Code No.	: **M-17**			
Name Of Assessee	: **Modi Properties And Investments 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	:	2015 - 2016
Ward No	: DCIT/ACIT, CIR-16(2),HYD	Financial Year	:	2014 - 2015
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			
Ifsc Code	: Hdfc0000042			
Address	: Hyderabad - Secunderabad			
Account No.	: 0422000001120			
Return	: Original (Filing Date : 30/09/2015 & No. : 839178031300915)			

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			241587
Modi Properties And Investments Private Limited			
Profit Before Tax As Per Profit And Loss Account		-4120718	
Add :			
Depreciation Disallowed	1249300		
Interest On Tds	4135		
Interest On St	2		
Income Tax	74520		
Tds Earliers	500		
Share Of Loss From B & C Estates	3543323		
Share Of Loss From Kadakia And Modi	2111796		
Share Of Loss From Paramount Builders	1015967		
Share Of Loss From Paramount Estates	1752195		
Disallowed U/s 43B	61108	9812846	
		5692128	
Less :			
Share Of Income From Firm	4550071		
Allowed U/s 43B	45440		
Allowed Depreciation	855030	-5450541	
		241587	
Profit From Firm : Summit Builders			
Profit		58865	
Less: Profit Exempt U/s 10(2A)		-58865	
Profit From Firm : Alpine Estates			
Profit		3492680	
Less: Profit Exempt U/s 10(2A)		-3492680	
Profit From Firm : Kadakia And Modi Housing			
Profit		2111796	
Less: Profit Exempt U/s 10(2A)		-2111796	
Profit From Firm : Paramount Estates			
Profit		1752195	
Less: Profit Exempt U/s 10(2A)		-1752195	

Profit From Firm : B And C Estaes

Profit		
Less: Profit Exempt U/s 10(2A)	-3543323	
	3543323	

Profit From Firm : Paramount Builders

Profit		
Less: Profit Exempt U/s 10(2A)	1015967	
	-1015967	

Profit From Firm : Mehta And Modi Homes

Profit		
Less: Profit Exempt U/s 10(2A)	998526	
	-998526	

Brought Forward Losses Set-off

Business Losses For The A.y. 2011-12		
Gross Total Income		-241587
Total Income		Nil
		Nil

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. Nil (As Per Normal Provisions)		Nil

Calculation Of Book Profit U/s 115JB

Net Profit As Shown In The Profit And Loss Account	-4120718	
Add:		
Share Of Loss From B And C Estates	3543323	
Share Of Loss From Kadakia & Modi Housing	2111796	
Share Of Loss From Paramount Builders	1015967	
Share Of Loss From Paramount Estates	1752195	
	4302563	
Deduct:		
Share Of Profit From Summit Builders	-58865	
Share Of Profit From Alpine Estates	-3492680	
Share Of Profit From Mehta & Modi Homes	-998526	
	-247508	

Less Tax Deducted At Source

Fees For Professional Or Technical Services	280000	
Other Interest	196091	476091
		-476091

Refundable

Tax Rounded Off U/s 288B		(476091)
		(476090)

SOHAM MODI
(DIRECTOR)

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2014	Addition		Deduction	Total	Dep for the Year	WDV as on 31/03/2015
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
AIR COOLER	15%	60,915.00	0.00	0.00	0.00	60,915.00	9,137.00	51,778.00
BI-CYCLE	15%	497.00	0.00	0.00	0.00	497.00	75.00	422.00
CAMERA	15%	4,623.00	0.00	12,300.00	0.00	16,923.00	1,616.00	15,307.00

CELL PHONES	15%	5,461.00	0.00	0.00	0.00	5,461.00	819.00	4,642.00
COMPUTERS	60%	62,503.00	0.00	0.00	0.00	62,503.00	37,502.00	25,001.00
CONSTRUCTION MACHINERY	15%	6,264.00	0.00	0.00	0.00	6,264.00	940.00	5,324.00
FOUR WHEELERS	15%	21,08,565.00	0.00	57,00,040.00	0.00	78,08,605.00	7,43,788.00	70,64,817.00
GENERATOR	15%	6,758.00	0.00	0.00	0.00	6,758.00	1,014.00	5,744.00
OFFICE EQUIPMENT	15%	2,55,536.00	42,200.00	0.00	0.00	2,97,736.00	44,660.00	2,53,076.00
TWO WHEELERS	15%	15,245.00	0.00	0.00	0.00	15,245.00	2,287.00	12,958.00
FURNITURE AND FIXTURE								
FURNITURE & FIXTURES	10%	1,31,923.00	0.00	0.00	0.00	1,31,923.00	13,192.00	1,18,731.00
Total		26,58,290.00	42,200.00	57,12,340.00	0.00	84,12,830.00	8,55,030.00	75,57,800.00

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2007-08	Unabsorbed Depreciation	212701	-	212701
2008-09	Unabsorbed Depreciation	439876	-	439876
2010-11	Unabsorbed Depreciation	419943	-	419943
2011-12	Ordinary Business	1311500	241587	1069913
2011-12	Unabsorbed Depreciation	335457	-	335457
2012-13	Ordinary Business	2641986	-	2641986
2012-13	Unabsorbed Depreciation	183849	-	183849
2013-14	Ordinary Business	2885452	-	2885452
2013-14	Unabsorbed Depreciation	225104	-	225104

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

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	21022	31/03/2015	2103	2103
2.	HYDM01285E		MODI BUILDERS & REALTORS P.LTD.,	807134	31/03/2015	80713	80713
3.	HYDM00393B		MODY MOTORS	975057	31/03/2015	97506	97506
4.	HYDM01019E		MPM RECREATION ARCADES PVT LTD	157693	31/03/2015	15769	15769
			Total	1960906		196091	196091
194J : Fees for professional or technical services							
1.	HYDK03121G		KADAKIA AND MODI HOUSING	50000	31/03/2015	5000	5000
2.	HYDK03121G		KADAKIA AND MODI HOUSING	50000	31/03/2015	5000	5000
3.	HYDK03121G		KADAKIA AND MODI HOUSING	50000	28/02/2015	5000	5000
4.	HYDK03121G		KADAKIA AND MODI HOUSING	50000	31/01/2015	5000	5000
5.	HYDK03121G		KADAKIA AND MODI HOUSING	50000	31/12/2014	5000	5000
6.	HYDK03121G		KADAKIA AND MODI HOUSING	50000	30/11/2014	5000	5000
7.	HYDK03121G		KADAKIA AND MODI HOUSING	50000	31/10/2014	5000	5000
8.	HYDK03121G		KADAKIA AND MODI HOUSING	50000	30/09/2014	5000	5000
9.	HYDK03121G		KADAKIA AND MODI HOUSING	200000	31/08/2014	20000	20000
10.	HYDM02322F		M/S MEHTA AND MODI HOMES	200000	31/03/2015	20000	20000
11.	HYDM02322F		M/S MEHTA AND MODI HOMES	200000	28/02/2015	20000	20000
12.	HYDM02322F		M/S MEHTA AND MODI HOMES	200000	31/01/2015	20000	20000
13.	HYDM02322F		M/S MEHTA AND MODI HOMES	200000	31/12/2014	20000	20000
14.	HYDM02322F		M/S MEHTA AND MODI HOMES	200000	30/11/2014	20000	20000
15.	HYDM02322F		M/S MEHTA AND MODI HOMES	400000	30/09/2014	40000	40000
16.	HYDM02322F		M/S MEHTA AND MODI HOMES	800000	31/08/2014	80000	80000
			Total	2800000		280000	280000
			Grand Total	4760906		476091	476091

ALLOWED/DISALLOWED U/S 43B

Particulars	Assessment	Disallowed Amount	Allowed Amount	Balance Amount

	Year	(Rs.)	(Rs.)	(Rs.)
Bonus Allowed	2014-15	45440	45440	-
Bonus (u/s 43b)	2015-16	58559	-	58559
Service Tax Liability	2015-16	2549	-	2549
Total		**106548**	**45440**	**61108**

Alphabets of Trust

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

INDEPENDENT AUDITORS REPORT

TO THE MEMBERS OF MODI PROPERTIES AND INVESTMENTS PRIVATE LIMITED.

REPORT ON THE FINANCIAL STATEMENTS

I have audited the financial statements of Modi Properties and Investments Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2015, 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 and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD.

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

Alphabets of Trust

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

- 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, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Board of 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, 2015, and its loss 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, 2015 ("the Order"), issued by the Central Government of India in terms of sub-section 11 of section 143 of the Act, I give in the Annexure 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:-
   - 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;
   - 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.
   - 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.
   - 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;

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

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

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

Alphabets of Trust

- On the basis of the written representations received from the Directors as on March 31, 2015, taken on record by the Board of Directors, none of the Directors is disqualified as on March 31, 2015 from being appointed as a Director in terms of Section 164 (2) of the Act.
- 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 2015;
    ii. The Company has made provision in its financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, and as required on long-term contracts;
    iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund, by the Company.

Ajay Mehta
(Chartered Accountant)
Membership No.035449

Place: Secunderabad
Date: 5th September, 2015

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

Alphabets of Trust

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

ANNEXURE 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 program 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.

