719	1719
4.	MUMH03189E		HDFC BANK LIMITED	8085	16/09/2016	809	809
5.	MUMH03189E		HDFC BANK LIMITED	15864	16/08/2016	1586	1586
6.	MUMH03189E		HDFC BANK LIMITED	4600	25/07/2016	384	384
7.	MUMH03189E		HDFC BANK LIMITED	62572	18/06/2016	6334	6334
8.	MUMH03189E		HDFC BANK LIMITED	11444	31/05/2016	1144	1144
9.	MUMH03189E		HDFC BANK LIMITED	292945		29295	29295
			Total				
194IA :				25000	30/06/2016	2500	2500
1.	HYDM02721F		MODI AND MODI CONSTRUCTIONS	25000		2500	2500
			Total				
194IB : RENT ON IMMOVABLE PROPERTY				12000	31/03/2017	1200	1200
1.	HYDB03044G		B AND C ESTATES	12000	28/02/2017	1200	1200
2.	HYDB03044G		B AND C ESTATES	12000	31/01/2017	1200	1200
3.	HYDB03044G		B AND C ESTATES	12000	31/01/2017	1200	1200
4.	HYDB03044G		B AND C ESTATES	12000	31/12/2016	1200	1200
5.	HYDB03044G		B AND C ESTATES	12000	31/12/2016	1200	1200
6.	HYDB03044G		B AND C ESTATES	12000	30/11/2016	1200	1200
7.	HYDB03044G		B AND C ESTATES	12000	30/11/2016	1200	1200
8.	HYDB03044G		B AND C ESTATES	12000	31/10/2016	1200	1200
9.	HYDB03044G		B AND C ESTATES	12000	31/10/2016	1200	1200
10.	HYDB03044G		B AND C ESTATES	12000	30/09/2016	1200	1200
11.	HYDB03044G		B AND C ESTATES	12000	30/09/2016	1200	1200
12.	HYDB03044G		B AND C ESTATES	12000	30/09/2016	1200	1200
13.	HYDB03044G		B AND C ESTATES	12000	31/08/2016	1200	1200
14.	HYDB03044G		B AND C ESTATES	12000	31/07/2016	1200	1200
15.	HYDB03044G		B AND C ESTATES	12000	30/06/2016	1200	1200
16.	HYDB03044G		B AND C ESTATES	12000	31/08/2016	1200	1200
17.	HYDG05603D		GREENWOOD ESTATES	12000	31/08/2016	1200	1200
18.	HYDG05603D		GREENWOOD ESTATES	12000	31/08/2016	1200	1200
19.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/08/2016	1200	1200
20.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	24000	31/08/2016	2400	2400
21.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/05/2016	1200	1200
22.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	25000	31/05/2016	2500	2500
23.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	31/05/2016	1200	1200
24.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	30/04/2016	1200	1200
25.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	12000	30/04/2016	1200	1200
26.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD)				

			LLP				
27.	HYDG13047G		GREENWOOD LAKESIDE (HYDERABAD) LLP	25000	30/04/2016	2500	2500
28.	HYDP04722E		PARAMOUNT ESTATES	15000	31/03/2017	1500	1500
29.	HYDP04722E		PARAMOUNT ESTATES	15000	28/02/2017	1500	1500
30.	HYDP04722E		PARAMOUNT ESTATES	12000	31/01/2017	1200	1200
31.	HYDP04722E		PARAMOUNT ESTATES	15000	31/01/2017	1500	1500
32.	HYDP04722E		PARAMOUNT ESTATES	15000	31/12/2016	1500	1500
33.	HYDP04722E		PARAMOUNT ESTATES	12000	31/12/2016	1200	1200
34.	HYDP04722E		PARAMOUNT ESTATES	15000	30/11/2016	1500	1500
35.	HYDP04722E		PARAMOUNT ESTATES	12000	30/11/2016	1200	1200
36.	HYDP04722E		PARAMOUNT ESTATES	15000	31/10/2016	1500	1500
37.	HYDP04722E		PARAMOUNT ESTATES	12000	31/10/2016	1200	1200
38.	HYDP04722E		PARAMOUNT ESTATES	12000	30/09/2016	1200	1200
39.	HYDP04722E		PARAMOUNT ESTATES	15000	30/09/2016	1500	1500
40.	HYDP04722E		PARAMOUNT ESTATES	15000	31/08/2016	1500	1500
41.	HYDP04722E		PARAMOUNT ESTATES	15000	31/07/2016	1500	1500
42.	HYDP04722E		PARAMOUNT ESTATES	15000	30/06/2016	1500	1500
43.	HYDP04722E		PARAMOUNT ESTATES	15000	31/05/2016	1500	1500
44.	HYDP04722E		PARAMOUNT ESTATES	15000	30/04/2016	1500	1500
45.	HYDV05425A		VISTA HOMES	32200	31/03/2017	3220	3220
46.	HYDV05425A		VISTA HOMES	32200	28/02/2017	3220	3220
47.	HYDV05425A		VISTA HOMES	32200	31/01/2017	3220	3220
48.	HYDV05425A		VISTA HOMES	23000	31/12/2016	2300	2300
49.	HYDV05425A		VISTA HOMES	23000	30/11/2016	2300	2300
50.	HYDV05425A		VISTA HOMES	23000	31/10/2016	2300	2300
51.	HYDV05425A		VISTA HOMES	23000	30/09/2016	2300	2300
52.	HYDV05425A		VISTA HOMES	23000	31/08/2016	2300	2300
53.	HYDV05425A		VISTA HOMES	23000	30/07/2016	2300	2300
54.	HYDV05425A		VISTA HOMES	23000	30/06/2016	2300	2300
55.	HYDV05425A		VISTA HOMES	22900	31/05/2016	2290	2290
56.	HYDV05425A		VISTA HOMES	22900	30/04/2016	2290	2290
			Total	905400		90540	90540
194J : Fees for professional or technical services							
1.	HYDM02721F		MODI AND MODI CONSTRUCTIONS	25000	30/09/2016	2500	2500
2.	HYDM02721F		MODI AND MODI CONSTRUCTIONS	25000	31/07/2016	2500	2500
			Total	50000		5000	5000
			Grand Total	1273345		127335	127335

