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 PROPERTIES PRIVATE LIMITED			AABCM4761E
Flat/Door/Block No	**Name Of Premises/Building/Village**		**Form No. which has been electronically transmitted** ITR-6
5-4-187/ 3AND4, 3RD FLOOR	SOHAM MANSION		
Road/Street/Post Office	**Area/Locality**		**Status** Pvt Company
MG ROAD	RANIGUNJ		
Town/City/District	**State**	**Pin/ZipCode**	**Aadhaar Number/Enrollment ID**
SECUNDERABAD	TELANGANA	500003	
Designation of AO(Ward/Circle)	DCIT/ACIT, CIR-16(2),HYD		Original or Revised ORIGINAL
E-filing Acknowledgement Number	279754201311017		Date(DD/MM/YYYY) 31-10-2017

COMPUTATION OF INCOME AND TAX THEREON

1	Gross total income				1	0
2	Deductions under Chapter-VI-A				2	0
3	Total Income				3	0
3a	Current Year loss, if any				3a	2276860
4	Net tax payable				4	0
5	Interest payable				5	0
6	Total tax and interest payable				6	0
7	Taxes Paid	a Advance Tax	7a	0		
		b TDS	7b	644735		
		c TCS	7c	0		
		d Self Assessment Tax	7d	0		
		e Total Taxes Paid (7a+7b+7c +7d)			7e	644735
8	Tax Payable (6-7e)				8	0
9	Refund (7e-6)				9	644740
10	Exempt Income	Agriculture		0	10	46091322
		Others		46091322		

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 31-10-2017 at SECUNDERABAD

Dsc SI No & issuer 1397476664CN=(n)Code Solutions CA 2014,2.5.4.51=#131333303l2c20474e464320496e666f746f776572,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

Name Of Assessee	: **Modi Properties Private Limited**			
PAN	: **AABCM4761E**			
Office Address	: 5-4-187/ 3and4, 3rd Floor, Soham Mansion, Mg Road, Ranigunj, Secunderabad, Telangana-500003			
Status	: PUB NOT INT	Assessment Year	:	2017 - 2018
Ward No	: DCIT/ACIT, CIR-16(2),HYD	Financial Year	:	2016 - 2017
D.O.I.	: 28/06/1994			
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.	: 0422000001120			
Return	: Original			

COMPUTATION OF TOTAL INCOME

0

Profits And Gains From Business And Profession

Modi Properties Private Limited		
Profit Before Tax As Per Profit And Loss Account		18241099
Add :		
Depreciation Disallowed	1548009	
Disallowed Expenses Related To Exempt Income	4217511	5765520
		24006619
Less :		
Interest On It Refund	24355	
Share Of Income From Firm	25073705	
Allowed U/s 43B	84346	
Allowed Depreciation	1125428	-26307834
		-2301215

Out Of Loss Of Rs. 2301215, Unabsorbed Depreciation Is Rs. 1125428 & Business Loss Is Rs. 1175787

Profit From Firm : Summit Builders	
Profit	-3359
Less: Profit Exempt U/s 10(2A)	3359
Profit From Firm : Alpine Estates	
Profit	-37233
Less: Profit Exempt U/s 10(2A)	37233
Profit From Firm : Kadakia And Modi Housing	
Profit	-155333
Less: Profit Exempt U/s 10(2A)	155333
Profit From Firm : Paramount Estates	
Profit	4731580
Less: Profit Exempt U/s 10(2A)	-4731580
Profit From Firm : B And C Estaes	
Profit	18184331
Less: Profit Exempt U/s 10(2A)	-18184331

<u>Profit From Firm : Mehta And Modi Homes(Silver Oak Realty)</u>			
Profit		1573477	
Less: Profit Exempt U/s 10(2A)		-1573477	
<u>Profit From Firm : Paramount Builders</u>			
Profit		-3857129	
Less: Profit Exempt U/s 10(2A)		3857129	
<u>Profit From Firm : Summit Housing Llp</u>			
Profit		584317	
Less: Profit Exempt U/s 10(2A)		-584317	
<u>Profit From Firm : Silver Oak Villas Llp</u>			
Profit		-3034	
Less: Profit Exempt U/s 10(2A)		3034	
			24355
<u>Income From Other Sources</u>			
Interest On It Refund		24355	
Total		24355	
<u>Inter-head Adjustment Of Losses U/s 71</u>			-24355
Business Loss Set Off From Income From Other Sources Rs.			
<u>Current Year Losses Carried Forward</u>			
Business Loss Of Rs. 1151432			
Unabsorbed Depreciation Of Rs. 1125428			
Gross Total Income			Nil
Total Income			Nil

<u>COMPUTATION OF TAX ON TOTAL INCOME</u>

Tax On Rs. Nil (As Per Normal Provisions)		Nil	
<u>Calculation Of Book Profit U/s 115JB</u>			
Net Profit As Shown In The Profit And Loss Account	18805303		
Add:			
Loss From Partnership Firms	4056088		
Income Tax Of The Firm	161423		
	23022814		
Deduct:			
Profit From Partnership Firms	-25073704		
Deffered Tax	-564204		
	-2615094		
<u>Less Tax Deducted At Source</u>			
	1600		
Fees For Professional Or Technical Services	507198		
Other Interest	26037		
Rent On Immovable Property	4400		
Tds On Sale Of Immovable Property	105500	644735	
		-644735	
Refundable		(644735)	
Tax Rounded Off U/s 288B		(644740)	

SOHAM MODI
(DIRECTOR)

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2016	Addition		Deduction	Total	Dep for the Year	WDV as on 31/03/2017
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
AIR COOLER	15%	44,011.00	0.00	0.00	0.00	44,011.00	6,602.00	37,409.00
BI-CYCLE	15%	359.00	0.00	0.00	0.00	359.00	54.00	305.00
CAMERA	15%	18,315.00	0.00	0.00	0.00	18,315.00	2,747.00	15,568.00
CELL PHONES	15%	8,663.00	0.00	0.00	0.00	8,663.00	1,299.00	7,364.00
COMPUTERS	60%	14,620.00	0.00	0.00	0.00	14,620.00	8,772.00	5,848.00
CONSTRUCTION MACHINERY	15%	4,525.00	0.00	0.00	0.00	4,525.00	679.00	3,846.00
FOUR WHEELERS	15%	60,05,094.00	0.00	0.00	0.00	60,05,094.00	9,00,764.00	51,04,330.00
GENERATOR	15%	4,882.00	0.00	0.00	0.00	4,882.00	732.00	4,150.00
OFFICE EQUIPMENT	15%	2,22,595.00	0.00	0.00	0.00	2,22,595.00	33,389.00	1,89,206.00
TWO WHEELERS	15%	67,696.00	0.00	0.00	0.00	67,696.00	10,154.00	57,542.00
FURNITURE AND FIXTURE								
FURNITURE & FIXTURES	10%	1,06,858.00	0.00	0.00	0.00	1,06,858.00	10,686.00	96,172.00
VEHICLES								
MOTOR CAR	15%	0.00	9,97,000.00	0.00	0.00	9,97,000.00	1,49,550.00	8,47,450.00
Total		**64,97,618.00**	**9,97,000.00**	**0.00**	**0.00**	**74,94,618.00**	**11,25,428.00**	**63,69,190.00**

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2007-08	Unabsorbed Depreciation	186521	-	186521
2008-09	Unabsorbed Depreciation	439876	-	439876
2010-11	Unabsorbed Depreciation	419943	-	419943
2011-12	Unabsorbed Depreciation	335457	-	335457
2012-13	Ordinary Business	258109	-	258109
2012-13	Unabsorbed Depreciation	183849	-	183849
2013-14	Ordinary Business	2885452	-	2885452
2013-14	Unabsorbed Depreciation	225104	-	225104
2017-18	Ordinary Business	-	-	1151432
2017-18	Unabsorbed Depreciation	-	-	1125428

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
2009-10	-	85567	85567	85567	-	-	85567
2014-15	-	247043	247043	247043	-	-	332610
2016-17	-	500652	500652	500652	-	-	833262

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.	MUMU05151G		AXIS BANK LIMITED	24722	31/03/2017	2472	2472
2.	MUMU05151G		AXIS BANK LIMITED	24266	31/12/2016	2427	2427
3.	MUMU05151G		AXIS BANK LIMITED	23803	30/09/2016	2380	2380
4.	MUMU05151G		AXIS BANK LIMITED	23347	30/06/2016	2335	2335
5.	MUMH03189E		HDFC BANK LIMITED	123406	31/03/2017	12341	12341
6.	MUMH03189E		HDFC BANK LIMITED	1253	28/02/2017	125	125
7.	MUMH03189E		HDFC BANK LIMITED	1485	30/01/2017	149	149
8.	MUMH03189E		HDFC BANK LIMITED	38076	31/12/2016	3808	3808