2. As explained to me, the company is not having any inventory and hence the provisions of paragraph 3(ii) of the Order are 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. Thus, the provisions of paragraph 3 (iii) (a) and (b) of the Order are not applicable to the Company.

4. In my opinion and according to the information and explanation given to me, there are adequate internal control procedures commensurate with the size of the company and the nature of its business, for the purchase of inventory, fixed assets and for the sale of goods and services. During the course of my audit, I have not observed nor have been informed of any continuing failure to correct major weakness in internal control procedures.

5. In my opinion and according to the information and explanations given to me, the Company has not accepted any deposits during the year. Therefore, the provisions of paragraph 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.

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, Investor Education and Protection Fund and other material statutory dues applicable to it with the appropriate authorities;

   b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Cess, and other material statutory dues in arrears as at March 31st 2015 for a period of more than 6 months from the date they become payable.

AJAY MEHTA Chartered Accountant 35449 HYDERABAD

c) There were no dues of Income Tax, Sales Tax, value Added Tax, Service Tax, Wealth Tax, Custom Duty, Excise Duty and Cess which have not been deposited as at March 31, 2015 on account of dispute.

8. The Company does not have any accumulated losses at the end of the financial year and has not incurred any cash losses during the financial year covered under my audit and the immediately preceding financial year.

9. 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.

10. In my opinion and according to the information and explanations given to me, the company has not given any guarantee for loans taken by others from banks or financial institutions.

11. Based on information and explanations given to me by the management, term loans (representing loans with a repayment period beyond 36 months) were applied for the purpose for which the loans were obtained.

12. To the best of my knowledge and belief and according to the information and explanations given to me, no material fraud on or by the Company has been noticed or reported during the year.

AJAY MEHTA Chartered Accountant SECUNDERABAD

Ajay Mehta
(Chartered Accountant)
Membership No.035449

Place: Secunderabad
Date: 5th September, 2015

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Balance Sheet as at 31st March, 2015

(in `)

	Particulars	Note No.	As at 31st March, 2015		As at 31st March, 2014	
I.	EQUITY AND LIABILITIES					
1	**Shareholders' funds**					
	(a) Share capital	2	922,000		922,000	
	(b) Reserves and surplus	3	173,405,794		177,621,122	
				174,327,794		178,543,122
2	Non-current Liabilities					
	(a) Long term Borrowings	4		4,353,288		1,110,441
3	**Current liabilities**					
	(a) Short Term Borrowings	5	5,042,810		7,520,791	
	(b) Other current liabilities	6	4,396,050		1,572,940	
				9,438,860		9,093,731
	TOTAL			188,119,942		188,747,294
II.	ASSETS					
1	**Non-current assets**					
	(a) Fixed assets					
	(i) Tangible assets	7	7,252,063		2,841,441	
	(b) Non-current investments	8	159,193,097		158,430,500	
	(c) Long-term loans and advances	9	16,498,069		23,955,784	
				182,943,229		185,227,725
2	Current assets					
	(a) Cash and Bank balances	10	2,990,421		1,971,459	
	(b) Short-term loans and advances	11	971,979		652,326	
	(c) Other current assets	12	1,214,313		895,784	
				5,176,713		3,519,569
	TOTAL			188,119,942		188,747,294
	Significant Accounting Policies	1				
	Notes to Financial Statements	1-12				

As per my Report of even date

(Ajay Mehta)
Chartered Accountant
M.No. 035449
Place : Secunderabad
Date : 5th September, 2015

For and on behalf of the Board

(Soham Modi)
Managing Director

(Tejal Modi)
Director

Place : Secunderabad
Date : 5th September, 2015

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Profit and Loss for the year ended 31st March, 2015

(in `)

	Particulars	Note No.	Year ended 31st March,2015		Year ended 31st March,2014	
	INCOME :					
I.	Revenue from operations	13	4,113,474		5,353,800	
II.	Other income	14	6,524,718		5,626,243	
III.	**Total Revenue(I+II)**			10,638,192		10,980,043
IV.	**EXPENSES :**					
	Employee benefits expense	15	1,814,735		2,241,473	
	Finance costs	16	870,073		1,472,583	
	Depreciation	6	1,249,300		592,940	
	Share of loss from partnership firms(net)	17	8,497,801		-	
	Other expenses	18	2,327,001		2,751,522	
	Total expenses			14,758,909		7,058,518
V.	**Profit before tax**			(4,120,718)		3,921,525
VI.	Tax expense:					
	(1) Current tax		-		-	
	(2) Deferred tax		-		-	
				-		-
VII.	**Net Profit for the period(V-VI)**			(4,120,718)		3,921,525
VIII.	Earnings per equity share:					
	(1) Basic			(447)		425
	Significant Accounting Policies	1				
	Nottes to Financial Statements	1-18				

As per my Report of even date

(Ajay Mehta)
Chartered Accountant
M.No. 035449
Place : Secunderabad
Date : 5th September, 2015

For and on behalf of the Board

(Soham Modi)
Managing Director

(Tejal Modi)
Director

TM

Place : Secunderabad
Date : 5th September, 2015

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Cash Flow statement for the year ended 31st March 2015

(in `)

Particulars	Year ended 31st March, 2015	Year ended 31st March, 2014
Profit before taxes	(4,120,718)	3,921,524
Add/(less):		
Provision for Depreciation	1,249,300	592,940
Interest expense	870,073	1,472,583
Interest Income	(1,961,385)	(2,530,571)
Profit on Sale of Asset		(422,218)
Share of profit from partnership firms	(4,550,072)	(7,030,939)
Share of loss from partnership firms	8,423,281	4,405,888
Operating profit/(loss) before working capital changes	**(89,521)**	**409,207**
Adjustments for changes in Working Capital		
(Increase)/Decrease in Trade Receivables	-	60,000
(Increase)/Decrease in Loan and advances	(319,653)	285,978
(Increase)/Decrease in Other Current Assets	(318,529)	(539,824)
Increase/(Decrease) in Trade Payables	-	(53,253)
Increase/(Decrease) in Other Current Liabilities	1,742,544	242,305
Cash Flow From Operations Before Taxes	**1,014,841**	**404,413**
Less: Taxes Paid	-	-
Net Cash Flow from operating Activities	**1,014,841**	**404,413**
Cash Flow From Investment Activities		
Additions in Fixed Assets	(5,754,534)	(2,905,015)
Disposals in Fixed Assets	-	650,000
Interest Income	1,961,385	2,530,571
Amounts Invested in Partnership Firms	(41,249,853)	
Amounts withdrawn from Partnership Firms	36,970,627	10,901,385
Net Cash Flow from Investment Activities	**(8,072,375)**	**11,176,941**
Cash Flow From Financing Activities		
Interest Paid	(870,073)	(1,472,583)
Increase/(Decrease) in Long Term Borrowings	4,138,485	(3,438,399)
Increase/(Decrease) in Short Term Borrowings	(2,649,631)	-
Recovery of Long Term Loans & Advances	7,457,715	
Advance of Long Term Loans & Advances	-	(5,117,016)
Cash Flow From Financing Activities	**8,076,496**	**(10,027,998)**
Cash flow from Operating, investing and Financing acti	**1,018,962**	**1,553,356**
Opening balance of Cash and Cash Equivalents	1,971,459	418,103
Closing balance of Cash and Cash Equivalents	2,990,421	1,971,459
Increase/(Decrease) in Cash and Cash Equivalents	**1,018,962**	**1,553,356**

Significant Accounting Policies 1

As per my Report of even date

(Ajay Mehta)
Chartered Accountant
M.No. 035449
Place : Secunderabad
Date : 5th September, 2015

For and on behalf of the Board

(Soham Modi) **(Tejal Modi)**
Managing Director **Director**

Place : Secunderabad
Date : 5th September, 2015

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

Note No. 2 SHARE CAPITAL

(in `)

Share Capital	As at 31st March, 2015	As at 31st March, 2014
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

Note No. 2.1 The reconciliation of the number of shares outstanding is set out below :

(in `)

Particulars	As at 31st March, 2015		As at 31st March, 2014	
	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

Note No. 2.2 The details of Shareholders holding more than 5% shares :

SR NO	Name of Shareholder	As at 31st March, 2015		As at 31st March, 2014	
		No. of Shares held	% of Holding	No. of Shares held	% of Holding
1	Soham Modi	9020	97.83%	8910	96.64%
	Total	9020	97.83%	8910	96.64%

Note No. 3 RESERVES AND SURPLUS

(in `)

Particulars	As at 31st March, 2015		As at 31st March, 2014	
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	174,621,124		170,699,600	
Less : Loss for the year	(4,120,718)		3,921,524	
Less: Depreciation Adjustment relating to Fixed Asset	(94,612)		-	
		170,405,794		174,621,124
Total		**173,405,794**		**177,621,124**

AJAY MEHTA Chartered Accountant M.No. 25343 SECUNDERABAD

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

Note No. 4 LONG TERM BORROWINGS (in `)

Particulars	As at 31st March, 2015		As at 31st March, 2014	
	Non Current	Current	Non Current	Current
Secured				
(a) Vehicle loans from banks				
(i) Kotak Mahindra Prime Ltd.(refer note below) (Secured against hypothecation car)	3,526,057	866,260	-	-
(ii) from HDFC Bank Ltd(refer note below) (Secured against hypothecation of car)	827,231	283,210	1,110,441	253,832
Total	4,353,288	1,149,470	1,110,441	253,832

Note 4.1 Terms of Repayment of Loan

(a) *Kotak Mahindra Prime Ltd.*

Amount repayable in 27 equal monthly installments of ` 75,450/- each and 3 equal monthly installments of 4,50,000/ each; Period of maturity w.r.t Balance Sheet date: 2 years 6 months. Amount outstanding as on 31st March, 2015: `

(b) *HDFC Bank Ltd*

Amount repayable in 41 equal monthly installments of ` 32,615/- each; Period of maturity w.r.t Balance Sheet date: 3 years 5 months. Amount outstanding as on 31st March, 2015: ` 11,10,441.