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Interest on Service Tax	333.00
	Total	**333.00**

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, 2017, 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.

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

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

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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, 2017, 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 in paragraphs 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.
   c) The Balance Sheet, the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

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, 2017, taken on record by the Board of Directors, none of the Directors is disqualified as on March 31, 2017 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 2017;

   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.

   iv. The Company has provided requisite disclosures in the financial statements as regards its holding and dealings in specified Bank Notes as defined in the Notification S.O. 3407(E) dated the November 8, 2016 of the Ministry of Finance, during the Period from November 8, 2016 to December 30, 2016. Based on Audit procedures performed and the representations provided to us by the management, we report that the disclosures are in accordance with the bank of account maintained by the company and as produced to us by the Management.

Ajay Mehta
(Chartered Accountant)
Membership No.035449

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

Place: Secunderabad
Date: 05/09/2017

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

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.

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,

AJAY MEHTA Chartered Accountant M.No. 035449 SECUNDERABAD

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

Alphabets of Trust

Service tax, Customs duty, Excise duty, Cess, and other material statutory dues in arrears as at March 31st 2017 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.

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

MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

Ajay Mehta
(Chartered Accountant)
Membership No.035449
Place: Secunderabad
Date: 05/09/2017

5-4-187/3 & 4, Soham Mansion, M. G. Road, SECUNDERABAD - 500 003.
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MODI HOUSING PVT. LTD.

Balance Sheet as at 31st March, 2017

(in `)

	Particulars	Note No.	As at 31st March, 2017		As at 31st March, 2016	
I.	**EQUITY AND LIABILITIES**					
1	Shareholders' funds					
	(a) Share capital	2	204,000		204,000	
	(b) Reserves and surplus	3	113,502,743	113,706,743	102,826,685	103,030,685
2	Non-current Liabilities					
	Long Term Borrowings			-		
3	Current Liabilites					
	(a) Short term Borrowings	4		131,547		11,815,575
	(b) Short term Provisions	5		410,940		-
	(b) Other current liabilities	6		2,809,117		613,723
	TOTAL			117,058,347		115,459,983
II.	**ASSETS**					
1	Non-current assets					
	(a) Fixed assets					
	(i) Tangible assets	7	1,773,438		318,891	
	(b) Non-current investments	8	106,868,118	108,641,556	100,186,617	100,505,508
2	Deferred Tax			70,359		11,337
3	Current assets					
	(a) Cash and Bank balances	9	7,210,107		11,492,553	
	(b) Loans & Advances	10	1,078,836		3,291,596	
	(c) Trade Receivables	11	57,489	8,346,431	158,989	14,943,139
	TOTAL			117,058,347		115,459,983
	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 : 05/09/2017

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

For and on behalf of the Board

(Soham Modi)
Director

(Tejal Modi)
Director

MODI HOUSING PVT. LTD.

Statement of Profit and Loss for the year ended 31st March, 2017

(in `)

	Particulars	Note No.	Year ended 31st March,2017		Year ended 31st March,2016	
	INCOME :					
I.	Revenue from operations	12	3,007,000		1,335,813	
II.	Other income	13	11,305,280		3,743,572	
III.	**Total Revenue(I+II)**			14,312,280		5,079,385
IV.	**EXPENSES :**					
	Financial Costs	14	147,280		139,520	
	Employee Benefit Expenses	15	118,019		490,114	
	Other Expenses	16	893,368		1,425,101	
	Depreciation	7	280,081		75,961	
	Share of Loss from Partnership Firms/LLP's		1,845,556		2,397,970	
V	**Total expenses**			3,284,304		4,528,666
VI.	**Profit/(Loss) before tax (V-III)**			**11,027,976**		**550,719**
VII.	Tax expense:					
	(1) Current tax		410,940			
	(2) Deferred tax		(59,022)	351,918	(11,337)	(11,337)
VII.	**Net Profit for the period(VI-VII)**			**10,676,058**		**562,056**
VIII.	Earnings per equity share:					
	(1) Basic			523		28
	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 : 05/09/2017

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

For and on behalf of the Board

(Soham Modi)
Director

(Tejal Modi)
Director

MODI HOUSING PVT. LTD.