			Total	260358		26037	26037
194IA :							
1.	RKTE00150D		ESSAR OIL LIMITED	8000	22/11/2016	800	800
2.	RKTE00150D		ESSAR OIL LIMITED	8000	18/10/2016	800	800
			Total	16000		1600	1600
194IB : RENT ON IMMOVABLE PROPERTY							
1.	RKTE00150D		ESSAR OIL LIMITED	16000	31/03/2017	1600	1600
2.	RKTE00150D		ESSAR OIL LIMITED	8000	21/03/2017	800	800
3.	RKTE00150D		ESSAR OIL LIMITED	8000	03/03/2017	800	800
4.	RKTE00150D		ESSAR OIL LIMITED	8000	06/01/2017	800	800
5.	RKTE00150D		ESSAR OIL LIMITED	4000	19/09/2016	400	400
			Total	44000		4400	4400
194J : Fees for professional or technical services							
1.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	12979	31/03/2017	1298	1298
2.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	12979	28/02/2017	1298	1298
3.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	12979	31/01/2017	1298	1298
4.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	12979	31/12/2016	1298	1298
5.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	12979	30/11/2016	1298	1298
6.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	61899	31/10/2016	6190	6190
7.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	5	30/09/2016	1	1
8.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3190	30/09/2016	319	319
9.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3190	31/08/2016	319	319
10.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	5	31/08/2016	1	1
11.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3195	31/07/2016	320	320
12.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3195	30/06/2016	320	320
13.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3195	31/05/2016	320	320
14.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3195	30/04/2016	320	320
15.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/03/2017	5000	5000
16.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/03/2017	5000	5000
17.	HYDN03561F		NILGIRI ESTATES	50000	31/03/2017	5000	5000
18.	HYDN03561F		NILGIRI ESTATES	50000	31/03/2017	5000	5000
19.	HYDN03561F		NILGIRI ESTATES	3600000	31/03/2017	360000	360000
20.	HYDN03561F		NILGIRI ESTATES	50000	28/02/2017	5000	5000
21.	HYDN03561F		NILGIRI ESTATES	50000	31/01/2017	5000	5000
22.	HYDN03561F		NILGIRI ESTATES	50000	31/12/2016	5000	5000
23.	HYDN03561F		NILGIRI ESTATES	50000	31/12/2016	5000	5000
24.	HYDN03561F		NILGIRI ESTATES	50000	30/11/2016	5000	5000
25.	HYDN03561F		NILGIRI ESTATES	50000	30/09/2016	5000	5000
26.	HYDN03561F		NILGIRI ESTATES	50000	30/09/2016	5000	5000
27.	HYDN03561F		NILGIRI ESTATES	50000	31/07/2016	5000	5000
28.	HYDN03561F		NILGIRI ESTATES	50000	30/06/2016	5000	5000
29.	HYDN03561F		NILGIRI ESTATES	50000	31/05/2016	5000	5000
30.	HYDP04722E		PARAMOUNT ESTATES	40000	31/03/2017	4000	4000
31.	HYDP04722E		PARAMOUNT ESTATES	40000	28/02/2017	4000	4000
32.	HYDP04722E		PARAMOUNT ESTATES	40000	31/01/2017	4000	4000
33.	HYDP04722E		PARAMOUNT ESTATES	40000	31/12/2016	4000	4000
34.	HYDP04722E		PARAMOUNT ESTATES	40000	30/11/2016	4000	4000
35.	HYDP04722E		PARAMOUNT ESTATES	40000	31/10/2016	4000	4000
36.	HYDP04722E		PARAMOUNT ESTATES	40000	30/09/2016	4000	4000
37.	HYDP04722E		PARAMOUNT ESTATES	40000	31/08/2016	4000	4000
38.	HYDP04722E		PARAMOUNT ESTATES	40000	31/07/2016	4000	4000
39.	HYDP04722E		PARAMOUNT ESTATES	40000	30/06/2016	4000	4000
40.	HYDP04722E		PARAMOUNT ESTATES	80000	31/05/2016	8000	8000
41.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	12979	31/03/2017	1298	1298
42.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	12979	28/02/2017	1298	1298
43.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	12979	31/01/2017	1298	1298
44.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	12979	31/12/2016	1298	1298
45.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	12979	30/11/2016	1298	1298
46.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	61899	31/10/2016	6190	6190
47.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	30/09/2016	319	319
48.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	30/08/2016	319	319
49.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	31/07/2016	320	320
50.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	30/06/2016	320	320
51.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	31/05/2016	320	320
52.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	30/04/2016	320	320
			Total	5071928		507198	507198
			Grand Total	5392286		539235	539235

Details of Tax Deducted at Source on Sale of Immovable Property u/s 194IA

Sr. No.	* TDS Certificate Number	Name of Deductor	PAN of Deductor	Acknowledgement Number	Total Transaction Amount	Transaction Date	TDS Deposited / TDS B/F	Date of Deposit	Date of Deduction	TDS Credit Claimed
1	XTYWRUO	SRIKANTH REDDY MOGULLA	BAXPM9837P	AD7717393	10550000	13/02/2017	105500	13/02/2017	13/02/2017	105500
				Total	10550000		105500			105500

ALLOWED/DISALLOWED U/S 43B

Particulars	Assessment Year	Disallowed Amount (Rs.)	Allowed Amount (Rs.)	Balance Amount (Rs.)
Bonus U/s 43b	2016-17	77750	77750	-
Employees Contribution To Esi And Pf	2016-17	6596	6596	-
Total		**84346**	**84346**	-

DISALLOWED EXPENSES RELATED TO EXEMPT INCOME

Sr. No.	Particulars	Amount
1	share of loss in partnership firms	4056088.00
2	share of firm tax	161423.00
	Total	**4217511.00**

Name Of Assessee	: **Modi Properties Private Limited**			
PAN	: **AABCM4761E**			
Office Address	: 5-4-187/ 3and4, 3rd Floor, Soham Mansion, Mg Road, Ranigunj, Secunderabad, Telangana-500003			
Status	: PUB NOT INT	Assessment Year	:	2017 - 2018
Ward No	: DCIT/ACIT, CIR-16(2),HYD	Financial Year	:	2016 - 2017
D.O.I.	: 28/06/1994			
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.	: 0422000001120			
Return	: Original (Filing Date : 31/10/2017 & No. : 279754201311017)			

COMPUTATION OF TOTAL INCOME

0

Profits And Gains From Business And Profession

Modi Properties Private Limited		
Profit Before Tax As Per Profit And Loss Account		18241099
Add :		
Depreciation Disallowed	1548009	
Disallowed Expenses Related To Exempt Income	4217511	5765520
		24006619
Less :		
Interest On It Refund	24355	
Share Of Income From Firm	25073705	
Allowed U/s 43B	84346	
Allowed Depreciation	1125428	-26307834
		-2301215

Out Of Loss Of Rs. 2301215, Unabsorbed Depreciation Is Rs. 1125428 & Business Loss Is Rs. 1175787

Profit From Firm : Summit Builders	
Profit	-3359
Less: Profit Exempt U/s 10(2A)	3359
Profit From Firm : Alpine Estates	
Profit	-37233
Less: Profit Exempt U/s 10(2A)	37233
Profit From Firm : Kadakia And Modi Housing	
Profit	-155333
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Profit	4731580
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Profit From Firm : B And C Estaes	
Profit	18184331
Less: Profit Exempt U/s 10(2A)	-18184331

Profit From Firm : Mehta And Modi Homes(Silver Oak Realty)		1573477	
Profit		-1573477	
Less: Profit Exempt U/s 10(2A)			
Profit From Firm : Paramount Builders		-3857129	
Profit		3857129	
Less: Profit Exempt U/s 10(2A)			
Profit From Firm : Summit Housing Llp		584317	
Profit		-584317	
Less: Profit Exempt U/s 10(2A)			
Profit From Firm : Silver Oak Villas Llp		-3034	
Profit		3034	
Less: Profit Exempt U/s 10(2A)			
			24355
Income From Other Sources		24355	
Interest On It Refund		24355	
Total			
Inter-head Adjustment Of Losses U/s 71			-24355
Business Loss Set Off From Income From Other Sources Rs.			
Current Year Losses Carried Forward			
Business Loss Of Rs. 1151432			
Unabsorbed Depreciation Of Rs. 1125428			Nil
Gross Total Income			Nil
Total Income			

COMPUTATION OF TAX ON TOTAL INCOME

		Nil	
Tax On Rs. Nil (As Per Normal Provisions)			
Calculation Of Book Profit U/s 115JB	18805303		
Net Profit As Shown In The Profit And Loss Account			
Add:	4056088		
Loss From Partnership Firms	161423		
Income Tax Of The Firm	23022814		
Deduct:	-25073704		
Profit From Partnership Firms	-564204		
Deffered Tax	-2615094		
Less Tax Deducted At Source	1600		
	507198		
Fees For Professional Or Technical Services	26037		
Other Interest	4400		
Rent On Immovable Property	105500	644735	
Tds On Sale Of Immovable Property		-644735	
		(644735)	
Refundable		(644740)	
Tax Rounded Off U/s 288B			

SOHAM MODI
(DIRECTOR)

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2016	Addition		Deduction	Total	Dep for the Year	WDV as on 31/03/2017
			More than 180 Days	Less than 180 Days				
		Rs.	Rs	Rs.	Rs.	Rs.	Rs.	Rs.
AIR COOLER	15%	44,011.00	0.00	0.00	0.00	44,011.00	6,602.00	37,409.00
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CAMERA	15%	18,315.00	0.00	0.00	0.00	18,315.00	2,747.00	15,568.00
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TWO WHEELERS	15%	67,696.00	0.00	0.00	0.00	67,696.00	10,154.00	57,542.00
FURNITURE AND FIXTURE								
FURNITURE & FIXTURES	10%	1,06,858.00	0.00	0.00	0.00	1,06,858.00	10,686.00	96,172.00
VEHICLES								
MOTOR CAR	15%	0.00	9,97,000.00	0.00	0.00	9,97,000.00	1,49,550.00	8,47,450.00
Total		64,97,618.00	9,97,000.00	0.00	0.00	74,94,618.00	11,25,428.00	63,69,190.00