Note No. 5 SHORT TERM BORROWINGS (in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
Unsecured		
Loans and advances from related parties		
From Directors	4,871,160	7,520,791
From Others	171,650	-
Total	5,042,810	7,520,791

Note No. 6 OTHER CURRENT LIABILITIES (in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
(i) Current Maturities of Long term Liabilities (refer note 4.1)	1,149,470	253,832
(ii) Other payables	-	106,013
(a) Statutory Dues	274,164	171,390
(b) Capital a/c Balance in Partnership Firms	895,906	710,977
(c) Others		
Audit Fees Payable	40,944	25,590
Others	2,035,567	305,138
Total	4,396,050	1,572,940

Chartered Accountant SECUNDERABAD

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

Note No. 9 LONG TERM LOANS AND ADVANCES (in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
(Unsecured and considered good)		
a. Security Deposits		
(i) Others	275,543	270,543
b. Loans and advances to other parties.	16,222,526	23,685,241
Total	**16,498,069**	**23,955,784**

Note No. 10 CASH AND BANK BALANCES (in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
a. Balances with banks	2,757,767	1,642,677
b. Cash on hand	232,654	328,782
Total	**2,990,421**	**1,971,459**

Note No. 11 SHORT TERM LOANS AND ADVANCES (in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
(Unsecred and considered good)		
Others		
Advances recoverable in cash or in kind or for which value is to be received	473,337	235,756
Advances to Employees	498,642	416,570
Total	**971,979**	**652,326**

Note No. 12 OTHER CURRENT ASSETS (in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
Advance Taxes	1,214,313	895,784
Total	**1,214,313**	**895,784**

AJAY MEHTA Chartered Accountant M.No. [illegible] SECUNDERABAD

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

NOTE No. 13 REVENUE FROM OPERATIONS

(in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
Management Supervision/Service Charges	1,053,474	1,621,800
Admin Expenses & Maint. Recoveries	3,060,000	3,732,000
Total	**4,113,474**	**5,353,800**

NOTE No. 14 OTHER INCOME

(in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
a) Interest Income		
From Loans and deposits	1,939,884	2,530,571
From FDRs	21,501	37,644
b) Others		-
Profit On Sale of Cars	-	422,218
Interest on IT refund	13,261	10,759
Share of Profit from Partnership Firms	4,550,072	2,625,051
Total	**6,524,718**	**5,626,243**

NOTE No. 15 EMPLOYEE BENEFIT EXPENSE

(in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
(a) Salaries and incentives	1,715,204	2,142,456
(b) Contributions to -		
(i) Provident fund	57,806	45,084
(ii) Employees State Insurance	12,825	13,340
(c) Staff welfare expenses	28,900	40,593
Total	**1,814,735**	**2,241,473**

NOTE No. 16 FINANCE COSTS

(in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
a) Interest expense		
On Bank loans	180,766	92,578
On other loans	677,331	1,369,944
b) Other Borrowing cost	11,976	10,062
Total	**870,073**	**1,472,583**

Chartered Accountant
M.No.035(?)
SECUNDERABAD

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

NOTE No. 17 Share of loss from partnership firms(net)

(in `)

Particulars	As at 31st March, 2015	As at 31st March, 2014
Share of Loss	8,423,281	-
Share of Income tax of Firm	74,520	-
Total	**8,497,801**	-

NOTE No. 18 OTHER EXPENSES

Particulars	As at 31st March, 2015	As at 31st March, 2014
Power & Fuel	183,706	230,588
Repairs & Maintenance	223,845	201,614
Vehicles Maintenance	217,014	300,204
News & Periodicals	19,285	12,678
Rates & taxes	5,990	56,112
Legal & Professional Fees	104,762	98,105
Payment to Auditors		
a. for statutory audit	15,000	25,000
Office Maintenance	126,705	632,468
Printing and Stationery	35,532	25,189
Telephone & Postage Charges	121,760	138,962
Conveyance	830	4,077
Travelling Expense	10,962	27,891
Advertisement	78,540	-
Rent	753,265	709,112
Sales Promotion	-	13,237
Bad debits written off	201,944	9,169
AMC Charges	13,543	6,000
ROC Filing Fees	600	-
Miscellaneous Expense	22,168	33,911
Transportation	-	4,390
Home line Verduer - Project Expenses	191,550	222,815
Total	**2,327,001**	**2,751,522**

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

Note No. 7 Fixed Assets

Fixed Assets	Gross Block				Accumulated Depreciation					Net Block	
	As at 01-04-2014	Additions	Disposals	As at 31-03-2015	As at 01-04-2014	For the year	Disposals	Adjustments	Upto 31-03-2015	As at 31-03-2015	As at 31-03-2014
Tangible Assets											
Air Cooler	217,070	-	-	217,070	135,099	18,617	-	-	153,716	63,354	81,971
Camera	12,930	12,300	-	25,230	7,579	5,387	-	1,474	14,440	10,790	5,351
Cell Phones	39,380	-	-	39,380	31,527	-	-	7,853	39,380	-	7,853
Computers	1,173,793	-	-	1,173,793	1,028,341	89,081	-	4,009	1,121,431	52,362	145,452
Furniture & Fixtures	322,182	-	-	322,182	256,460	27,394	-	3,479	287,333	34,849	65,722
Generator	51,874	-	-	51,874	43,354	2,096	-	-	45,450	6,424	8,520
Two Wheelers	192,573	-	-	192,573	180,698	2,503	-	-	183,201	9,372	11,875
Machinery	70,477	-	-	70,477	63,617	2,239	-	-	65,856	4,621	6,860
Maruthi 800 CC	400,925	-	-	400,925	387,964	-	-	-	387,964	12,961	12,961
Office Equipment	554,093	42,200	-	596,293	294,976	98,403	-	77,797	471,176	125,117	259,117
Cars	2,703,695	5,700,034	-	8,403,729	467,936	1,003,580	-	-	1,471,516	6,932,213	2,235,759
Total	**5,738,992**	**5,754,534**	**-**	**11,493,526**	**2,897,551**	**1,249,300**	**-**	**94,612**	**4,241,463**	**7,252,063**	**2,841,441**
Previous Year	3,483,977	2,905,015	650,000	5,738,992	2,726,829	592,940	422,218	-	2,897,551	2,841,441	757,148

AJAY MEHTA Chartered Accountant M.No. 035449 SECUNDERABAD

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

Note No. 8 NON CURRENT INVESTMENTS (in `)

A	Particulars	As at 31st March, 2015	As at 31st March, 2014
	Other Investments (Refer B below)		
	(a) Investment in Equity instruments	15,804,000	15,804,000
	(b) Investments in partnership firms	143,389,097	142,626,500
	Total	159,193,097	158,430,500

Particulars	As at 31st March, 2015	As at 31st March, 2014
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	15,804,000	15,804,000

B. Details of Other Investments

Sr. No.	Name of the Body Corporate	Subsidiary / Associate / JV/ Controlled Entity / Others	No. of Shares / Units		Extent of Holding (%)		Amount (`)	
			As at 31st March, 2015	As at 31st March, 2014	As at 31st March, 2015	As at 31st March, 2014	As at 31st March, 2015	As at 31st March, 2014
(1)	(2)	(3)	(4)	(5)	(8)	(9)	(10)	(11)
(a)	Investement in Unquoted Equity Instruments - Fully Paid (Stated at Cost)							
	Modi Housing Pvt. Ltd.	Subsidiary	10,400	10,400	50.98	50.98	15,704,000	15,704,000
	Paramount Avenues Pvt. Ltd.	Subsidiary	10,000	10,000	100	100	100,000	100,000
							15,804,000	15,804,000

Investments in partnership firms	Amount (`)	
Name of the Firm	As at 31st March, 2015	As at 31st March, 2014
B & C Estates	20,645,569	26,591,041
Kadakia & Modi Housing	3,474,050	6,049,684
Mehta & Modi Homes	103,519,234	81,459,969
Paramount Builders	10,344,541	13,718,231
Paramount Estates	5,183,893	14,580,539
Summit Builders	221,809	227,036
Total	143,389,096	142,626,500