Cash Flow statement for the year ended 31st March 2017

(in `)

Particulars	31st March 2017	31st March 2016
Net Profit before taxation	11,027,976	550,719
Adjustments for:		
Depreciation and Amortization	280,081	75,961
Interest expense	147,280	139,520
Share of Firm tax	-	(153,422)
Share of (Profit)/Loss from Partneship firms	(9,162,005)	(1,070,072)
Interest income	(295,473)	(122,103)
Operating profit before working capital changes	**1,997,859**	**(579,398)**
Adjustments for changes in working capital		
(Increase)/Decrease in Trade receivables	101,500	(139,123)
(Increase)/Decrease in Loans & Advances	2,212,761	(3,265,443)
Increase/(Decrease) in Short term borrowings	(11,684,028)	7,447,285
Increase/(Decrease) in Current Liabilities	2,195,394	(3,761,245)
Cash generated from operations	**(5,176,514)**	**(297,924)**
Less:		
Direct Taxes Paid (Net of refunds)		
Net cash from operating activities	**(5,176,514)**	**(297,924)**
Cash flow from investing activities		
(Purchase)/Sale of fixed assets	(1,734,628)	(394,852)
Share of (Profit)/Loss from Partneship firms	9,162,005	1,070,072
Share of Firm tax	-	153,422
Interest Income received	295,473	122,103
Investment in partnership firms	(6,681,501)	10,686,482
Net cash from / (used in) investing activities	1,041,349	11,637,227
Cash flow from financing activities		
Interest (Net)	(147,280)	(139,520)
Net cash from / (used in) financing activities	**(147,280)**	**(139,520)**
Net increase / (decrease) in cash and cash equivalents	(4,282,445)	11,199,784
Cash and cash equivalents at the beginning of the year	11,492,552	292,769
Cash and cash equivalents at the end of the year	7,210,107	11,492,553

Components of cash and cash equivalents		
Cash on Hand	54,940	2,596
With banks on current accounts	7,155,167	11,489,957
Total cash and cash equivalents	**7,210,107**	**11,492,553**

As per my Report of even date

(Ajay Mehta)
Chartered Accountant
M.No.: 035449
Place : Secunderabad
Date : 05/09/2017

For and on behalf of the Board

(Soham Modi)
Director

(Tejal Modi)
Director

MODI HOUSING PVT LTD

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

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, 2017

(Amount in Rs)

2	**SHARE CAPITAL**	**As at 31st March, 2017**	**As at 31st March, 2016**
	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 :

Particulars	**As at 31st March, 2017**	**As at 31st March, 2016**
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, 2017**		**As at 31st March, 2016**	
		No. of Shares held	**% of Holding**	**No. of Shares held**	**% of Holdir**
1	Tejal Modi	200	0	200	
2	Modi Properties Pvt. Ltd.	10,400	1	10,400	
3	Soham Modi	9,800	0	9,800	
	Total	20,400	1	20,400	

3	**RESERVES AND SURPLUS**	**As at 31st March, 2017**	**As at 31st March, 2016**
	a) General Reserve		
	As per last balance sheet	87,226,685	86,664,629
	(+) Net Profit/(Net Loss) For the current year	10,676,058	562,056
	b) Securities Premium		
	As per last balance sheet	15,600,000	15,600,000
	Total	113,502,743	**102,826,685**

4	**Short Term Borrowings**	**As at 31st March, 2017**	**As at 31st March, 2016**
	Unsecured		
	(a) Loans and advances from related parties		
	From Soham Modi (Director)	131,547	11,815,575
	Total	131,547	**11,815,575**

5	**Short Term Borrowings**	**As at 31st March, 2017**	**As at 31st March, 2016**
	Provision for tax	410,940	-
	Total	**410,940**	-

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT. LTD.

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

		As at 31st March, 2017	As at 31st March, 2016
6	**OTHER CURRENT LIABILITIES**		
	(a) Statutory Dues		
	TDS Payable	14,820	15,007
	Service Tax Payable	14,850	8,213
	(b) Capital a/c Balance in Partnership Firms/LLP		
	Green Wood Estates 40% (previous year 40%)	793,854	
	Modi Ventures 50% (Previous year 50%)	1,154,089	1,361,025
	Modi Realty Siddipet LLP - Running Capital	-	73,072
	(c) Others		
	Hoarding Rent Payable		46,300
	Audit Fees Payable	12,679	12,679
	Sundry Creditors	7,880	37,722
	Other Creditors	270,945	163,802
	Deposits	540,000	330,000
	Total	**2,809,117**	**2,047,820**