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
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2013-14	Ordinary Business	2885452	-	2885452
2013-14	Unabsorbed Depreciation	225104	-	225104
2017-18	Ordinary Business	-	-	1151432
2017-18	Unabsorbed Depreciation	-	-	1125428

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
2009-10	-	85567	85567	85567	-	-	85567
2014-15	-	247043	247043	247043	-	-	332610
2016-17	-	500652	500652	500652	-	-	833262

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.	MUMU05151G		AXIS BANK LIMITED	24722	31/03/2017	2472	2472
2.	MUMU05151G		AXIS BANK LIMITED	24266	31/12/2016	2427	2427
3.	MUMU05151G		AXIS BANK LIMITED	23803	30/09/2016	2380	2380
4.	MUMU05151G		AXIS BANK LIMITED	23347	30/06/2016	2335	2335
5.	MUMH03189E		HDFC BANK LIMITED	123406	31/03/2017	12341	12341
6.	MUMH03189E		HDFC BANK LIMITED	1253	28/02/2017	125	125
7.	MUMH03189E		HDFC BANK LIMITED	1485	30/01/2017	149	149
8.	MUMH03189E		HDFC BANK LIMITED	38076	31/12/2016	3808	3808
			Total	260358		26037	26037
194IA :							
1.	RKTE00150D		ESSAR OIL LIMITED	8000	22/11/2016	800	800
2.	RKTE00150D		ESSAR OIL LIMITED	8000	18/10/2016	800	800
			Total	16000		1600	1600

194IB : RENT ON IMMOVABLE PROPERTY							
1.	RKTE00150D		ESSAR OIL LIMITED	16000	31/03/2017	1600	1600
2.	RKTE00150D		ESSAR OIL LIMITED	8000	21/03/2017	800	800
3.	RKTE00150D		ESSAR OIL LIMITED	8000	03/03/2017	800	800
4.	RKTE00150D		ESSAR OIL LIMITED	8000	06/01/2017	800	800
5.	RKTE00150D		ESSAR OIL LIMITED	4000	19/09/2016	400	400
			Total	44000		4400	4400
194J : Fees for professional or technical services							
1.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	12979	31/03/2017	1298	1298
2.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	12979	28/02/2017	1298	1298
3.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	12979	31/01/2017	1298	1298
4.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	12979	31/12/2016	1298	1298
5.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	12979	30/11/2016	1298	1298
6.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	61899	31/10/2016	6190	6190
7.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	5	30/09/2016	1	1
8.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3190	30/09/2016	319	319
9.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3190	31/08/2016	319	319
10.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	5	31/08/2016	1	1
11.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3195	31/07/2016	320	320
12.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3195	30/06/2016	320	320
13.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3195	31/05/2016	320	320
14.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3195	30/04/2016	320	320
15.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/03/2017	5000	5000
16.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/03/2017	5000	5000
17.	HYDN03561F		NILGIRI ESTATES	50000	31/03/2017	5000	5000
18.	HYDN03561F		NILGIRI ESTATES	3600000	31/03/2017	360000	360000
19.	HYDN03561F		NILGIRI ESTATES	50000	28/02/2017	5000	5000
20.	HYDN03561F		NILGIRI ESTATES	50000	31/01/2017	5000	5000
21.	HYDN03561F		NILGIRI ESTATES	50000	31/12/2016	5000	5000
22.	HYDN03561F		NILGIRI ESTATES	50000	31/12/2016	5000	5000
23.	HYDN03561F		NILGIRI ESTATES	50000	30/11/2016	5000	5000
24.	HYDN03561F		NILGIRI ESTATES	50000	30/09/2016	5000	5000
25.	HYDN03561F		NILGIRI ESTATES	50000	30/09/2016	5000	5000
26.	HYDN03561F		NILGIRI ESTATES	50000	31/07/2016	5000	5000
27.	HYDN03561F		NILGIRI ESTATES	50000	30/06/2016	5000	5000
28.	HYDN03561F		NILGIRI ESTATES	50000	31/05/2016	5000	5000
29.	HYDN03561F		PARAMOUNT ESTATES	40000	31/03/2017	4000	4000
30.	HYDP04722E		PARAMOUNT ESTATES	40000	28/02/2017	4000	4000
31.	HYDP04722E		PARAMOUNT ESTATES	40000	31/01/2017	4000	4000
32.	HYDP04722E		PARAMOUNT ESTATES	40000	31/12/2016	4000	4000
33.	HYDP04722E		PARAMOUNT ESTATES	40000	30/11/2016	4000	4000
34.	HYDP04722E		PARAMOUNT ESTATES	40000	31/10/2016	4000	4000
35.	HYDP04722E		PARAMOUNT ESTATES	40000	30/09/2016	4000	4000
36.	HYDP04722E		PARAMOUNT ESTATES	40000	31/08/2016	4000	4000
37.	HYDP04722E		PARAMOUNT ESTATES	40000	31/07/2016	4000	4000
38.	HYDP04722E		PARAMOUNT ESTATES	40000	30/06/2016	4000	4000
39.	HYDP04722E		PARAMOUNT ESTATES	80000	31/05/2016	8000	8000
40.	HYDP04722E		SDNMKJ REALTY PRIVATE LIMITED	12979	31/03/2017	1298	1298
41.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	12979	28/02/2017	1298	1298
42.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	12979	31/01/2017	1298	1298
43.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	12979	31/12/2016	1298	1298
44.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	12979	30/11/2016	1298	1298
45.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	61899	31/10/2016	6190	6190
46.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	30/09/2016	319	319
47.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	30/08/2016	319	319
48.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	31/07/2016	320	320
49.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	30/06/2016	320	320
50.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	31/05/2016	320	320
51.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3195	30/04/2016	320	320
52.	HYDS36828B		Total	5071928		507198	507198
			Grand Total	5392286		539235	539235

Details of Tax Deducted at Source on Sale of Immovable Property u/s 194IA

Sr. No.	TDS Certificate Number	Name of Deductor	PAN of Deductor	Acknowledgement Number	Total Transaction Amount	Transaction Date	TDS Deposited / TDS B/F	Date of Deposit	Date of Deduction	TDS Credit Claimed
1	XTYWRUO	SRIKANTH REDDY MOGULLA	BAXPM9837P	AD7717393	10550000	13/02/2017	105500	13/02/2017	13/02/2017	105500
				Total	10550000		105500			105500

ALLOWED/DISALLOWED U/S 43B

Particulars	Assessment Year	Disallowed Amount (Rs.)	Allowed Amount (Rs.)	Balance Amount (Rs.)
Bonus U/s 43b	2016-17	77750	77750	-
Employees Contribution To Esi And Pf	2016-17	6596	6596	-
Total		**84346**	**84346**	-

DISALLOWED EXPENSES RELATED TO EXEMPT INCOME

Sr. No.	Particulars	Amount
1	share of loss in partnership firms	4056088.00
2	share of firm tax	161423.00
	Total	**4217511.00**

Alphabets of Trust

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

INDEPENDENT AUDITORS REPORT

TO THE MEMBERS
OF MODI PROPERTIES PRIVATE LIMITED

REPORT ON THE FINANCIAL STATEMENTS

I have audited the financial statements of MODI PROPERTIES 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 plan

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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 profits and 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.
   c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement 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, 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

Place: Secunderabad
Date: 05th September, 2017

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Alphabets of Trust

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

ANNEXURE ATO 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. As explained to me, inventories were physically verified during the year by the management at reasonable intervals no material discrepancies were noticed.
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 are 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

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

Alphabets of Trust

material statutory dues applicable to it with the appropriate authorities, except in respect of few cases. The details of the arrears as at March 31st 2017 due for a period of more than 6 months from the date they become payable are as follows:

Particulars	Amount	Due date	Date of Payment
Employees' State Insurance	4,568/-	20-02-2016	-
Employees' State Insurance	4,454/-	20-03-2016	-
Provident Fund	18,242/-	15-03-2016	-
Provident Fund	17,370/-	15-04-2016	-
	44,634/-		

b) There were no dues of Service Tax, value Added Tax, Service Tax, Wealth Tax, Custom Duty, Excise Duty and Cess which have not been deposited as at March 31, 2017 on account of dispute.

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.

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Chartered Accountant

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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.

Ajay Mehta
(Chartered Accountant)
Membership No.035449
Place: Secunderabad
Date: 05th September, 2017

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MODI PROPERTIES PRIVATE LIMITED
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	922,000		922,000	
(b) Reserves and surplus	3	192,543,412	193,465,412	174,239,396	175,161,396
2 Non current Liabilities					
(a) Long Term Borrowings	4	2,048,183		3,117,374	
(b) Deferred tax Liability			2,048,183	564,204	3,681,578
3 Current liabilities					
(a) Short Term Borrowings	5	4,265,437		4,077,793	
(b) Other current liabilities	6	3,016,521	7,281,958	2,730,122	6,807,915
TOTAL			202,795,554		185,650,890
II. ASSETS					
Non-current assets					
1 (a) Fixed assets					
(i) Tangible assets	7	11,364,003		5,472,742	
(b) Non-current investments	8	174,011,330		160,684,074	
(c) Long-term loans and advances	9	1,977,173	187,352,506	953,672	167,110,488
2 Current assets					
(a) Cash and Bank balances	10	13,154,190		3,704,528	
(b) Trade Receivables	11	730,619		986,554	
(c) Short-term loans and advances	12	611,459		551,311	
(d) Inventories	13	-		12,000,000	
(e) Other current assets	14	946,778	15,443,047	1,298,007	18,540,40(
TOTAL			202,795,554		185,650,88
Significant Accounting Policies	1				
Notes to Financial Statements	1 to 20				

As per my Report of even data

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

For and on behalf of the Board

(Soham Modi)
Managing Drector.