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

Details of Investment in Partnership Firms

(i) The Company is a partner in a partnership firm **M/s B & C Estates**. The share of Profit/(Loss) for the year is ` **(35,43,323)/-**. The details of partners of the firm are as under:

Name of the Partner	As at 31/03/2015		As at 31/03/2014	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	25.00%	20,645,569	25.00%	26,591,041
Green Sopace	5.00%	(882,437)	5.00%	(173,773)
Chanda Srinivasarao	11.00%	3,060,260	11.00%	4,619,322
KV Subba Reddy	14.00%	9,194,555	14.00%	11,136,694
Bhavesh Mehta	12.50%	1,054,183	12.50%	2,825,844
Mehul V Mehta	6.25%	707,091	6.25%	1,592,922
Purvi M Mehta	6.25%	707,091	6.25%	1,592,922
K Nageswar Rao	5.00%	(124,327)	5.00%	584,338
K Nirmala	5.00%	(124,327)	5.00%	584,338
K Ashok	5.00%	(124,327)	5.00%	584,338
K Anuradha	5.00%	(124,327)	5.00%	584,338

(ii) The Company is a partner in a partnership firm **M/s Kadakia & Modi Estates**. The share of Profit/(Loss) for the year is ` **(21,11,796)/-**. The details of partners of the firm are as under:

Name of the Partner	As at 31/03/2015		As at 31/03/2014	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	51.00%	3,474,049	46.00%	6,049,684
Sharad J Kadakia	49.00%	11,170,902	49.00%	13,004,770
Gaurang Mody (Retiring Partner)	0.00%	(109,169)	5.00%	38,661

(iii) The Company is a partner in a partnership firm **M/s Mehta & Modi Estates**. The share of Profit/(Loss) for the year is ` **9,98,526/-**. The details of partners of the firm are as under:

Name of the Partner	As at 31/03/2015		As at 31/03/2014	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	95.00%	103,519,235	95.00%	81,459,970
Ajeeta Mody	5.00%	86,407	5.00%	35,103

(iv) The Company is a partner in a partnership firm **M/s Paramount Builders**. The share of Profit/(Loss) for the year is ` **(10,15,966)/-**. The details of partners of the firm are as under:

Name of the Partner	As at 31/03/2015		As at 31/03/2014	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	50.00%	10,344,541	45.00%	13,718,231
Gaurang Mody (Retired)	0.00%	(53,626)	5.00%	(3,683,559)
Snehalata Gangwal	12.50%	8,393,801	12.50%	8,661,199
Samit Gangwal	12.50%	7,945,886	12.50%	8,474,644
Naren Bakshi	25.00%	17,337,602	25.00%	17,872,399

Chartered Accountant

(v) The Company is a partner in a partnership firm **M/s Paramount Estates.** The share of Profit/(Loss) for the year is ` **(17,52,195)/-**. The details of partners of the firm are as under:

Name of the Partner	As at 31/03/2015		As at 31/03/2014	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	30.00%	5,183,893	30.00%	14,570,084
Snehalata Gangwal	20.00%	(1,091,612)	20.00%	4,711,109
Samit Gangwal	20.00%	1,149,948	20.00%	4,011,109
Modi & Modi Financial Services Pvt. Ltd.	30.00%	(75,078)	30.00%	2,666,663

(vi) The Company is a partner in a partnership firm **M/s Summit Builders.** The share of Profit/(Loss) for the year is ` **58,865/-**. The details of partners of the firm are as under.

Name of the Partner	As at 31/03/2015		As at 31/03/2014	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	1.00%	221,809	30.00%	227,036
Syed Naseeruddin Siraj	0.00%	75,429	20.00%	86,998
Syed Mahomood Kamram Mehdi	33.00%	206,215	50.00%	179,096
Syed Mehdi	33.00%	56,041	-	-
Syed Faqruddin Mehta	33.00%	56,041	-	-

(vii) The Company is a partner in a partnership firm **M/s Alpine Estates.** The share of Profit/(Loss) for the year is ` **34,92,680/-**. The details of partners of the firm are as under.

Name of the Partner	As at 31/03/2015		As at 31/03/2014	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties & Investments Pvt Ltd	25.00%	(895,906)	25.00%	(538,586)
Anand Mehta	8.00%	(5,726,152)	8.00%	(2,875,255)
Y. Vijay Kumar	25.00%	858,547	25.00%	(2,632,883)
Mrs. K. Sridevi	25.00%	(1,633,868)	25.00%	2,973,452
Hari Mehta	8.00%	900,269	8.00%	(250,067)
Suresh Mehta	9.00%	3,280,465	9.00%	2,023,100

MEHTA
Accountant
M.No.035_49
SECUNDERABAD

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

Note No. 19 Other Disclosures

19.1 RELATED PARTY DISCLOSURES

A Key Management Personnel (KMP)

Soham Modi - Director

Gaurang Modi - Director (upto 31/10/2014)

Tejal Modi - Director (From 30/10/2014)

B **Subsidiary Company/Jointly Controlled Entities/Associates**

Modi Housing Private Limited

Paramount Avenues Private Limited

Kadakia & Modi Housing

Mehta & Modi Homes

B & C Estates

Paramount Builders

Paramount Estates

Summit Builders

Alpine Estates

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

MC Modi Educational Trust

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

Note No. 19 Other Disclosures

D. Details of transactions with related parties

Amount in `

Details of Transactions	Subsidiary Company/Jointly Controlled Entities/Associates		Key Management Personnel		Other related Parties		Total	
	31-03-2015	31-03-2014	31-03-2015	31-03-2014	31-03-2015	31-03-2014	31-03-2015	31-03-2014
Reimbursement of Expenses Recovered								
Mehta & Modi Homes	2,400,000	2,400,000					2,400,000	2,400,000
Kadakia & Modi Housing	600,000	600,000					600,000	600,000
Total	**3,000,000**	**3,000,000**	-	-	-	-	**3,000,000**	**3,000,000**
Interest Paid								
Soham Modi	-	-	***673,194***	***362,330***	-	-	***673,194***	***362,330***
Rent								
MC Modi Educational Trust	-	-	-	-	***753,265***	***709,112***	***753,265***	***709,112***
Loans Accepted during the year								
Soham Modi	-	-	***31,845,443***	***72,927,222***	-	-	***31,845,443***	***72,927,222***
Loans Repaid during the year								
Soham Modi	-	-	***28,589,937***	***69,992,761***	-	-	***28,589,937***	***69,992,761***
Balances Outstanding								
Payable by the company								
Soham Modi	-	-	4,871,160	7,520,791	-	-	*4,871,160*	*7,520,791*
Gaurang Mody(Salary)	-	-	-	13,140	-	-	-	*13,140*
Total	-	-	***4,871,160***	***7,533,931***	-	-	***4,871,160***	***7,533,931***
Payable to the company								
Reimbursement of Expenses Receivable								
Kadakia & Modi Housing	50,730	-	-	-	-	-	*50,730*	-
Mehta & Modi Homes	204,720	-					*204,720*	-
MC Modi Educational Trust	-	-	-	-	64,774	65,840	*64,774*	*65,840*
Total	***255,450***	-	-	-	***64,774***	***65,840***	***320,224***	***65,840***

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

Note No. 19 Other Disclosures

E. Movement in capital accounts in Partnership Firms

Particulars	*31-03-2015*	*31-03-2014*
Amounts Invested during the year	41,249,853	13,774,928
Amounts Withdrawn during the year	(36,971,366)	(10,189,928)
Share of Profit/(Loss)	(3,873,209)	4,621,833
Capital Account Balance	***142,493,191***	***142,087,918***

Summary

B&C Estates		
Amounts Invested during the year	-	3,330,000
Amounts Withdrawn during the year	(2,402,148)	(2,000,000)
Share of Profit/(Loss)	(3,543,323)	(828,311)
Capital Account Balance	***20,645,569***	***26,591,046***

Kadakia & Modi		
Amounts Invested during the year	1,038,661	250,000
Amounts Withdrawn during the year	(1,502,500)	-
Share of Profit/(Loss)	(2,111,796)	171,146
Capital Account Balance	***3,474,049***	***6,049,684***

Mehta & Modi		
Amounts Invested during the year	34,511,446	8,319,928
Amounts Withdrawn during the year	(13,450,707)	(3,500,000)
Share of Profit/(Loss)	998,526	1,019,913
Capital Account Balance	***103,519,235***	***81,459,969***

Paramount Builders		
Amounts Invested during the year	654,367	-
Amounts Withdrawn during the year	(3,012,090)	-
Share of Profit/(Loss)	(1,015,967)	(298,514)
Capital Account Balance	***10,344,540***	***13,718,231***

Paramount Estates		
Amounts Invested during the year	4,200,000	1,375,000
Amounts Withdrawn during the year	(11,844,450)	-
Share of Profit/(Loss)	(1,752,195)	(1,273,818)
Capital Account Balance	***5,183,893***	***14,580,538***

Summit Builders		
Amounts Invested during the year	345,379	-
Amounts Withdrawn during the year	(409,471)	(90,000)
Share of Profit/(Loss)	58,865	211,695
Capital Account Balance	***221,809***	***227,036***

Alpine Estates		
Amounts Invested during the year	500,000	500,000
Amounts Withdrawn during the year	(4,350,000)	(4,599,928)
Share of Profit/(Loss)	3,492,680	5,619,722
Capital Account Balance	***(895,906)***	***(538,586)***

MODI PROPERTIES & INVESTMENTS PRIVATE LIMITED

Notes on Financial Statements for the Year ended 31st March, 2015

Note No. 19 Other Disclosures

19.2 The company is a small and medium sized company (SMC) as defined in the generally instructions in respect of accounting standards notified under Companies / Accounting Standards Rules 2006. Accordingly, the company has complied with accounting standards as applicable to small and medium sized company.