		As at 31st March 2017	As at 31st March 2016
8	**Non-current investments**		
	Investments as Capital in Partnership Firms		
	1. Modi & Modi Constructions 50% (Previous year 50%)	14,407,959	22,359,497
	2. Green Wood Estates 40% (previous year 40%)	-	6,579,347
	3. Nilgi Estates 36.50% (Previous Year 36.5%)	18,190,144	28,309,106
	4. Green Wood Builders 50% (Previous year 50%)	4,733	57,352
	Investments as Capital in LLP		
	1. Summit Housing LLP. - Fixed Capital 48% (Previous year 48%)	48,000	48,000
	Summit Housing LLP. - Running Capital	20,376,347	22,123,548
	2. Modi Farm House LLP - Fixed Capital 52.5% (Previous year 52.50)	52,500	52,500
	Modi Farm House LLP - Running Capital	9,951,408	11,896,590
	3. Green Lakeside (Hyderabad) LLP - Fixed Capital 50% (previous year 50%)	50,000	50,000
	Green Lakeside (Hyderabad) LLP - Running Capital	7,716,509	6,966,627
	4. Serene Clubs & Restorts LLP - Fixed Capital 52.50% (previous year 52.50)	52,500	52,500
	Serebe Clubs & Resorts LLP - Running Capital	29,966	31,812
	5. Serene Constructions LLP - Fixed Capital 52.50% (previous year 52.50)	52,500	52,500
	Serene Constructions LLP - Running Capital	522,929	1,005,378
	6. Modi Realty Miryalguda LLP - Fixed Capital 5% (previous year 5%)	5,000	5,000
	Modi Realty Miryalguda LLP - Running Capital	14,540,417	2,000,958
	7. Modi Realty Siddipet LLP - Fixed Capital 30% (previous year 30%)	30,000	30,000
	Modi Realty Siddipet LLP - Running Capital	2,907,309	
	8. Modi Realty Gagilapur LLP - Fixed Capital 30% (Previous year Nil)	30,000	
	Modi Realty Gagilapur LLp - Running Capital	16,841,853	-
	9. Modi Realty Genome Vally LLP 30% (previous Year Nil)	1,011,506	-
	10. Silver Oak Villas LLP 10% - Fixed Capital (Previous year Nil)	10,000	-
	Silver Oak Villas LLP - Running Capital	36,536	
		106,868,118	**101,620,715**

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT. LTD.

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

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 2017	As at 31st March 2016
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.)	28,789,584	44,990,479

Investments in Green Wood Estates

Sl.No.	Name of the Partner	Share of partner in Profits (%)	
		As at 31st March 2017	As at 31st March 2016
1	Modi Housing Pvt. Ltd.	40.00%	40.00%
2	Meeth Metha	30.00%	30.00%
3	K Sridevi	30.00%	30.00%
	Total capital of the firm (Amount in Rs.)	1,068,515	21,394,658

Investments in Nilgiri Estates

Sl.No.	Name of the Partner	Share of partner	
		As at 31st March 2017	As at 31st March 2016
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%	20.00%
4	Ashish Modi	20.00%	
5	JMK GFC 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.)	54,758,706	73,407,432

Investments in Modi Ventures

Sl.No.	Name of the Partner	Share of partner	
		As at 31st March 2017	As at 31st March 2016
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.)	-1,776,411	-1,993,273

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT. LTD.

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

Investments in Green Wood Builders

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	Share of partner As at 31st March 2016
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.)	337	55,575

Investments in Modi Farm House (Hyderabad) LLP

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	Share of partner As at 31st March 2016
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.)	18,742,948	24,003,074

Investments in Green Wood Lakeside (Hyderabad) LLP

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	Share of partner As at 31st March 2016
1	Modi Housing Pvt. Ltd.	50.00%	50.00%
2	Kusum Mehta	45.00%	45.00%
3	Anand Mehta	5.00%	5.00%
	Total capital of the firm (Amount in Rs.)	15,243,174	13,862,342

Investments in Serene Construction LLP

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	Share of partner As at 31st March 2016
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.)	372,585	867,793

Investments in Serene Clubs & Resorts LLP

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	Share of partner As at 31st March 2016
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.)	118,201	121,716

MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT. LTD.

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

Investments in Summit Housing LLP

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	As at 31st March 2016
1	Modi Housing Pvt. Ltd.	48.00%	48.00%
2	Modi Properties Pvt. Ltd.	51.00%	51.00%
3	Tejal Modi	1.00%	1.00%
	Total capital of the firm (Amount in Rs.)	25,486,472	26,333,541

Investments in Modi Realty Miryalguda LLP

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	As at 31st March 2016
1	Modi Housing Pvt. Ltd.	5.00%	5.00%
2	Karan S Mehta	15.00%	15.00%
3	Soham Modi	18.00%	18.00%
4	Purushottam	22.00%	22.00%
5	Uma Rani	18.00%	18.00%
6	Nirav Modi	11.00%	11.00%
7	Ashish Modi	11.00%	11.00%
	Total capital of the firm (Amount in Rs.)	22,096,372	2,005,958

Investments in Modi Realty Siddipet LLP

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	As at 31st March 2016
1	Modi Housing Pvt. Ltd.	30.00%	30.00%
2	Karan Mehta	20.00%	20.00%
3	K Purushottam	30.00%	30.00%
4	A Srinivas	20.00%	20.00%
	Total capital of the firm (Amount in Rs.)	5,029,576	30,000

Investments in Modi Genome Vally LLP

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	As at 31st March 2016
1	Soham Modi	20.00%	
2	Ashish P Modi	50.00%	
3	Modi Housing Pvt. Ltd.	30.00%	
	Total capital of the firm (Amount in Rs.)	1,011,506	

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT. LTD.