(Tejal Modi)
Director.

MODI PROPERTIES PRIVATE LIMITED

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

(in `)

	Particulars	Note No.	As at 31st March, 2017		As at 31st March, 2016	
	INCOME :					
I.	Revenue from operations	15	6,340,110		9,717,382	
II.	Other income	16	25,692,582		9,649,816	
III.	**Total Revenue(I+II)**			32,032,692		19,367,198
IV.	**EXPENSES :**					
	Employee benefits expense	17	2,693,156		2,191,878	
	Finance costs	18	691,319		1,317,520	
	Depreciation	6	1,548,009		1,873,195	
	Share of loss from partnership firms	19	4,217,511		9,442,137	
	Other expenses	20	4,641,599		3,124,634	
	Total expenses			13,791,594		17,949,363
V.	**Profit before tax**			18,241,099		1,417,834
VI.	Tax expense:					
	(1) Current tax		501,287		20,028	
	(2) Income tax earliers		-564,204		564,204	
	(3) Deferred tax			-62,917		584,232
VII.	**Net Profit for the period(V-VI)**			18,304,016		833,602
VIII.	Earnings per equity share:					
	(1) Basic			1,985		447
	Significant Accounting Policies	1				
	Nottes to Financial Statements	1 to 20				

As per my Report of even data

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

For and on behalf of the Board

(Soham Modi)
Managing Drector

(Tejal Modi)
Director

MODI PROPERTIES PRIVATE LIMITED

Cash Flow statement for the year ended 31st March 2017

(in `)

Particulars	As at 31st March, 2017	As at 31st March, 2016
Net Profit before taxation	18,241,099	1,417,834
Adjustments for:		
Depreciation and Amortization	1,548,009	1,873,195
Interest expense	691,319	1,317,520
Share of Firm tax	161,423	4,177,121
Share of (Profit)/Loss from Partneship firms	(21,017,616)	(2,967,548)
Interest income	(237,533)	(1,417,252)
Operating profit before working capital changes	**(613,299)**	**4,400,870**
Adjustments for changes in working capital		
(Increase)/Decrease in Trade receivables	255,935	(986,554)
(Increase)/Decrease in Loans & Advances	(60,148)	420,668
(Increase)/Decrease in inventories	12,000,000	(12,000,000)
Increase/(Decrease) in Short term borrowings	187,644	(965,017)
Increase/(Decrease) in Current Liabilities	286,399	(1,665,928)
Cash generated from operations	**12,056,531**	**(10,795,961)**
Less:		
Direct Taxes Paid (Net of refunds)	(150,068)	(103,722)
Net cash from operating activities	**11,906,463**	**(10,899,683)**
Cash flow from investing activities		
(Purchase)/Sale of fixed assets	(7,439,270)	(93,874)
Loans and advances	(1,023,501)	15,544,397
Share of Firm tax	(161,423)	(4,177,121)
Share of (Profit)/Loss from Partneship firms	21,017,616	2,967,548
Interest Income received	237,533	1,417,252
Investment in partnership firms	(13,327,256)	(1,490,977)
Net cash from / (used in) investing activities	**(696,301)**	**14,167,225**
Cash flow from financing activities		
Interest (Net)	(691,319)	(1,317,520)
Repayment of longterm borrowings	(1,069,181)	(1,235,914)
Net cash from / (used in) financing activities	**(1,760,500)**	**(2,553,433)**
Net increase / (decrease) in cash and cash equivalents	9,449,662	714,109
Cash and cash equivalents at the beginning of the year	3,704,528	2,990,421
Cash and cash equivalents at the end of the year	13,154,190	3,704,528

Components of cash and cash equivalents		
Cash on Hand	463,063	235,666
With banks on current accounts	12,691,127	3,468,862
Total cash and cash equivalents	**13,154,190**	**3,704,528**

As per my Report of even data

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

For and on behalf of the Board

(Soham Modi)
Managing Drector

(Tejal Modi)
Director

MODI PROPERTIES 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) **Fixed Assets:**

Fixed Assets are stated at cost of acquisitions.

d) **Depreciation:**

Depreciation in respect of fixed assets is on written down value method as per the useful life prescribed under Schedule II to Companies Act, 2013.

e) **Retirement 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.

Post-Employment benefits (Defined Contribution Plan):
The state governed provident fund scheme, employee state insurance scheme and employees' pension scheme are defined contribution plans. The contribution

AJAY MEHTA Chartered Accountant M.No.035418 SECUNDERABAD paid/payable under the scheme is recognized during the period in which the employee renders the related services.

f) **Investments:**

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

g) **Revenue Recognition:**

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

h) **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.

i) **Impairment of Assets:**

At the Balance Sheet date, an assessment is done to determine whether there is any indication of impairment in the carrying amount of the Company's fixed assets. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. After recognition of impairment loss, the depreciation charge for the asset is adjusted in future periods to allocate the asset's revised carrying amount less its residual value, if any, on straight line basis over its remaining useful life.

MODI PROPERTIES PRIVATE LIMITED

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

(in `)

2	Share Capital	As at 31st March, 2017	As at 31st March, 2016
	Authorised Share Capital		
	10,000 Equity Shares of ` 100/- each	1,000,000	1,000,000
	Issued, Subscribed & Paid up Share Capital		
	9,220 Equity Shares of ` 100/- each fully paid	922,000	922,000
	Total	922,000	922,000

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

(in `)

Particulars	As at 31st March, 2017		As at 31st March, 2016	
	No. of shares	Amount	No. of shares	Amount
Shares outstanding at the beginning of the year	9,220	922,000	9,220	922,000
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	9,220	922,000	9,220	922,000

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 Holding
1	Soham Modi	9,020	97.83%	8,910	96.64%
	Total	9,020	97.83%	8,910	96.64%

(in `)

3	RESERVES AND SURPLUS	As at 31st March, 2017		As at 31st March, 2016	
	a General Reserve As per last balance sheet		3,000,000		3,000,000
	b Surplus as per statement of profit and loss				
	As per last balance sheet	171,239,396		170,405,794	
	Less: Depreciation adjusted relating to Fixed Assets	-		-	
	Add/Less: Profit / (Loss) for the year	18,304,016	189,543,412	833,602	171,239,396
	Total		192,543,412		174,239,396

MODI PROPERTIES PRIVATE LIMITED

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

(in `)

4	Long Term Borrowings	As at 31st March, 2017		As at 31st March, 2016	
		Non Current	Current	Non Current	Current
	Secured				
	(a) Vehicle loans from banks				
	(i) Kotak Mahindra Prime Ltd. (refer note below) (Secured against hypothecation car)	1,510,004	1,058,490	2,568,494	957,563
	(ii) from HDFC Bank Ltd (refer note below) (Secured against hypothecation of car)	158,681	352,561	544,020	283,210
	(iii) from HDFC Bank Ltd (refer note below) (Secured against hypothecation of Vehicle)	-	4,860	4,860	25,858
	(iv) from HDFC Bank Ltd (refer note below) (Secured against hypothecation of Vehicle)	379,498	84,587		-
		2,048,183	1,500,498	3,112,514	1,240,773

(in `)

5	SHORT TERM BORROWINGS	As at 31st March, 2017	As at 31st March, 2016
	Unsecured Loan		
	Loans, Deposits & Advances from related parties		
	From Directors	3,309,287	3,416,143
	From others	956,150	661,650
	Total	4,265,437	4,077,793

(in `)

6	Other Current Liabilities	As at 31st March, 2017	As at 31st March, 2016
	(i) Current Maturities of Longterm Liabilities (refer note 4.1)	1,500,498	1,266,631
	(ii) Other payables		
	(a) Statutory Dues	925,674	1,017,365
	(b) Capital account balance in partnership firms	-	
	(c) Others		
	Audit Fees Payable	28,941	28,941
	Others	527,314	417,185
	Untagged Receipts	34,144	
	Total	**3,016,521**	**2,730,122**

(in `)

9	Long Term Loans and Advances	As at 31st March, 2017	As at 31st March, 2016
	(Unsecured and considered good)		
	a. Security Deposits		
	(i) Others	304,236	251,743
	b. Loans and advances to other parties.	1,672,937	701,929
	Total	**1,977,173**	**953,672**

MODI PROPERTIES PRIVATE LIMITED
Notes on Financials for the Year ended 31st March,2017

8 Investments

A.	Particulars	As at 31st March,2017	As at 31st March,2016
	Other Investments (Refere B below)		
	(a) Investment in Equity intruments	1,58,04,000	1,58,04,000
	(b) Investments in partnership firms	15,82,07,330	14,48,80,074
	Total	**17,40,11,330**	**16,06,84,074**

Particulars	As at 31st March,2017	As at 31st March,2016
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	1,58,04,000	1,58,04,000

Details of unquoted investments (stated at cost)