19.3 The Previous year figures are re-grouped/recast, wherever necessary.

As per my Report of even date

(Ajay Mehta)
Chartered Accountant
M.No. 035449
Place : Secunderabad
Date : 5th September, 2015

For and on behalf of the Board

(Soham Modi) Managing Director

(Tejal Modi) Director

GM

Place : Secunderabad
Date : 5th September, 2015

MODI PROPERTIES & INVESTMENTS PVT LTD

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2015

CASH AT BANK		
AXIS Bank		1,532,600.14
HDFC Bank		194,048.66
New HDFC Bank A/c MG		6,396.05
SBI Bank (M.G.Road)		2,690.00
SBI M.G.Road (New)		3,113.00
Fixed Deposits		1,000,000.00
Accrued Interest		18,919.00
		2,757,766.85
SUNDRY CREDITORS		
Suppliers:		
A Chandra Sekhar		495.00
G Krishna Murthy & Sons		4,518.00
Vivid World		500.00
		5,513.00
Other payables		
Home Line Infra Running Account		350,671.00
Krishna Mohan		2,200.00
Sudhir Mehta		50,000.00
Group Vat Account		259,161.00
Group Tax Account		1,300,091.00
B. Sudarshan Salary		3,841.00
E Prasad Salary		9,859.00
G Kanakarao Salary		30,975.00
Aruna Salary		16,460.00
Tanveerkhan Salary		6,796.00
		2,030,054.00
T.D.S RECEIVABLE		
Tds Receivable 14-15		496,118.00
Tds Receivable 13-14		718,195.40
		1,214,313.40
LOANS/ADVANCES & RECEIVABLES		
STAFF - LOANS		
A Shanker Reddy Salary Account	26,163.00	
Jai Kumar Sal A/c	50,874.00	
M Mohan Mehar Kumar Salary Account	18,000.00	
Swaroopa Salary Account	3,605.00	
		98,642.00

MODI PROPERTIES & INVESTMENTS PVT LTD		
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2015		
STAFF - PETTY CASH ACCOUNTS		
Prabhakar Reddy on account	369,500.00	
Prasad E on account	500.00	
Ramulu on account	28,400.00	
Sanjeev on account	1,100.00	
Tanveer petty cash account	500.00	
		400,000.00
RECEIVABLES		
Comm Exp -MNM	3,030.00	
Comm Exp-Voc	1,703.00	
Common Exp -BNC	3,570.00	
Common Exp -GWE	1,640.00	
Common Exp -KNM	3,030.00	
Common Exp -PMR II	3,030.00	
Common Exp -SOB	3,632.00	
Common Exp-Vista Homes	3,570.00	
Green Tower - Supervision Charges Receivable	104,961.00	
KNM - Reimbusement of Admin Exp Receivab	50,730.00	
Mahendra Hills - SCR P.NO.141	4,947.00	
Maint Charges Receivable -BOA	5,000.00	
Maint Charges Receivable -GWEOA	5,000.00	
Maint Charges Receivable-NHOA	5,000.00	
Maint Chars Receivable - VHOA	5,000.00	
MC Modi Educational Trust Rent Payable -1st I	29,595.00	
MC Modi Education Trust Rent Payable -2nd F	35,179.00	
MMH - Reimbursement Admin Exp Receivable	204,720.00	473,337.00
		971,979.00
Loans & Advances other parties		
Modi Builders & Infrastructure Pvt. Ltd.		1,737,545.00
Mody Motors		11,711,518.00
MPM Recreation Pvt Ltd - ICD		1,922,951.90
Religare Finvest Ltd.		90,178.99
Prameela		15,000.00
Soham Mansion Owners Association		222,800.00
Pre paid Expenses		13,551.00
Silver Oak Estates		508,981.28
		16,222,526.17
Security Deposits others		
A.P. Transco		17,500.00
BPCL Petrol Card Deposit		25,000.00
Cell Pone Deposit		9,000.00
Internet Deposit		1,000.00
MCMET Deposit		192,000.00
Telephone Deposit		31,043.00
		275,543.00

MODI PROPERTIES & INVESTMENTS PVT LTD

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2015

Loans & Advances - Directors		
Soham Modi		4,871,160.15
		4,871,160.15
Loans & Advances - Others		
Modi Estates		171,650.25
		171,650.25
Details of Investments in Partnership Firms		
B & C Estates		20,645,569.36
Kadakia & Modi HOusing		3,474,049.50
Mehta & Modi Homes		103,519,234.30
Paramount Builders		10,344,541.36
Paramount Estates		5,183,892.80
Summit Builders		221,809.14
		143,389,096.46
Details of credit balance in partnership Firms		
Alpine Estates		895,905.67
		895,905.67
Details of Investment in Pvt. Ltd. Co.		
Modi Houseing Pvt. Ltd.		15,704,000.00
Paramount Avenues Pvt. Ltd.		100,000.00
		15,804,000.00
Statutory Dues		
TDS Payable		97,627.70
Employees State Insurance Payable		2,592.00
Provident Fund Payable		12,346.00
Professional Tax Payable		550.00
Service tax payable		102,489.00
Bonus Payable		58,559.00
		274,163.70

MODI PROPERTIES & INVESTMENTS PVT LTD	
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2015	
Salaries, Incentives & Other Allownaces	
1. Staff Salaries	1,563,129.00
2. Staf medical & Accidental Insurance	39,984.00
3. Bonus	63,592.00
4. Incentives	28,250.00
5. Mobile Allowances to Staff	20,249.00
	1,715,204.00
Rates & Taxes	
1. Labour Licence Fees	490.00
2. TDS Earlier	500.00
3. Professional tax	5,000.00
	5,990.00
Veicle Maintenance & Petrol Carges	
1. Vehicle Maintenance (4 wheelers)	38,493.00
2. Vehicle Maintenance (2 wheelers)	10,439.00
3. Petrol / Diesel / Kerosin	124,379.00
4. Vehicle / Car Insurance	43,703.00
	217,014.00
Repairs & Maintenance charges	
1) Repairs & Maintence Computers	36,076.00
2) Repairs & maintence - Office equipments	10,126.00
3) Repairs & maintence - Office	100,443.00
4) Soham Mansion Maintenance	77,200.00
	223,845.00
Telephone / Postage & Courier	
Postage & Courier	1,138.00
Telephone Expenses	120,622.00
	121,760.00
Management Supervision/Service Charges	
CSR Hotels	50,313.00
Green Towers	414,672.00
Mahindra Hills	31,048.00
HomelineInfra Service charges	557,441.00
	1,053,474.00
Admin/Maintenance Recoveries	
Mehta & Modi Homes	2,400,000.00
Kadakia & Modi Housing	600,000.00
Maintenance charges reimbursement	60,000.00

	3,060,000.00
Share of Profit from partnership firms	
Summit Builders	58,865.08
Alpine Estates	3,492,680.35
Mehta & Modi Homes	998,526.10
	4,550,071.53
Share of Loss from partnership firms	
B & C Estates	3,543,323.29
Kadakia & Modi Housing	2,111,795.54
Paramount Builders	1,015,966.73
Paramount Estates	10,454.40
Paramount Estates	1,741,740.81
	8,423,280.77
Interest Received on Loans	
Mody Motors	975,057.00
MPM Recreation Arcade Pvt. Ltd.	157,693.00
Modi Builders & Infrastructure Pvt. Ltd.	807,134.00
	1,939,884.00
Interest paid on Bank Loans	
HDFC	137,547.91
Kotak Mahindra Bank	43,218.00
	180,765.91
Interest paid on other Loans	
Soham Modi	673,194.00
Interest on TDS	4,135.00
Interest on ST	2.00
	677,331.00
Legal & Professional Fees	
Consultancy charges	64,360.00
Legal expenses	40,402.00
	104,762.00

Office Maintenance expenses		
Office expenses		126,705.00
		126,705.00
Home Line - Verduer		
Advertisement		92,590.00
Business Promotion		5,534.00
Car Hire charges		4,775.00
Incentives		37,576.00
Legal		9,400.00
Office maintenance		16,090.00
Postage & Courier		1,145.00
Printing & Stationery		19,790.00
Repairs & Maintenance Computer		450.00
Transportation charges		4,200.00
		191,550.00

MODI PROPERTIES & INVESTMENTS PVT LTD

Notes on Financial Statements for the Year ended 31st March, 2015

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 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 AND INVESTMENTS PVT LTD
(CIN: U65993TG1994PTC017795)

TWENTY FIRST ANNUAL REPORT
AND
ACCOUNTS

2014-2015

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

BOARD OF DIRECTORS

Mr. Soham Satish Modi	Director
Mrs. Tejal Soham Modi	Director

REGISTERED OFFICE

5-4-187/3&4, 2nd Floor,
Soham Mansion, M.G.Road,
Secunderabad-500003
Telangana

AUDITORS

Mr. Ajay Mehta,
Chartered Accountants
5-4-187/3 & 4,
Soham Mansion, M.G.Road,
Secunderabad -500003,
Telangana.