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

Investments in Silver Oak Villas LLP

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	Share of partner As at 31st March 2016
1	Modi Housing Pvt. Ltd.	10.00%	0.00%
2	Modi Properties Pvt. Ltd.	10.00%	0.00%
3	Soham Modi	80.00%	0.00%
	Total capital of the firm (Amount in Rs.)	109,230	

Investments in Modi Realty Gagilapur LLP

Sl.No.	Name of the Partner	Share of partner As at 31st March 2017	Share of partner As at 31st March 2016
1	Anand Kumar	20.00%	0.00%
2	Kiran Kumar	20.00%	0.00%
3	Ashish Modi	30.00%	0.00%
4	Modi Housing Pvt. Ltd.	30.00%	0.00%
	Total capital of the firm (Amount in Rs.)	20,553,349	

		As at 31st March 2017	As at 31st March, 2015
9	Cash and Bank balances		
	a. Balances with banks (in scheduled Banks)	7,155,167	11,489,957
	b. Cash on hand	54,940	2,596
	Total	**7,210,107**	**11,492,553**

	DETAILS OF SPECIFIED BANK NOTES (SBN) HELD AND TRANSACTED DURING THE PERIOD 08/11/2016 TO 30/12/2016 IS AS UNDER	SBNs	Other denomination notes	Total
9A	Closing cash in hand as on 08.11.2016	-	16,185	27,921
	Add : Permitted Receipts	-	351,850	351,850
	Less: Permitted Payments	-	98,092	98,092
	Less: Amount deposited in Banks			
	Closing cash in hand as on 30.12.2016		269,943	281,679

		As at 31st March, 2017	As at 31st March, 2016
10	**Short-term loans and advances**		
	a) Deposits: Hoarding deposits	121,500	102,000
	b) Loans & Advances		
	Others	286,816	172,436
	Related	670,519	3,017,160
	Total	**1,078,836**	**3,291,596**

		As at 31st March, 2017	As at 31st March, 2016
11	**Trade Receivables**		
	Over six months		
	Unsecured, considered good		
	Others		
	Unsecured, considered good	57,489	53,889
	Unsecured, considered doubtful	-	
	Total	**57,489**	**53,889**

Chartered Accountant

SECUNDERABAD

Modi Housing Pvt. Ltd.

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

7 FIXED ASSETS

Particulars	Gross Block: Gross Block as on 01-04-2016	Gross Block: Addition	Gross Block: Gross Block as on 31-03-2017	Accumulated Depreciation: As at 31-03-2016	Accumulated Depreciation: For the Year	Accumulated Depreciation: As at 31-03-2017	Net Block: As at 31-03-2017	Net Block: As at 31-03-2016
Khushaiguda Hoarding	53,923	-	53,923	31,763	14,222	45,985	7,938	22,160
Annojiguda Hoarding	39,774	-	39,774	21,532	11,857	33,389	6,385	18,242
Nagaram Hoarding	35,062	-	35,062	11,626	15,585	27,211	7,851	23,436
Kowkur Hoarding	58,940	-	58,940	6,193	34,286	40,479	18,461	52,747
Thurkapally Hoarding	58,940	-	58,940	4,590	35,110	39,700	19,240	54,350
Ammuguda Hoarding	148,213	-	148,213	257	93,508	93,765	54,448	147,956
Bhongiri Hoarding	-	106,819	106,819	-	39,371	39,371	67,448	-
Karimnagar Hoarding	-	138,620	138,620	-	29,264	29,264	109,356	-
Flat at Nagarm A-306 (At Cost)	-	1,364,981	1,364,981	-	-	-	1,364,981	-
Reddipally Hoarding	-	124,208	124,208	-	6,878	6,878	117,330	-
Total	**394,852**	**1,734,628**	**2,129,480**	**75,961**	**280,081**	**356,042**	**1,773,438**	**318,891**

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

MODI HOUSING PVT. LTD.

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

		As at 31st March, 2017	As at 31st March, 2016
12	**Revenue from Operations**		
	Revenue from Operations	3,007,000	1,335,813
	Total	**3,007,000**	**1,335,813**

		As at 31st March, 2017	As at 31st March, 2016
13	**Other Income**		
	a) Interest Income	292,945	122,103
	On FDRs	2,528	-
	On IT Refund	2,246	5
	b) Others	11,007,561	3,468,042
	Share of Profit from Partnership Firms	-	153,422
	Share of Incometax refund		
	Total	**11,305,280**	**3,743,572**

		As at 31st March, 2017	As at 31st March, 2016
14	**Employee Benefit Expenses**		
	(a) Salaries and Other employees Benefits	118,019	490,114
	Total	**118,019**	**490,114**

		As at 31st March, 2017	As at 31st March, 2016
15	**Financial Cost**		
	a) Interest on unsecured loans	145,323	135,068
	b) Bank charges	1,957	4,452
	Total	**147,280**	**139,520**

AJAY MEHTA
Chartered Accountant
M.No.035149
SECUNDERABAD

MODI HOUSING PVT. LTD.