SL No	Name of Body Corporate	Subsidiary/ Associate/JV/ Controlled/ Entity /Others	No.of Shares/Units		Extent of Holdings (%)		Amout(`)	
			As at 31st March,2017	As at 31st March,2016	As at 31st March,2017	As at 31st March,2016	As at 31st March,2017	As at 31st March,2016
(a)	***Investment in Unquoted Equity Instruments-Fully Paid(Stated at Cost)***							
	Modi Housing Pvt.Ltd.	Subsidiary	10400	10400	50.98%	50.98%	1,57,04,000	1,57,04,000
	Paramount Avenues Pvt.Ltd.	Subsidiary	10400	10400	100.00%	100.00%	1,00,000	1,00,000
	Total						**1,58,04,000**	**1,58,04,000**

MODI PROPERTIES PRIVATE LIMITED

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

(in ')

Fixed Assets	Gross Block				Accumulated Depreciation				Net Block	
	As at 01-04-2016	Additions	Disposals	As at 31-03-2017	As at 01-04-2016	For the year	Deductions\Adjustments	Upto 31-03-2017	As at 31-03-2017	As at 31-03-2016
Tangible Assets										
Air Cooler	217,070	-	-	217,070	162,529	7,586	-	170,115	46,955	54,541
Camera	31,470	-	-	31,470	16,447	4,333	-	20,780	10,690	15,023
Cell Phones	44,930	-	-	44,930	39,669	3,299	-	42,968	1,962	5,261
Computers	1,180,393	-	-	1,180,393	1,142,752	10,357	-	1,153,109	27,284	37,641
Furniture & Fixtures	322,182	-	-	322,182	293,641	9,227	-	302,868	19,314	28,541
Generator	51,874	-	-	51,874	46,344	769	-	47,113	4,761	5,530
Two Wheelers	259,257	-	-	259,257	201,141	12,974	-	214,115	45,142	58,116
Machinery	70,477	-	-	70,477	66,499	1,333	-	67,832	2,645	3,978
Office Equipment	605,093	-	-	605,093	489,603	15,128	-	504,731	100,362	115,490
Cars	8,804,654	997,000	-	9,801,654	3,656,033	1,483,003	-	5,139,036	4,662,618	5,148,621
A 505 PMR I	-	1,622,423	-	1,622,423	-	-	-	-	1,622,423	-
A 508 PMR I	-	2,409,923	-	2,409,923	-	-	-	-	2,409,923	-
A 502 PMR I	-	2,409,924	-	2,409,924	-	-	-	-	2,409,924	-
Total	11,587,400	7,439,270	-	19,026,670	6,114,658	1,548,009	-	7,662,667	11,364,003	5,472,742

MODI PROPERTIES PRIVATE LIMITED
Notes on Financial Statements for the Year ended 31st March, 2017

(in `)

10	Trade Receivables	As at 31st March, 2017	As at 31st March, 2016
	Over six months		
	Unsecured, considered good		
	Unsecured, considered doubtful		
		-	-
	Others		
	Unsecured, considered good	730,619.28	986,554.00
	Unsecured, considered doubtful	-	-
		730,619.28	986,554.00
	Total	730,619.28	986,554.00

(in `)

11	Cash and Bank balances	As at 31st March, 2017	As at 31st March, 2016
	a. Balances with banks	12,691,127	3,468,862
	b. Cash on hand	463,063	235,666
	Total	13,154,190	3,704,528

11A	DETAILS OF SPECIFIED BANK NOTES (SBN) HELD AND TRANSACTED DURING THE PERIOD 08/11/2016 TO 30/12/2016 IS AS	SBNs	Other denomination notes	Total
	Closing cash in hand as on 08.11.2016	205,000	8,565	213,565
	Add : Permitted Receipts		326,300	326,300
	Less: Permitted Payments		84,472	84,472
	Less. Amount deposited in Banks	205,000	-	205,000
	Closing cash in hand as on 30.12.2016	-	250,393	250,393

(in `)

12	Short-term loans and advances	As at 31st March, 2017	As at 31st March, 2016
	(Unsecred and considered good)		
	Others		
	Advances recoverable in cash or in kind or for which value is to be received	376,924	374,780
	Advances to employees	234,535	176,531
	Total	611,459	551,311

(in `)

13	Inventory	As at 31st March, 2017	As at 31st March, 2016
	Land at cherlapally	-	12,000,000
	Total	-	12,000,000

(in `)

14	Other current assets	As at 31st March, 2017	As at 31st March, 2016
	Advance Taxes	946,778	1,298,007
	Total	946,778	1,298,007

351,229

MODI PROPERTIES PRIVATE LIMITED
Notes on Financial Statements for the Year ended 31st March, 2017

(in `)

15 Revenue from Operations	As at 31st March, 2017	As at 31st March, 2016
Management Supervision/Service charges	1,255,110	1,904,242
Royalty/Consultancy charges	3,600,000	3,950,000
Admin Expenses& Mainte reimbursement	1,485,000	3,863,140
Total	**6,340,110**	**9,717,382**

(in `)

16 Other Income	As at 31st March, 2017	As at 31st March, 2016
Income from Non current investments		
a) Interest Income		
From Loans and deposits	-	1,301,950
From FDRs	213,178	89,122
b) Others		-
Interest on IT refund	24,355	26,180
Bad debits / credits written off	2,547	-
Rental income	80,000	-
Prior Period items	7,119	-
Rounding offs	5	-
Profit on sale of Flats	291,675	-
Share of Profit from Partnership Firms	25,073,704	8,232,564
Total	**25,692,582**	**9,649,816**

(in `)

17 Employee Benefits Expense	As at 31st March, 2017	As at 31st March, 2016
(a) Salaries and incentives	2,500,041	2,035,165
(b) Contributions to -		
(i) Provident fund	122,839	93,533
(ii) Employees State Insurance	23,671	31,924
(c) Staff welfare expenses	46,605	31,256
Total	**2,693,156**	**2,191,878**

MODI PROPERTIES PRIVATE LIMITED

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

(in `)

18	Finance costs	As at 31st March, 2017	As at 31st March, 2016
	a) Interest expense	421,304	529,017
	On Bank loans	236,611	762,897
	On other loans	33,404	25,605
	b) Other Borrowing cost	**691,319**	**1,317,519**
	Total		

(in `)

19	SHARE OF LOSS FROM PARTNERSHIP FIRMS	As at 31st March, 2017	As at 31st March, 2016
	Share of Loss	4,056,088	5,265,016
	Share of Income tax of firm	161,423	4,177,121
	Total	**4,217,511**	**9,442,137**

(in `)

20	Other expenses	As at 31st March, 2017	As at 31st March, 2016
	Power & Fuel	334,748	246,362
	Repairs & Maintenance	242,068	306,714
	Vehicles Maintenance	260,318	270,754
	News & Periodicals	14,651	18,900
	Rates & taxes	12,096	21,452
	Legal & Professional Fees	381,125	266,055
	Audit Fees	28,941	48,065
	Office Maintenance	187,489	148,377
	Printing and Stationery	97,171	37,084
	Telephone & Postage Charges	139,536	134,775
	Conveyance	2,776	4,799
	Travelling Expense	13,256	2,145
	Advertisement	151,246	43,065
	Rent	790,619	749,378
	Brokerage / Commission	229,663	291,292
	Bad debits written off	-	1,935
	AMC Charges	34,390	50,384
	Business Promotion	5,248	-
	Directors Remuneration	1,200,000	-
	House Keeping charges	76,644	-
	Happay card expenses	4,475	-
	Prior Period Adjustments	-	33,296
	Miscellaneous Expense	75,776	26,847
	Stipend	16,684	
	Subscription	10,000	
	Sundry balance written off	25,803	
	Trade Licene Fees	6,678	-
	Rounding offs	-	8
	Home line - Verduer	27,645	167,143
	Home line - Deepa Druva	272,553	255,804
	Total	**4,641,599**	**3,124,634**

MODI PROPERTIES PRIVATE LIMITED

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

Note. No.19 Other Disclosures

19.1 RELATED PARTY DISCLOSURES

A Key Management Personnel (KMP)

Soham Modi - Director

Tejal Modi Director

B Subsidiary Company/jointly Controlled Entities/Associates

Modi Housing Pvt. Ltd.

Paramount Avenues Pvt. Ltd.

Kadakia & Modi Housing Pvt. Ltd.

Silver Oak Realty previously known as Mehta & Modi Homes

B & C Estates

Paramount Builders

Paramount Estates

Summit Builders

Alpine Estates

Modi & Modi Realty Suryapet LLP

Summit Housing LLP

Silver Oak Villas LLP

C Enterprises in which KMP and/or their relatives are interested

MC Modi Educational Trust

MODI HOUSING PVT.LTD.