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

NOTICE

Notice is hereby given that the 21st Annual General Meeting of the Members of **MODI PROPERTIES AND INVESTMENTS PVT LTD** will be held on Wednesday, the 30th September 2015 at 10:00 AM at the registered office at 5-4-187/3&4, 3rd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana to transact the following business:

ORDINARY BUSINESS:

Item No. 1 Adoption of Accounts:

To receive, consider and adopt the Balance Sheet as at March 31, 2015; the Statement of Profit and Loss of the Company for the year ended on that date along with the Reports of the Directors' and Auditors' thereon.

Item No. 2 Ratification of Statutory Auditors:

To ratify appointment of Statutory Auditors and to fix their remuneration and in this regard to consider and if thought fit, to pass, with or without modification(s), the following resolution as an Ordinary Resolution:

"**RESOLVED THAT**, pursuant to the provisions of Section 139, 142 and other applicable provisions, if any, of the Companies Act, 2013 and the Rules framed thereunder, as amended from time to time, the Company hereby ratifies the appointment of Mr. Ajay Mehta, Chartered Accountants (Membership No.: 035449), as the Statutory Auditors of the Company to hold office from the conclusion of this Annual General Meeting to the conclusion of the twenty second Annual General Meeting, at such remuneration plus service tax, out-of-pocket, travelling and living expenses, etc., as may be mutually agreed between the Board of Directors of the Company and Mr. Ajay Mehta."

SPECIAL BUSINESS:

ITEM NO. 3: REGULARIZATION OF ADDITIONAL DIRECTORS:

To Regularize the appointment of Additional directors as Directors and to fix their remuneration and in this regard to consider and if thought fit, to pass, with or without modification(s), the following resolution as an Ordinary Resolution:

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

"**RESOLVED THAT** Mrs. Tejal Soham Modi, was appointed as additional director of the company with effect from 30/10/2014 on the Board of the Company in terms of Section 161 of the Companies Act, 2013 and who holds office up to the date of ensuing Annual General Meeting, and in respect of whom a notice has been received from a Member in writing, under Section 160 of the Companies Act, 2013, proposing her candidature for the office of a Director, be and are hereby appointed as a directors of the company."

By Order of the Board of Directors
For Modi Properties and Investments Pvt Ltd

SMK

TM

	Soham Satish Modi	Tejal Soham Modi
Place: Hyderabad	(Director)	(Director)
Date: 5th September, 2015	(DIN: 00522546)	(DIN: 06983437)

Notes:

1. A MEMBER ENTITLED TO ATTEND AND VOTE IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF/HERSELF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY.

2. A PERSON CAN ACT AS A PROXY ON BEHALF OF MEMBERS NOT EXCEEDING FIFTY AND HOLDING IN THE AGGREGATE NOT MORE THAN TEN PERCENT OF THE TOTAL SHARE CAPITAL OF THE COMPANY CARRYING VOTING RIGHTS. A MEMBER HOLDING MORE THAN TEN PERCENT OF THE TOTAL SHARE CAPITAL OF THE COMPANY CARRYING VOTING RIGHTS MAY APPOINT A SINGLE PERSON AS PROXY AND SUCH PERSON SHALL NOT ACT AS A PROXY FOR ANY OTHER PERSON OR SHAREHOLDER.

3. THE REGISTER OF DIRECTORS AND KEY MANAGERIAL PERSONNEL AND THEIR SHAREHOLDING MAINTAINED UNDER SECTION 170 OF THE COMPANIES ACT, 2013 WILL BE AVAILABLE FOR INSPECTION BY THE MEMBERS AT THE VENUE OF THE ANNUAL GENERAL MEETING.

4. THE EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013 SETTING OUT THE MATERIAL FACTS RELATING TO THE BUSINESS STATED IN THE NOTICE IS ANNEXED HERETO.

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana

CIN: U65993TG1994PTC017795,

Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

Explanatory Statement pursuant to section 102 of the Companies Act, 2013:
Item No. 3:

Mrs. Tejal Soham Modi was appointed as additional directors of the company with effect from 30/10/2014. As per the provisions of Section 161 of the Companies Act, 2013, his term of office expires at the ensuing Annual General Meeting. A Notice under section 160 of the Act, proposing the appointment of Mrs. Tejal Soham Modi as Director, has been received from a member.

Member's approval for the appointment is required by way of ordinary resolution.

Your Directors recommend the resolution for your approval.

Hence the above resolution is recommended for your approval.

All the directors are interested in the proposed resolution.

By Order of the Board of Directors
For Modi Properties and Investments Pvt Ltd

Place: Hyderabad
Date: 5th September, 2015

Soham Satish Modi
(Director)
(DIN: 00522546)

Tejal Soham Modi
(Director)
(DIN: 06983437)

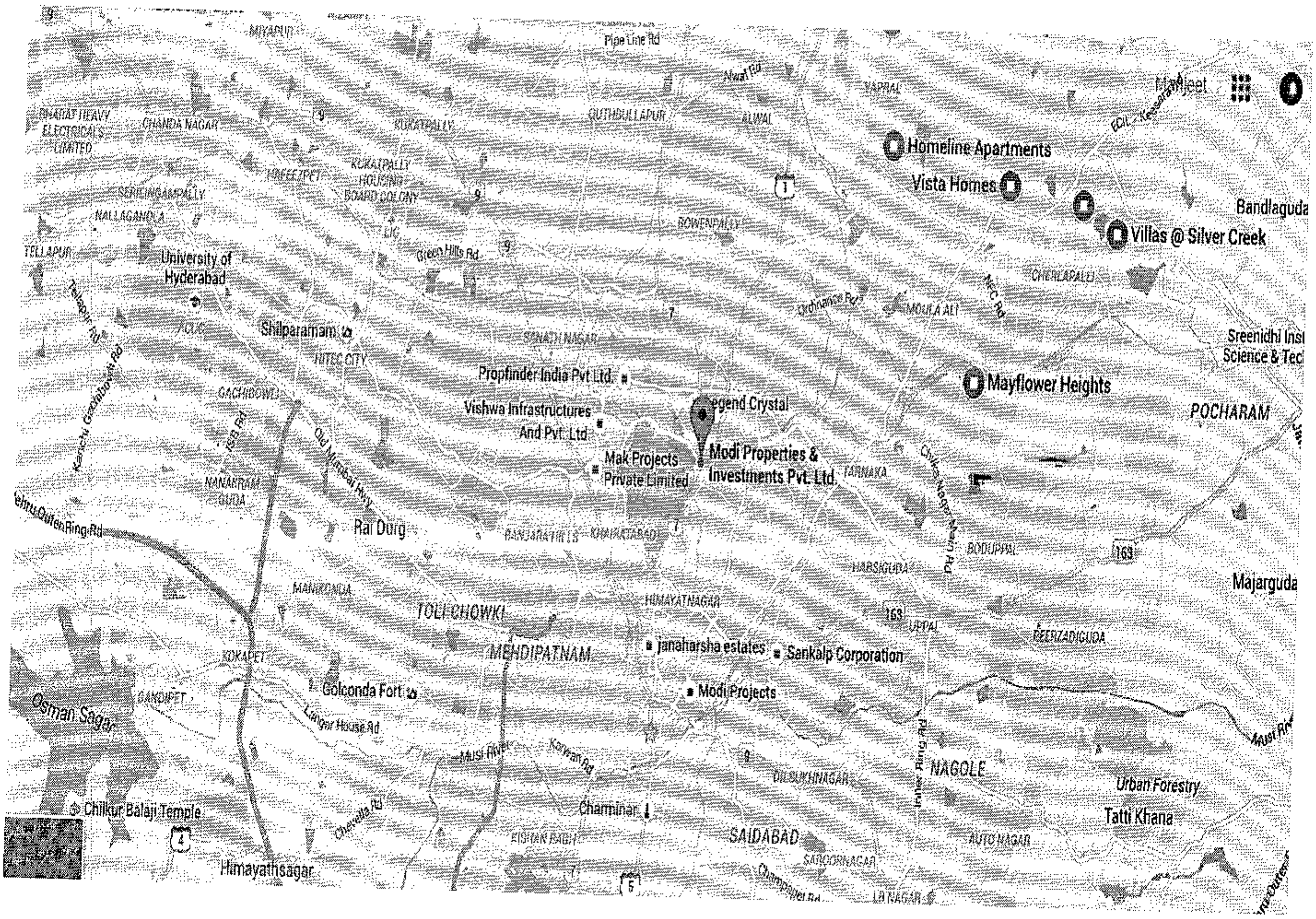
MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana

CIN: U65993TG1994PTC017795,

Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

ROUTE MAP OF VENUE OF THE MEETING



MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

DIRECTORS' REPORT

To,
The Members of
MODI PROPERTIES AND INVESTMENTS PVT LTD

Your Directors are pleased to present the 21st Annual Report of the Company together with audited statement of accounts for the year ended March 31st, 2015.