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

16	Other Expenses	As at 31st March, 2017	As at 31st March, 2016
	Advertisement	136,936	383,672
	Printing & Stationery	100	2,820
	Repairs & Maintenance Computer	-	560
	Transportation	3,250	4,550
	Legal Expenses	2,620	15,880
	Miscellaneous Expenses	21,443	7,070
	Consultancy	28,600	51,796
	Interest on TDS	-	1,840
	Interest on Service Tax	333	1,392
	Brikerage & Commission	17,500	132,800
	Tour & Travels	4,237	2,615
	Happy Card Exp	3,750	-
	Prior Period Expenses	22,827	1,039
	Service Tax input	352	7,882
	Professional tax	2,500	2,500
	Audit Fees	12,679	7,795
	Business Promotion	905	3,077
	Telephone Expenses	-	4,057
	Postage & Courier	25	201
	Repairs & Maintenance 2 Wheeler	6,530	1,200
	Income tax	-	19,126
	I.T. Representation Fees	-	22,472
	Rent	628,781	468,550
	Share or Income tax	-	282,207
	Total	**893,368**	**1,425,101**

MEHTA Chartered Accountant M.No.035149 SECUNDERABAD

MODI HOUSING PVT.LTD.

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

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 Housing LLP
Modi Farm House Hyderabad LLP
Green Wood Lakeside Hyderabad 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**
	42,825	42,460
Interest paid	145,323	135,068
Soham Modi		
Loan Accepted during the year	18,040,171	33,044,098
Soham Modi	-	-
Tejal Modi		
Loan Repaid during the year	29,854,990	25,711,374
Soham Modi	-	7,000
Tejal Modi		
Balance Outstanding		
Payable by the company	131,547	11,815,575
Soham Modi	131,547	11,815,575

MODI HOUSING PVT.LTD.

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

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 Partners.	31-03-2017	31-03-2016
Amounts invested during the year	57,912,145	30,175,969
Share of Income tax Refnd	-	153,422
Amounts withdrawn during the year	-80,410,022	-39,658,699
Share of Income tax	-	-282,207
Share of Profit / Loss	9,301,541	1,107,875
Capital Account Balance	86,990,280	**98,209,030**

Summary

Modi & Modi Constructions		
Amounts invested during the year	9,237,171	4,802,642
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-18,081,352	5,860,016
Share of Income tax	-	-50,775
Share of Profit / Loss	892,643	341,267
Capital Account Balance	**14,407,959**	**22,359,497**

Green Wood Estates		
Amounts invested during the year	3,417,520	-
Share of Income tax Refund		153,422
Amounts withdrawn during the year	-10,222,093	-11,129,512
Share of Income tax	-	-231,432
Share of Profit / Loss	-568,628	-4,560
Capital Account Balance	**-793,854**	**6,579,346**

Nilgiri Estates		
Amounts invested during the year	15,310,000	5,826,662
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-32,710,812	-13,324,916
Share of Income tax	-	-
Share of Profit / Loss	7,281,850	1,341,350
Capital Account Balance	**18,190,144**	**28,309,106**

Green Wood Builders		
Amounts invested during the year	-	-
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-50,000	-
Share of Income tax	-	-
Share of Profit / Loss	-2,619	-1,777
Capital Account Balance	**4,733**	**57,352**

MODI HOUSING PVT.LTD.

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

Modi Ventures		
Amounts invested during the year	702,000	3,212,695
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-504,994	-40,000
Share of Income tax	-	-
Share of Profit / Loss	9,931	-526,793
Capital Account Balance	**-1,154,089**	**-1,361,025**
Summit Housing LLP		
Amounts invested during the year	5,800,550	8,483,057
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-8,144,500	-7,325,000
Share of Income tax	-	-
Share of Profit / Loss	596,749	600,243
Capital Account Balance	**20,424,347**	**22,171,548**
Modi Farm House Hyderabad LLP		
Amounts invested during the year	1,560,000	5,684,970
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-3,329,000	-1,650,190
Share of Income tax	-	-
Share of Profit / Loss	-176,182	1,591,086
Capital Account Balance	**10,003,908**	**11,949,090**
Green Wood Lakeside Hyderabad LLP		
Amounts invested during the year	925,000	750,000
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-2,393,567	-329,065
Share of Income tax	-	-
Share of Profit / Loss	2,218,449	1,185,182
Capital Account Balance	**7,766,509**	**7,016,627**
Serene Clubs & Resorts LLP		
Amounts invested during the year	-	95,471
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	-1,845	-11,159
Capital Account Balance	**82,466**	84,312
Serene Constructions LLP		
Amounts invested during the year	300,000	1,320,472
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	-782,448	-224,792
Capital Account Balance	**575,429**	1,057,877

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

MODI HOUSING PVT.LTD.