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

Note. No.15 Other Disclosures

Movement in Capital Accounts in Partnership Firms/LLP	31-03-2017	31-03-2016
Amounts invested during the year	68,923,690	53,997,514
Share of Income tax Refund		
Amounts withdrawn during the year	76,961,607	50,448,058
Share of Income tax	161,423	4,177,121
Share of Profit / Loss	21,017,616	2,438,588
Capital Account Balance	157,698,349	141,287,524
Summary		
B & C Estates		
Amounts invested during the year	3,500,000	7,743,147
Share of Income tax Refund		
Amounts withdrawn during the year	-32,750,000	9,041,294
She of Income tax	-	-571,863
Share of Profit / Loss	18,184,331	6,053,468
Capital Account Balance	**13,763,358**	**24,829,028**
Kadakia & Modi Housing		
Amounts invested during the year	291,669	100,000
Share of Income tax Refund		
Amounts withdrawn during the year	-262,338	-275,000
Share of Income tax	-	-
Share of Profit / Loss	-155,333	1,018,826
Capital Account Balance	**2,154,221**	**2,280,224**
Silver Oak Realty (previous known as Mehta & Modi Homes)		
Amounts invested during the year	41,432,225	35,037,434
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-20,967,319	-35,130,160
Share of Income tax	-	-3,604,044
Share of Profit / Loss	1,573,477	1,122,903
Capital Account Balance	**122,983,751**	**100,945,368**
Paramount Builders		
Amounts invested during the year	10,418,012	-
Share of Income tax Refund	-	
Amounts withdrawn during the year	-12,503,450	703,626
Share of Income tax		
Share of Profit / Loss	3,857,129	890,039
Capital Account Balance	**2,808,309**	**8,750,876**
Paramount Estates		
Amounts invested during the year	4,600,000	2,451,000
Share of Income tax Refund	-	
Amounts withdrawn during the year	-3,183,500	1,026,662
Share of Income tax		
Share of Profit / Loss	4,731,580	3,344,036
Capital Account Balance	**9,412,275**	**3,264,195**

Summit Builders		
Amounts invested during the year	16,500	12,500
Share of Income tax Refund	-	
Amounts withdrawn during the year	-45,000	-21,878
Share of Income tax		1,215
Share of Profit / Loss	-3,359	233
Capital Account Balance	**179,124**	**210,983**
Alpine Estates		
Amounts invested during the year	1,130,000	1,120,000
Share of Income tax Refund		
Amounts withdrawn during the year		149,438
Share of Income tax	161,423	
Share of Profit / Loss	-37,233	468,455
Capital Account Balance	**1,474,455**	**543,112**
Mehta & Modi Realty Suryapet LLP		
Amounts invested during the year	71,630	29,433
Share of Income tax Refund		
Amounts withdrawn during the year	50,000	
Share of Income tax		
Share of Profit / Loss	-	11,882
Capital Account Balance	**39,182**	**17,552**
Summit Housing LLP		
Amounts invested during the year	7,453,654	7,504,000
Share of Income tax Refund		
Share of Income tax Refund	-7,200,000	4,100,000
Share of Income tax	-	
Share of Profit / Loss	584,317	58,778
Capital Account Balance	4,876,708	4,038,738
Silver Oak Estates		
Amounts invested during the year	10,000	
Share of Income tax Refund		
Amounts withdrawn during the year	-	
Share of Income tax	-	
Share of Profit / Loss	-3,034	
Capital Account Balance	6,966	

MODI PROPERTIES PRIVATE LIMITED

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

te No.19 Other Disclosures

Details of transactions with related parties

Details of Transactions	Subsidiary Company/jointly controlled Entities / Associates		Key Management Personnel		Other Related Parties		Total	
	31-03-2017	31-03-2016	31-03-2017	31-03-2016	31-03-2017	31-03-2016	31-03-2017	31-03-2016
Transactions during the year								
Reimbursement of expenses (reciepts)								
ilver Oak Realty	-	1,400,000	-	-	-	-	-	1,400,000
Kadakia & Modi House	-	300,000	-	-	-	-	-	300,000
SDN MKJ Realty Pvt Ltd	-	-	145,964	54,315	-	-	145,964	54,315
JMK GEC Realty Pvt Ltd	-	-	145,964	54,315	-	-	145,964	54,315
Paramount Estates	480,000	1,200,000	-	-	-	-	480,000	1,200,000
	480,000	2,900,000	291,928	108,630	-	-	771,928	3,008,630
Interest Paid								
Soham Modi	-	-	236,611	762,897	-	-	236,611	762,897
Rent								
MC Modi Educational Trust	-	-	-	-	749,378	749,378	749,378	749,378
6. Loans accepted during the year								
Soham Modi	-	-	33,634,462	33,996,989	-	-	33,634,462	33,996,989
e. Loans Repaid during the year								
Soham Modi	-	-	33,954,266	36,138,613	-	-	33,954,266	36,138,613
f. Purchase of Land								
Silver Oak Realty	-	12,000,000	-	-	-	-	-	12,000,000
2. Balance Outstanding								
a. Payable by the Company								
Soham Modi	-	-	3,309,289	3,416,143	-	-	3,309,289	3,416,143
MC Modi Educational Trust	-	-	-	2,287	-	-	-	2,287
	-	-	3,309,289	3,418,430	-	-	3,309,289	3,418,430
b. Payable to the company								
Paramount Estates	46,800	4,800	-	-	-	-	46,800	4,800
SDN MKJ Realty Pvt Ltd	-	-	12,013	3,342	-	-	12,013	3,342
JMK GEC Realty Pvt Ltd	-	-	13,628	3,342	-	-	13,628	3,342
Kadakia & Modi Housing	-	450	-	-	-	-	-	450
Silver Oak Realty	-	416,280	-	-	-	-	-	416,280
	46,800	421,530	25,641	6,684	-	-	72,441	428,214

Note: Silver Oak Realty was previously know as Mehta and Modi Homes

MODI PROPERTIES PRIVATE LIMITED

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2017

Cash at Bank	As at 31st March 2017	As at 31st March 2016
Accrued Interest	180,036	99,128
AXIS Bank	180,787	48,726
Fixed Deposit	11,850,000	1,000,000
HDFC Bank	255,672	2,060,716
New HDFC Bank A/c MG	6,167	6,167
SBH A/c No :62448036298	191,361	199,887
SBI Bank (M.G.Road)	2,690	2,690
SBI M.G.Road (New)	24,415	52,047
	12,691,127	3,468,862

Suppliers	**As at 31st March 2017**	**As at 31st March 2016**
Rishi Computers		850
Ace Business Solutions	4,500	
Gautham Enterprises	600	
Refill Zone	325	
VA Tech Ventures	4,460	
Venkatramana Stationery & Binding Works		3,036
Total	**9,885**	**3,886**

OTHER PAYABLES	**As at 31st March 2017**	**As at 31st March 2016**
KNM Reimbusement of Admin Exp Receivable		450
Krishnamohan Consultant		2,200
Manjeet Bucha & Associates		1,562
N. Sweta		9,000
C Rajkumar Comission	22,578	
Group PT	900	
Provident Fund / ESI Common Expendiure	74,893	155,910
Rent Mc Modi Educational Trust 2nd Floor		2,287
Vinay Dhaval		946
Mobile Allowances Payable	5,465	
HDFC Bank Ltd-NEFT for BPCL ECMS(Fleet Busin	34,559	
Guarag Kadakia	55,000	
Homeline Deepa & Dhruva Running A/c	133,628	
D 205 Mohd Abdul Razzak	86,500	
Sudhir Mehta	50,000	50,000
Salary payable		185,479
Telephone bills payable		5,465
Happay Card B Praveen	500	
Happay Card D Shiva Kumar	1,788	
Happay Card K Sunil Kumar	150	
Happay Card Malla Reddy	1,550	
Jai Kumar Salary A/c	49,591	
K Aruna Salary A/c	327	
Total	**517,429**	**413,299**

MODI PROPERTIES PRIVATE LIMITED
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2017

TDS Receivable	As at 31st March 2017	As at 31st March 2016
Tds Receivable 16 17	637,223	-
Tds Receivable 15 16		988,452
Tds Receivable 13 14	309,555	309,555
Total	**946,778**	**1,298,007**

Loans & Advances - Staff	As at 31st March 2017	As at 31st March 2016
A Shanker Reddy Salary Account	26,163	26,163
Abhilash Medichelma Salary	10,270	
B.Kranthi Salary A/c		2,744
B.Raja Reddy Salary	1,500	322
Jai Kumar Sal A/c		3,207
Kanaka Rao G Salary Account	38,617	36,671
K Aruna Salary Account	-	583
K.Sravana Kumar Sal A/c	21,468	5,547
Lohith Reddy Sal		33,814
M Mohan Mehar Kumar Salary Account	18,000	18,000
O.Sobhan Babu		6,000
Swaroopa Salary Account	1,096	501
Soham Modi Salary Account	94,498	
Swetha Madhani Sal A/c		1,193
Tanveer Khan Sal A/c	22,923	38,999
V B Padmanabha Rao Salary A/c		787
Total	**234,535**	**174,531**

Petty cash - Staff	As at 31st March 2017	As at 31st March 2016
C H Ramesh Petty Cash Account		1,000
Sunil Petty Cash		1,000
Total	**-**	**2,000**

MODI PROPERTIES PRIVATE LIMITED

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2017

Receivables	As at 31st March 2017	As at 31st March 2016
Comm Exp GLS	6,345	2,195
Comm Exp MFHLLP	2,815	3,417
Comm Exp MNM	10,826	1,806
Comm Exp MRG	3,586	
Comm Exp MRM	1,917	
Commexp MRS	200	
Comm Exp NL	42,835	
Comm Exp PMR	8,395	
Comm Exp Voc	-	1,417
COMMON EXP- MCS	45,990	-
Common Expenses AGH	23,828	
Common Exp BNC	42,538	3,612
Common Exp GWI	354	1,543
Common Exp KNM	20,669	2,069
Common Exp PMR II	28,631	3,848
Common Exp SOB	-27,639	1,903
Common Exp Vista Homes	8,648	3,612
HDFC Bank Ltd NEFT for BPCL E CMS(Fleet Busin	-	41,000
Homeline Deepa & Dhruva Running A/c		62,258
Home Line Infra Running Account	71,479	69,759
Misc Expenses Miryalaguda		25,462
Tejal Modi	2,500	
Religare Finvest Ltd	90,179	90,179
Sundry receivable		6,379
Varna Media		4,321
VAT	-	50,000
Total	**376,924**	**374,780**