1. Financial Results:

The financial performance of the Company for the year ended 31st March 2015 is as under:

(Amount in Rupees)

PARTICULARS	FINANCIAL YEAR		CONSOLIDATED
	2014-2015	2013-2014	2014-2015
Income from sales	41,13,474	79,78,851	44,84,823
Other Income	65,24,718	30,01,191	1,49,56,886
Total Revenue	**1,06,38,192**	**1,09,80,042**	**1,94,41,709**
Total Expenditure	**1,47,58,909**	**70,58,518**	**1,81,29,595**
Profit before taxes	**(41,20,718)**	**39,21,524**	**13,12,113**
Taxation (Net)	----	------	------
Net Profit/ (Loss) for the year	**(41,20,718)**	**39,21,524**	**13,12,113**

2. Review of Operations:

The Company has reported total loss of Rs. 41, 20,718/- (Rupees Forty One Lakhs Twenty Thousand Seven Hundred and Eighteen) for the current year and Directors are continuously looking for avenues to increase profits.

3. Dividend:

In order to conserve resources, your directors do not propose any dividend for the year.

4. Future Outlook:

The strategies and plans worked out will position your Company to emerge as a major player with a diverse portfolio and products and effectively serve its mission.

5. Holding/Subsidiary Company:

The company have two Subsidiary companies i.e., Modi Housing private limited and Paramount avenues Private Limited.

6. Particulars of Loans given, Investments made, Guarantees given and Securities provided:

The company has given loan of Rs. 16208975.17 during the year and no guarantees or securities have been provided during the year under review.

7. Particulars of contracts and arrangements:

All contracts or arrangements or transactions entered by the Company during the financial year with related parties were in the ordinary course of business and on an arm's length basis.

The particulars of contracts, arrangement and transaction with the related parties during the year ended 31st March 2015 is set out in **Annexure 1** and forms part of this Report.

8. Directors:

Mr. Soham Satish Modi and Mrs Tejal Soham Modi Constitute Board of directors of the company. During the year Mrs. Tejal Modi was appointed on 31.10.2014 as a director of the Company and Mr. Gaurang Modi, director of the Company has resigned from the directorship of the Company on 31.10.2014.

9. Board Meetings:

During the year under review, the Board met Ten times on 2nd April, 2014, 7th April, 2014, 14th August, 2014, 6th September, 2014, 31st October, 2014, 24th November, 2014, 27th December, 2014, 10th January 2015, 19th January, 2015 and 24th January 2015.

10. Material changes and commitment if any affecting the financial position of the company occurred between the end of the financial year to which this financial statements relate and the date of the report:

No such material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which this financial statements relate on the date of this report.

11. Directors' Responsibility Statement:

Pursuant to the requirement under Section 134(5) of the Companies Act, 2013, your Directors confirm as under:

i) That in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures.

ii) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;

iii) That the Directors had taken proper and sufficient care for the 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 fraud and other irregularities.

iv) That the Directors had prepared the annual accounts on a 'going concern' basis.

v) That the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems are adequate and operating effectively.

12. Internal Control Systems:

The Company's internal control systems are commensurate with the nature of its business and the size and complexity of its operations. These are routinely tested and certified by the Company's Auditors.

13. Change in the nature of business:

There is no change in the nature of the business of the company.

14. Statutory Auditor & Audit Report:

Pursuant to the provisions of Section 139 of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, Mr. Ajay Mehta, Chartered Accountants (Membership No.: 035449), the Statutory Auditors of the Company have been appointed for a term of five years at the 20th Annual General Meeting held on 30th September, 2014.

However, their appointment as Statutory Auditors of the Company shall be required to be ratified by the Members at the ensuing Annual General Meeting.

There are no qualifications or observations or remarks made by the Auditors in their Report.

15. Conservation of Energy and Technology Absorption:

Information on Conservation of Energy, Technology Absorption, Foreign Exchange Earnings and Outgo required to be given pursuant to Section 134 (3) (m) of the Companies Act, 2013 is given below:

1. Conservation of Energy - Nil
2. Technology absorption – N.A
3. Research & Development – Nil
4. Foreign Exchange Earnings and Expenditure:

(Amount in Rs)

Particulars	FY 2014-2015	FY 2013-2014
Foreign Exchange Earnings	Nil	Nil
Foreign Exchange Expenditure	Nil	Nil

16. Risk Management:

The Board of Directors of the Company has designed Risk Management Systems and Guidelines to avoid events, situations or circumstances which may lead to negative consequences on the Company's businesses, and define a structured approach to manage uncertainty and to make use of these in their decision making pertaining to all business divisions and corporate functions. Key business risks and their mitigation are considered in the annual/strategic business plans and in periodic management reviews.

17. Revision of Financial Statement:

There was no revision of the financial statements for the year under review.

18. Declaration by an Independent Director(s) and re-appointment, if any:

The act and rules pertaining to appointment and declarations to be received from Independent Directors do not apply to the Company.

19. Remuneration Policy:

As the company is not a listed or a public Company, the provisions of Nomination and Appointment of Remuneration committee are not applicable.

20. Changes in Share Capital:

During the year, there were no changes in the authorized share capital of the Company. There was no increase or reduction in the issued, paid-up and subscribed equity share capital of the Company.

21. Corporate Social Responsibility

The Company is not required to constitute a Corporate Social Responsibility Committee as it does not fall within purview of Section 135(1) of the Companies Act, 2013 and hence it is not required to formulate policy on corporate social responsibility.

22. Vigil Mechanism:

The Company was not required to establish Vigil Mechanism as required under Section 177 (9) of the Companies Act, 2013.

23. Deposits:

The Company has not accepted any deposits from the public covered by the provisions of Chapter V of the Companies Act, 2013.

24. Particulars of Employees:

None of the employee has received remuneration exceeding the limit as stated in rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

25. Disclosure under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:

During the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

26. Extract of Annual Return:

Extract of the Annual Return for the financial year ended 31st March 2015, pursuant to the provisions of Section 134(3)(a) of the Companies Act, 2013 is set out in **Annexure 2** and forms part of this Report.

27. Disclosure of Orders passed by Regulators or Courts or Tribunal:

No orders have been passed by any Regulator or Court or Tribunal which can have impact on the going concern status and the Company's operations in future.

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

28. Acknowledgments:

Your Directors wish to place on record their appreciation for the co-operation and continued support extended to the Company by the Financial Institutions, Banks & by all the concerned Government Departments. Your Directors also like to express their gratitude to the Employees and Shareholders of the Company for their continued support.

By Order of the Board of Directors
For MODI PROPERTIES AND INVESTMENTS PVT LTD

Place: Hyderabad
Date: 5th September, 2015

Soham Satish Modi
(Director)
(DIN: 00522546)

Tejal Soham Modi
(Director)
(DIN: 06983437)

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

Annexure 1

FORM NO.AOC-2

Particulars of contracts/arrangements entered with Related Parties

(Pursuant to clause (h) of sub-section (3) of section 134 of the Companies Act, 2013, read with Rule 8(2) of the Companies (Accounts) Rules, 2014 – in Form AOC-2)

Particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arms length transactions under third proviso thereto.

1. **Details of contracts or arrangements or transactions not at arm's length basis**

   During the year ended 31st March 2015, no contracts or arrangements or transaction were entered with Related Parties, which are not at arm's length basis.

2. **Details of material contracts or arrangement or transactions at arm's length basis**

Sl. No.	Name of the Related Party (Nature of relationship)	Nature of contracts/ arrangement/ transactions	Duration of contract	Terms of the contract and value	Amount paid as advance (in Rs.)
---	---	---	---	---	--

By Order of the Board of Directors
For MODI PROPERTIES AND INVESTMENTS PVT LTD

Place: Hyderabad
Date: 5th September, 2015

Soham Satish Modi
(Director)
(DIN: 00522546)

Tejal Soham Modi
(Director)
(DIN: 06983437)

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

Annexure 2

FORM NO. MGT 9

EXTRACT OF ANNUAL RETURN

As on financial year ended on 31.03.2015

Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014.