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

Modi Realty Miryalguda LLP		
Amounts invested during the year	14,204,988	2,005,958
Share of Income tax Refnd		
Amounts withdrawn during the year	-1,504,000	
Share of Income tax		
Share of Profit / Loss	-161,529	-
Capital Account Balance	14,545,417	2,005,958
Modi Realty Siddipet LLP		
Amounts invested during the year	6,454,916	6,636,298
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-3,469,704	-6,650,000
Share of Income tax	-	-
Share of Profit / Loss	-4,831	-
Capital Account Balance	2,937,309	-43,072
Modi Realty Gagilapur LLP		
Amounts invested during the year	23,604,230	-
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-6,595,875	-
Share of Income tax	-	-
Share of Profit / Loss	-136,502	-
Capital Account Balance	16,871,853	-
Modi Realty Genome Vally LLP		
Amounts invested during the year	1,011,506	-
Share of Income tax Refnd	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	-	-
Capital Account Balance	1,011,506	-
Silver Oak Villas LLP		
Amounts invested during the year	49,570	-
Share of Income tax Refnd		
Amounts withdrawn during the year		
Share of Income tax	-	-
Share of Profit / Loss	-3,034	-
Capital Account Balance	46,536	-

MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

MODI HOUSING PVT. LTD.

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

Current Liabilities Deposits	**As at 31st March, 2017**	**As at 31st March, 2016**
Greenwood Estates		50,000
Modi & Modi Construcitons	50,000	50,000
Happy Card Deposits	275,000	-
Nilgiri Estates	150,000	50,000
Serene Farms LLP	65,000	-
Total	**540,000**	**150,000**

Current Liabilities Other Creditors	**As at 31st March, 2017**	**As at 31st March, 2016**
Comm Exp -BNC	-	28,612
Common Exp MFHLLP	2,575	-
Mehul Mehta	4,300	
Statutory Payments GWE	41,893	-
Common Expenses / PF & ESI	15,090	49,865
Murali Happy Card	200	-
ravi Happy Card	9,205	-
Statutory Payments GWLHLLp	197,682	-
Common Expenses VAT	-	85,325
Total	**270,945**	**163,802**

Loans & Advances Others

	As on 31st march 2017	**As on 31st march 2016**
Staff Loans		
CH Ramesh	400	-
Murali Krishna		6,757
Narsing Deshmukh	-	312
Others		
Group ST Registrations	66,317	-
Common Expenses Group Projects	20,409	
Happy card Group Projects	149,841	
Aakar	300	300
Statutory Payments Group projects	433,952	-
Accrued Interest	56,474	92,785
Ace Business Solutions	4,500	-
Shah Traders	10,866	-
SRC Publicity Pvt Ltd	527	-
Sripathi Steel Traders	8,512	-
TDS Receivable	127,334	72,282
VA Tech ventures	75,903	-
V John	2,000	-
Mehta & Modi Reality LLP	-	17,160
Silver Oak Realty	-	3,000,000
Total	**957,336**	**3,189,596**

AJAY MEHTA Chartered Accountant M.No 023??9 SECUNDERABAD

Sundry Debtors

	As on 31st march 2017	As on 31st march 2016
GLS-Ammuguda	-	4,720
GLs-Kowkur	3,600	17,340
GLS-Tirumalagherry	-	52,813
GLS Turkapally		16,740
Niligiri Estate-Hoarding Rent	23,000	37,483
Paramount Estates	-	7,088
Vista Homes	30,889	22,805
Total	**57,489**	**158,989**

Share of Loss from partnership Firms/LLP's

	As on 31st march 2017	As on 31st march 2016
Modi Farm House Hyderabad LLP	176,182	1,591,086
Modi Reality Gagilapur LLp	136,502	-
Modi Reality Siddipet LLp	12,769	-
Modi Reality Miryalguda LLp	161,529	-
Serene Constructions LLP	782,448	262,595
Modi Ventures	-	526,793
Serene Clubs & Resort LLP	1,845	11,159
Silver Oak Villas LLp	3,034	-
Green Wood Builders	2,619	1,777
Green Wood Estates	568,628	4,560
Total	**1,845,556**	**2,397,970**

Share of Profit from partnership Firms/LLP's

	As on 31st march 2017	As on 31st march 2016
Nilgiri Estates	7,281,850	1,341,350
Modi & Modi Constructions	892,643	341,267
Modi Ventures	9,931	-
Summit Housing LLP	596,749	600,243
Modi Reality Siddipet	7,939	-
Green Wood Lakeside Hyderabad LLP	2,218,449	1,185,182
Total	**11,007,561**	**3,468,042**

Bank Balances

	As on 31st march 2017	As on 31st march 2016
Axis bank	59,647	300,215
HDFC Fixed Deposit	6,950,622	8,088,331
HDFC S D Road	147,058	2,941,847
SBH	-2,160	154,565
HDFC RP Road	-	5,000
Total	**7,155,167**	**11,489,957**

Deposits:

	As on 31st march 2017	As on 31st march 2016
Adepu Balakrishna -Hoarding Deposit	12,000	12,000
Shobha -Hoarding Deposit	15,000	15,000
Balagoni Arundhati /Anjaneyulu- Hoarding Deposit	15,000	15,000
Srinu-Hoarding Deposit	24,000	24,000
Ramayya Chevella	6,000	-
Rajendar Reddy	6,000	-
Macha Mahender Goud -Hoarding Deposit	12,000	12,000
Srinivas	7,500	-
M Raju Hoarding Deposit	15,000	15,000
Shaganti Srinu-Hoarding Deposit	9,000	9,000
Total	**121,500**	**102,000**

AJAY MEHTA
Chartered Accountant
M.No.035149
SECUNDERABAD

MANAGEMENT REPRESENTATION LETTER

To,
Ajay Mehta
Chartered Accountant
5-4-187/3&4,
Soham Mansion,
M.G.Road,
Secunderabad – 500 003.