Loans and Advances - Other Parties	As at 31st March 2017	As at 31st March 2016
Happay Card MPPI	118,769	
Happay Card Paramount Estates	76,325	
Happay Card SOR	6,300	
Happay Card Soham Modi	10,000	
Modi Builders Methodist Complex	85,847	
PayuPayments	9,856	
Ramaswamy Subramanyam D 307 PMR I	845,300	
Ambica Silk Palace	1,500	
Beethel Technology	2,100	
Group ST/Registration/TDS/Income Tax	411,690	
Silver Oak Estates	-	508,981
Soham Mansion Owners Association	105,750	183,150
Total	**1,672,937**	**692,131**

MODI PROPERTIES PRIVATE LIMITED
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2017

Advances to contractors	As at 31st March 2017	As at 31st March 2016
Ramulu Petty Cash		6,898
Venkatesh on Account		2,900
Total	-	**9,798**

Security Deposits others	As at 31st March 2017	As at 31st March 2016
Happy Card Deposit	52,493	
A.P. Transco	17,500	17,500
Cell Pone Deposit	9,000	9,000
Internet Deposit	1,000	1,000
MCMET Deposit	178,200	178,200
Telephone Deposit	31,043	31,043
Coffe Day Global	15,000	15,000
	304,236	251,743

Loans and Advances - Directors	As at 31st March 2017	As at 31st March 2016
Soham Modi	3,309,287	3,416,143
Total	**3,309,287**	**3,416,143**

Loans and Advances - Others	As at 31st March 2017	As at 31st March 2016
Modi Estates	171,650	171,650
Total	**171,650**	**171,650**

Investment in Partnership Firms	As at 31st March 2017	As at 31st March 2016
Alpine Estates	1,474,455	543,112
B & C Estates	13,763,358	24,829,028
Kadakia & Modi HOusing	2,154,221	2,280,224
MRSLLP Fixed Capital	39,181	
Mehta & Modi Homes		100,945,368
Mehta & Modi Realty (Suryapet)LLP		17,552
Paramount Builders	2,808,309	8,750,876
Paramount Estates	9,412,275	3,264,195
Silver Oak Estates	508,981	
Silver Oak Realty	122,983,751	
Silver Oak Villas LLP-Fixed Capital	6,966	
Summit Builders	179,124	210,983
Summit Housing LLP Fixed Capital	47,000	47,000
Summit Housing Llp Running Capital	4,829,708	3,991,738
Total	**158,207,330**	**144,880,074**

MODI PROPERTIES PRIVATE LIMITED

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2017

Investment in Private Ltd Co	As at 31st March 2017	As at 31st March 2016
Modi Houseing Pvt. Ltd.	15,704,000	15,704,000
Paramount Avenues Pvt. Ltd.	100,000	100,000
Total	**15,804,000**	**15,804,000**

Statutory Dues	As at 31st March 2017	As at 31st March 2016
TDS Payable	262,151	248,672
ESI Payable	18,180	13,251
PF Payable	41,510	35,914
Professional Tax payable	1,100	750
Service tax payable	594,315	641,028
Bonus payable	8,369	77,750
Total	**925,624**	**1,017,365**

Deposits from Others	As at 31st March 2017	As at 31st March 2016
Happy Card Deposits	50,000	-
BNC	25,000	
KNM	50,000	
PMR II	50,000	
SOR	50,000	
VII	19,500	-
NL Victor Rent Deposit	15,000	15,000
ESI & PF Deposit KNM	50,000	50,000
PF & ESI Deposit BNC	25,000	25,000
PF & ESI Deposit PMRII	50,000	
Deposit Vista Homes	150,000	150,000
VAT Deposit BNC	50,000	50,000
Vat Deposit KNM		50,000
VAT Deposit PMRI	100,000	100,000
VAT Deposit PMRII	100,000	50,000
VAT Deposit SOB		
Total	**784,500**	**490,000**

Sundry Debtors	As at 31st March 2017	As at 31st March 2016
Bloomdale Owners Association	5,750	10,737
Essar Oil Limited	16,800	
Green Wood Residency Owners Association		27,850
Homeline Infra	11,308	473,682
JMKGEC Realty Pvt Ltd.	13,628	3,342
K.Saraswathi	17,082	11,083
Mehta and Modi Homes	416,280	416,280
Modi Realty Miryalaguda LLP	52,500	
Mr. Victor Gunday	3,388	1,686
Niligiri Estates	47,500	2,073
Niligiri Homes Owners Association	5,750	10,725
Paramount Estates - Admin Charges	46,800	4,800
Rajesh Kumar Jayantilal Kadakia	26,844	5,115
SDNMKJ Realtors Pvt Ltd.,	12,013	3,342
Sharad Kumar Jayantilal Kadakia	26,844	5,115
Vilas @ Silver Creek Owners Associations	5,750	5,618
Vista Homes Owners Association	22,382	5,107
Total	**730,619**	**986,554**

MODI PROPERTIES PRIVATE LIMITED

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2017

SALARIES, Incentives & Other Allownaces	As at 31st March 2017	As at 31st March 2016
Staff Salaries	2,393,580	1,866,012
Stal medical & Accidental Insurance	39,965	20,033
Bonus		78,219
Incentives	18,405	28,637
Mobile Allowances to Staff	48,091	42,264
	2,500,041	**2,035,165**

Rates & Taxes	As at 31st March 2017	As at 31st March 2016
Rates & Taxes		6,281
Professional tax	2,500	2,500
Service taxd	-	12,007
TDS	-	664
SBC	5,235	-
KKC	4,361	
	12,096	**21,452**

Veicle Maintenance & Petrol Carges	As at 31st March 2017	As at 31st March 2016
Vehicle Maintenance (4 wheelers)	38,419	111,429
Vehicle Maintenance (2 wheelers)	13,550	14,490
Petrol /Diesel / Kerosin	96,927	43,991
Vehicle / Car Insurance	111,422	100,844
	260,318	**270,754**

Repairs & Maintenance carges	As at 31st March 2017	As at 31st March 2016
Repairs & Maintence Computers	85,640	74,531
Repairs & maintence Office equipments		2,500
Repairs & maintence Office		78,949
Soham Mansion Maintenance	77,400	39,650
Rennovation Office	79,028	111,084
	242,068	**306,714**

Management Supervision Charges	As at 31st March 2017	As at 31st March 2016
JMKGI C Realty Pvt Ltd.	145,964	54,315
SDNMKJ Realtors Pvt Ltd.,	145,964	54,315
Mr. Victor Gunday	16,232	15,252
Mr. Vinay Dhadwal	5,480	10,881
Rajesh Kumar Jayantilal Kadakia	270,735	193,852
Sharad Kumar Jayantilal Kadakia	270,735	193,850
	855,110	522,464

	As at 31st March 2017	As at 31st March 2016
Admin Expenses Reimbursement	-	300,000
Kadakia & Modi Housing		1,400,000
Mehta and Modi Homes	600,000	600,000
Niligiri Estates	480,000	1,200,000
Paramount Estates	100,000	
Modi Realty Miryalguda LLP	**1,180,000**	**3,500,000**

	As at 31st March 2017	As at 31st March 2016
Maintenance Receipts		
	60,000	60,000
Bloomdale Owners Association	25,000	60,000
Green Wood Residency Owners Association	60,000	60,000
Niligiri Homes Owners Association	60,000	60,000
Vilas @ Silver Creek Owners Associations	60,000	60,000
Vista Homes Owners Association	-	10,000
Schaltech Automations Pvt Ltd		1,250
GWTOA	40,000	51,890
Fortune Motors Pvt Ltd	305,000	363,140

	As at 31st March 2017	As at 31st March 2016
Royalty Recepts		
	3,600,000	3,600,000
Nilgiri Estates	**3,600,000**	**3,600,000**
Total		

	As at 31st March 2017	As at 31st March 2016
Sales Service charges		
	-	934,798
Homeline Infra	400,000	446,980
K.Saraswathi	**400,000**	**1,381,778**

	As at 31st March 2017	As at 31st March 2016
Share of loss from partnership firms / LLPS		
	-	3,344,036
Paramount Estates	37,233	
Alpine Estates	155,333	1,018,826
Kadakia & Modi Housing	-	11,882
Mehta & Modi Realty (Suryapet) LLP	3,034	
Silver Oak villas LLP	3,359	233
Summit Builders	3,857,129	890,039
Paramount Builders	**4,056,088**	**5,265,016**

	As at 31st March 2017	As at 31st March 2016
Share of Profit from partnership firms		
	584,317	587,738
Summit Housing Llp Running Capital		468,455
Alpine Estates	18,184,331	6,053,468
B & C Estates	4,731,580	
Paramount Estates	1,573,477	1,122,903
Silver Oak Realty previous know as Mehta & Modi Homes	**25,073,704**	**8,232,564**

Interest Received on Loans	As at 31st March 2017	As at 31st March 2016
Mody Motors	-	1,034,086
MPM Recreation Arcade Pvt. Ltd.		74,737
Modi Builders & Infrastructure Pvt. Ltd.	-	193,127
	-	1,301,950

Interest paid on Bank Loans	As at 31st March 2017	As at 31st March 2016
HDFC	98,917	115,327
Kotak Mahindra Bank	322,387	413,690
	421,304	**529,017**

Interest paid on other Loans	As at 31st March 2017	As at 31st March 2016
Soham Modi	236,611	762,897
Interest on TDS	17,377	4,187
Interest on ST	1,115	11,283
Bank charges	14,912	10,135
	270,015	**788,502**

Legal & Professional Fees	As at 31st March 2017	As at 31st March 2016
Consultancy charges	324,345	238,235
Legal expenses	56,780	27,820
	381,125	**266,055**

Office Maintenance expenses	As at 31st March 2017	As at 31st March 2016
Office expenses	187,489	148,377
	187,489	**148,377**

MODI PROPERTIES PRIVATE LIMITED

Notes on Financials for the Year ended 31st March,2017

B. Details of Other Investments

1 Investments in Partnership firms

Amount (`)

Name of the Firm	As at 31st March,2017	As at 31st March,2016
B & C Estates	13,763,358	24,879,028
Kadakia & Modi Housing	2,154,221	2,280,224
Silver Oak Realty	122,983,751	10,945,368
Paramount Builders	2,808,309	8,750,876
Paramount Estates	9,412,275	3,264,195
Silver Oak Estates	508,981	
Summit Builders	179,125	210,983
Mehta & Modi Realty (Suryapet)LLP	39,182	17,552
Summit Housing LLP	4,876,708	4,038,738
Silver Oak Villas LLP	6,966	
Alpine Estates	1,474,455	543,111
Total	**158,207,331**	**54,880,073**

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financials for the Year ended 31st March,2016

Details investment in Partnership Firms

(i) The company is partner in a partnership firm **M/s B & C Esates. The share of Profit/(Loss) for the year is ' 7,27,37,322.73/-**. The details of partners of the firm are as under

Name of the Partner	As at 31st March,2017		As at 31st March,2016	
	% of share	Capital Balance	% of share	Capital Balance
Green Sopace (5%)	5.00%	-4,199,250	25.00%	1,786,116
Chanda Srinivasarao (11%)	11.00%	-4,236,728	5.00%	2,172,166
KV Subba Reddy (14%)	14.00%	-4,598,713	11.00%	7,808,062
Bhavesh Mehta (12.5%)	12.50%	-5,737,849	14.00%	44,985
Mehul V Mehta (6.25%)	6.25%	3,438,925	12.50%	207,493
Purvi M Mehta (6.25%)	6.25%	3,438,925	6.25%	202,493
K Nageswar Rao (5%)	5.00%	3,441,140	6.25%	528,006
K Nirmala (5%)	5.00%	3,441,140	5.00%	528,006
K Ashok (5%)	5.00%	-3,441,140	5.00%	-528,006
K Anuradha (5%)	5.00%	-3,441,140	5.00%	-528,006
MPIPL (25%)	25.00%	13,763,358	5.00%	24,829,078

(ii) The company is partner in a partnership firm **M/s Kadakia & Modi Housing. The share of Profit/(Loss) for the year is ' (3,04,574.68)/-**. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2017		As at 31st March,2016	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	51.00%	2,154,221	51.00%	2,280,224
Sharad J Kadakia	49.00%	9,881,289	49.00%	10,192,030

(iii) The company is partner in a partnership firm **M/s Silver Oak REalty. The share of Profit/(Loss) for the year is ' 16,56,291.07/-**. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2017		As at 31st March,2016	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	95.00%	122,983,751	95.00%	100,945,368
Ajeeta Mody	5.00%	38,635	5.00%	44,179

(iv) The company is partner in a partnership firm **M/s Paramount Builders. The share of Profit/(Loss) for the year is ' (77,14,257.33)/-**. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2017		As at 31st March,2016	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	50.00%	2,808,309	50.00%	8,750,876
Snehalata Gangwal	12.50%	6,082,009	12.50%	8,171,291
Samit Gangwal	12.50%	5,106,174	12.50%	7,462,046
Naren Bakshi	25.00%	12,714,018	25.00%	16,892,583

(v) The company is partner in a partnership firm **M/s Paramount Estates. The share of Profit/(Loss) for the year is ' 1,57,71,932.65/-**. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2017		As at 31st March,2016	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	25.00%	9,412,275	25.00%	3,264,195
Snehalata Gangwal	25.00%	-11,463,663	25.00%	153,612
Samit Gangwal	25.00%	11,463,663	25.00%	138,448
Ashish Modi	25.00%	21,662,465	25.00%	2,055,964

(vi) The company is partner in a partnership firm **M/s Summit Builders. The share of Profit/(Loss) for the year is ' (19630)/-**. The details of partners of the firm are as under

Name of the Partner	As at 31st March,2017		As at 31st March,2016	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	50.00%	179,125	1.00%	210,983
Soham Modi	50.00%	3,227	0.00%	
Syed Mahomood Kamram Mehdi (Retired)	0.00%	-	33.00%	8,306
Syed Mehdi (Retired)	0.00%	-	33.00%	-22,861
Syed Faqruddin Mehdi (Retired)	33.00%	-	33.00%	158,399

(vii) The company is partner in a partnership firm **M/s Alpine Estates. The share of Profit/(Loss) for the year is ' (1,48,933).** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2017		As at 31st March,2016	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	25.00%	1,474,455	25.00%	543,112
Anand Mehta	8.00%	-1,449,816	8.00%	1,386,246
Y.Vijay Kumar	25.00%	1,128,346	25.00%	1,327,002
Mrs K.Sridevi	25.00%	1,364,069	25.00%	1,165,413
Hari Mehta	8.00%	76,605	8.00%	140,175
Suresh Mehta	9.00%	97,594	9.00%	169,109

(viii) The company is partner in a LLP **M/s Mehta & Modi Realty (Suryapet) LLP. The share of Profit/(Loss) for the year is ' (63)/-.** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2017		As at 31st March,2016	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	50.00%	39,182	50.00%	17,551
Anand Mehta	50.00%	38,087	50.00%	11,882

(ix) The company is partner in a LLP **M/s Summit Housing LLP. The share of Profit/(Loss) for the year is ' 12,43,226.69/-.** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2017		As at 31st March,2016	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	47.00%	4,876,708	47.00%	4,038,738
Modi Housing Pvt. Ltd.	48.00%	20,424,347	48.00%	22,171,548
Tejal Modi	5.00%	185,416	5.00%	123,255

(x) The company is partner in a LLP **M/s. Silver Oak Villas LLP. The share of Profit/(Loss) for the year is ' (30340).** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2017		As at 31st March,2016	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd	10.00%	46,536	0.00%	4,038,738
Modi Properties Pvt. Ltd.	10.00%	6,966	0.00%	22,171,548
Soham Modi	80.00%	55,728	0.00%	123,255

MODI PROPERTIES PRIVATE LIMITED

Asst.Year : 2017-2018

Depreciation Statement As Per Income Tax Act

Sl.No.	Name of the Asset	Depreciation %	W.D.V as on 01.04.2016	Additions: Used for more than 180 Days	Additions: Used for less than 180 Days	Deletions	Total	Depreciation before 30.09.16	Depreciation after 30.09.16	Depreciation & Adjustments	WDV as on 31.03.2017
1	Two Wheelers	15%	67,696	-		-	67,696	10,154	-	10,154	57,542
2	Office Equipment	15%	222,594	-	-	-	222,594	33,389	-	33,389	189,205
3	Computers	60%	14,621	-	-	-	14,621	8,773	-	8,773	5,848
4	Four Wheelers	15%	6,005,090	997,000	-	-	7,002,090	1,050,314	-	1,050,314	5,951,777
5	Furniture & Fixtures	10%	106,858	-	-	-	106,858	10,686	-	10,686	96,172
6	Construction Machinery	15%	4,526	-	-	-	4,526	679	-	679	3,847
7	Air Cooler	15%	44,011	-	-	-	44,011	6,602	-	6,602	37,409
8	Cell Phones	15%	8,663	-	-	-	8,663	1,299	-	1,299	7,364
9	Bi-Cycle	15%	359	-	-	-	359	54	-	54	305
10	Camera	15%	18,315	-	-	-	18,315	2,747	-	2,747	15,568
11	Generator	15%	4,883		-	-	4,883	732	-	732	4,151
	Total		6,497,616	997,000	-	-	7,494,616	1,125,429	-	1,125,429	6,369,187

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 Properties 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, except as hypothecation of vehicles in favour of Kotak Mahindra Prime Ltd., HDFC Bank Ltd. as security for loans taken.

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. Inventories have been valued at cost or market value whichever is less

6. 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.

7. The basis of valuation are the same as those used in the previous year.

Debtors, Loans and Advances

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

Sundry Debtors	Rs. 7,30,619/-
Advances Recoverable in cash or kind	Rs. 3,76,924/-

Cash & Bank Balances

9. The Company as on 31st March 2017 held Cash on Hand of Rs. 4,63,063/- which has been physically verified by the Management on close of the business hours on 31st March 2017.

Other Current Assets

10. 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

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

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

13. 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

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

15. 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

16. 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

17. 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

18. 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.

19. 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.

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

21. 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.

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

23. The company is NOT an NBFC (Non Banking Financial Company), and hence is not required to get itself registered under the prescribed authority.

Queries were made by RBI earlier with respect to considering the company as an NBFC, on the criteria that more than 50% of Incomes and more than 50% of Assets are from financing activities/financial assets, to which proper reply has been given. Since there is no revert back, it is presumed that RBI has accepted the company's stand that it is not an NBFC.

For MODI PROPERTIES PRIVATE LIMITED

SOHAM MODI
DIRECTOR

Place: Secunderabad
Date: 05/09/2017