Dear Sir,

This representation letter is provided in connection with your audit of the financial statements of **Modi Housing Private Ltd** for the year ended 31.03.2017 for the purpose of expressing an opinion as to whether the financial statements give a true and fair view of the financial position as of 31.03.2017 and of the results of operations for the year then ended. We acknowledge our responsibility for preparation of financial statements in accordance with the requirements of the Companies Act, 2013 and recognized accounting policies and practices, including the Accounting Standards issued by the Institute of Chartered Accountants of India.

We confirm, to the best of our knowledge and belief, the following representations:

Accounting Policies

1. The accounting policies which are material or critical in determining the results of operations for the year or financial position are set out in the financial statements and are consistent with those adopted in the financial statements for the previous year. The financial statements are prepared on accrual basis.

Assets

2. The company has a satisfactory title to all assets and there are no liens or encumbrances on the company's assets.

Fixed Assets

3. The net book values at which fixed assets are stated in the Balance Sheet are arrived at :
   (a) after taking into account all capital expenditure on additions thereto, but no expenditure properly chargeable to revenue;
   (b) after eliminating the cost and accumulated depreciation relating to items sold, discarded, demolished or destroyed;
   (c) after providing adequate depreciation on fixed assets during the period.

Capital Commitments

4. At the balance date, there were no outstanding commitments for capital expenditure.

Inventories

5. There are no Inventories held by the company.

6. As per the companies general practice, Inventories are valued at cost or market value whichever is less.

7. No item of inventories has a net realizable value in the ordinary course of business which is less than the amount at which it is included in inventories.

8. The bases of valuation are the same as those used in the previous year.

Debtors, Loans and Advances

9. The following items appearing in the books as at 31.03.2017 are considered good and fully recoverable.

Advances Recoverable in cash or kind	Rs. 10,78,836/-
Security & Other Deposits	Rs. 1,21,500/-

Cash & Bank Balances

10. The Company as on 31st March 2017 held Cash on Hand of Rs. 54,940/ which has been physically verified by the Management on close of the business hours on 31st March 2017.

Other Current Assets

11. In the opinion of the Board of Directors, other current assets have a value on realization in the ordinary course of the company's business, which is at least equal to the amount at which they are stated in the Balance Sheet.

Liabilities

12. We have recorded all known liabilities in the financial statements

13. We have disclosed in notes to the financial statements all guarantees that we have given to third parties and all other contingent liabilities.

14. Contingent liabilities disclosed in the notes to the financial statements do not include any contingencies which are likely to result in a loss and which, therefore, require adjustment of assets or liabilities.

Provisions for Claims and Losses

15. Provision has been made in the accounts for all known losses and claims of material amounts.

16. There have been no events subsequent to the balance sheet date which require adjustment of or disclosure in, the financial statements or notes thereto.

Statement of Profit and Loss

17. Except as disclosed in the financial statements, the results for the year were not materially affected by:
    (a) Transactions of a nature not usually undertaken by the company;
    (b) Circumstances of an exceptional or non-recurring nature;
    (c) Charges or credits relating to prior years;
    (d) Changes in accounting policies.

Related Parties Transactions

18. Related party transactions and related amounts receivable or payable, interest payment, reimbursement of expenses and remuneration to key managerial personnel have been properly recorded and when appropriate, adequately disclosed in the financial statements. We also confirm the completeness of the information provided regarding the identification of related parties.

General

19. The following have been properly recorded and, when appropriate, adequately disclosed in the financial statements:

    (a) Losses arising from sale and purchase commitments.
    (b) Agreements and options to buy back assets previously sold.
    (c) Assets pledged as collateral.
    (d) Related party transactions and related amounts receivable or payable, interest payment, reimbursement of expenses and remuneration to key managerial personnel. We also confirm the completeness of the information provided regarding the identification of related parties.

20. There have been no irregularities involving management or employees who have a significant role in the system of internal control that could have a material effect on the financial statements.

21. The financial statements are free of material misstatements, including omissions.

22. The company has complied with all aspects of contractual agreements that could have a material effect on the financial statements in the event of non-compliance. There has been no non-compliance with requirements of regulatory authorities that could have an effect on the financial statements in the event of non-compliance.

23. We have no plans or intentions that may materially affect the carrying value or classification of assets and liabilities reflected in the financial statements.

For MODI HOUSING PRIVATE LTD

Soham Modi
DIRECTOR

Place: Secunderabad
Date: 05/09/2017