I. REGISTRATION & OTHER DETAILS:

1.	CIN	U45200TG2002PTC040192
2.	Registration Date	31/12/2002
3.	Name of the Company	MODI PROPERTIES AND INVESTMENTS PVT LTD
4.	Category/Sub-category of the Company	Company Limited By Shares/Indian Non-Government Company
5.	Address of the Registered office & contact details	5-4-187/3&4, 3rd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
6.	Whether listed company	NO
7.	Name, Address & contact details of the Registrar & Transfer Agent, if any.	N.A

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY:

(All the business activities contributing 10 % or more of the total turnover of the company shall be stated)

S. No.	Name and Description of main products / services	NIC Code of the	% to total turnover of the company
1	Real estate activities with own or leased property	6810	100%

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES:

S. N0	Name and address of the company	CIN/GLN	Holding/ subsidiary / Associate	% of shares held	Applicable Section
1.	Paramount Avenues Private Limited	U45200TG2007PTC053263	Subsidiary Company	100	2(87)(i)
2.	Modi Housing Private Limited	U45200TG2002PTC040192	Subsidiary Company	51	2(87)(i)

IV. SHARE HOLDING PATTERN:

(Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year[As on 31-March-2014]				No. of Shares held at the end of the year[As on 31-March-2015]				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
(1) **Indian**									
a) Individual/ HUF	----	9220	9220	100	---	9220	9220	100	
b) Central Govt	-----	-----	-----	-----	-----	-----	-----	-----	-----
c) State Govt(s)	-----	-----	-----	-----	-----	-----	-----	-----	-----
d) Bodies Corp.	-----	-----	-----	-----	-----	-----	-----	-----	-----

MODI PROPERTIES AND INVESTMENTS PVT LTD
5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

e) Banks / FI	-----	-----	-----	-----	-----	-----	-----	-----	-----
f) Any other	-----	-----	-----	-----	-----	-----	-----	-----	-----
Sub-Total(A)(1)	-----	9220	9220	100	-----	9220	9220	100	---------
(2) **FOREIGN**									
a)NRIs-Individuals	-----	-----	-----	-----	-----	-----	-----	-----	-----
b)Other-Individuals	-----	-----	-----	-----	-----	-----	-----	-----	-----
c)Bodies corp.	-----	-----	-----	-----	-----	-----	-----	-----	-----
d)Banks/FI	-----	-----	-----	-----	-----	-----	-----	-----	-----
e)Any other	-----	-----	-----	-----	-----	-----	-----	-----	-----
Sub-Total(A)(2)	-----	-----	-----	-----	-----	-----	-----	-----	-----
Total shareholding of Promoter(A)= (A)(1)+ (A)(2)	-------	9220	9220	100	-----	9220	9220	100	------
B. Public Shareholding									
1. Institutions									
a) Mutual Funds	-----	-----	-----	-----	-----	-----	-----	-----	-----
b) Banks / FI	-----	-----	-----	-----	-----	-----	-----	-----	-----

MODI PROPERTIES AND INVESTMENTS PVT LTD
5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

c) Central Govt	-----	-----	-----	-----	-----	-----	-----	-----	-----
d) State Govt(s)	-----	-----	-----	-----	-----	-----	-----	-----	-----
e) Venture Capital Funds	-----	-----	-----	-----	-----	-----	-----	-----	-----
f) Insurance Companies	-----	-----	-----	-----	-----	-----	-----	-----	-----
g) FIIs	-----	-----	-----	-----	-----	-----	-----	-----	-----
h) Foreign Venture Capital Funds	-----	-----	-----	-----	-----	-----	-----	-----	-----
i) Others (specify)	-----	-----	-----	-----	-----	-----	-----	-----	-----
Sub-total (B)(1):-	-----	-----	-----	-----	-----	-----	-----	-----	-----
2. Non-Institutions	-----	-----	-----	-----	-----	-----	-----	-----	-----
a) Bodies Corp.	-----	-----	-----	-----	-----	-----	-----	-----	-----
i) Indian	-----	-----	-----	-----	-----	-----	-----	-----	-----
ii) Overseas	-----	-----	-----	-----	-----	-----	-----	-----	-----
b) Individuals	-----	-----	-----	-----	-----	-----	-----	-----	-----
i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	-----	-----	-----	-----	-----	-----	-----	-----	-----

ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	-----	-----	-----	-----	-----	-----	-----	-----	-----
c) Others (specify)	-----	-----	-----	-----	-----	-----	-----	-----	-----
Sub-Total(B)(2)	-----	-----	-----	-----	-----	-----	-----	-----	-----
Total Public Shareholding(B)=(B)(1)+(B)(2)	-----	-----	-----	-----	-----	-----	-----	-----	-----
C. Shares held by Custodian for GDRs & ADRs	-----	-----	-----	-----	-----	-----	-----	-----	-----
Grand Total (A+B+C)	-------	9220	9220	100	-----	9220	9220	100	------

ii) Shareholding of Promoters-

SN	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	
1.	Soham Satish Modi	9020	97.83	------	9020	97.83	------	------
2	Tejal Soham Modi	200	2.17	------	200	2.17	------	------

iii) Change in Promoters' Shareholding (please specify, if there is no change)

Mrs. Tejal Soham Modi

SN	Shareholding of each Directors and each Key Managerial Personnel	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	100	1.09	200	2.17
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.)	Gift from Gaurang Mody 100 Shares			
	At the end of the year	200	2.17		

iv) Shareholding Pattern of top ten Shareholders:
(Other than Directors, Promoters and Holders of GDRs and ADRs):

----------------NIL----------------

v) Shareholding of Directors and Key Managerial Personnel:

Mr. Soham Satish Modi

SN	Shareholding of each Directors and each Key Managerial Personnel	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	9020	97.83	9020	97.83
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/	--------			

MODI PROPERTIES AND INVESTMENTS PVT LTD
5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

	sweat equity etc.)				
	At the end of the year	9020	97.83		

Mrs. Tejal Soham Modi

SN	Shareholding of each Directors and each Key Managerial Personnel	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	100	1.09	200	2.17
	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase /decrease (e.g. allotment / transfer / bonus/ sweat equity etc.)	Gift from Gaurang Mody 100 Shares			
	At the end of the year	200	2.17		

V. INDEBTEDNESS:

Indebtedness of the Company including interest outstanding/accrued but not due for payment

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	1364273	7520791	----	8885064
ii) Interest due but not paid	--	----	---	---
iii) Interest accrued but not due	---	----	---	----
Total (i+ii+iii)	1364273	7520791	----	8885064
Change in Indebtedness during the financial year				
* Addition	4138485	2477981	---	6616466
* Reduction	---	---	---	----
Net Change	4138485	2477981	---	6616466

MODI PROPERTIES AND INVESTMENTS PVT LTD
5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

Indebtedness at the end of the financial year				
i) Principal Amount	5502758	5042810	--	10545568
ii) Interest due but not paid	--	----	---	---
iii) Interest accrued but not due	---	---	---	----
Total (i+ii+iii)	5502758	**5042810**		10545568

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL:

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager			Total Amount
		----	----	-----	
1	Gross salary	--	----	---	
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	---	----	-----	
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-----	----	----	---
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961	-----	----	----	---
2	Stock Option	-----	----	----	---
3	Sweat Equity	-----	----	----	---
4	Commission - as % of profit - others, specify…	-----	----	----	---
5	Others, please specify	-----	----	----	---
	Total (A)	-----	----	-----	----
	Ceiling as per the Act	-----	----	-----	----

B. Remuneration to other directors

SN.	Particulars of Remuneration	Name of Directors				Total Amount
1	Independent Directors	-----	----	----	---	-----
	Fee for attending board committee meetings	-----	----	----	---	-----
	Commission	-----	----	----	---	-----
	Others, please specify	-----	----	----	---	-----
	Total (1)	-----	----	----	---	-----

2	Other Non-Executive Directors					
	Fee for attending board committee meetings	-----	----	----	---	-----
	Commission	-----	----	----	---	-----
	Others, please specify	-----	----	----	---	-----
	Total (2)	-----	----	----	---	-----
	Total (B)=(1+2)	-----	----	----	---	-----
	Total Managerial Remuneration	-----	----	----	---	-----
	Overall Ceiling as per the Act	-----	----	----	---	-----

C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WT

SN	Particulars of Remuneration	Key Managerial Personnel			
		CEO	CS	CFO	Total
1	Gross salary				
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	-----	----	----	---
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-----	----	----	---
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-----	----	----	---
2	Stock Option	-----	----	----	---
3	Sweat Equity	-----	----	----	---
4	Commission	-----	----	----	---
	- as % of profit	-----	----	----	---
	others, specify...	-----	----	----	---
5	Others, please specify	-----	----	----	---
	Total	-----	----	----	---

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT/ COURT]	Appeal made, if any (give Details)
A. COMPANY					
Penalty	-----	-----	-----	----	----

Punishment	-----	-----	-----	-----	-----
Compounding	-----	-----	-----	-----	-----
B. DIRECTORS					
Penalty	-----	-----	-----	-----	-----
Punishment	-----	-----	-----	-----	-----
Compounding	-----	-----	-----	-----	-----
C. OTHER OFFICERS IN DEFAULT					
Penalty	-----	-----	-----	-----	-----
Punishment	-----	-----	-----	-----	-----
Compounding					

By Order of the Board of Directors
For MODI PROPERTIES AND INVESTMENTS PVT LTD

Soham Satish Modi
(Director)
(DIN: 00522546)

Tejal Soham Modi
(Director)
(DIN: 06983437)

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

ANNEXURE-3

Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

Part "A": Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in Rs.)

1. **Sl. No. 1**

2. Name of the subsidiary: **Paramount Avenues Private Limited**

3. Reporting period for the subsidiary concerned, if different from the holding company's reporting period : NA

4. Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries: NA

5. Share capital: Authorized Capital- Rs.10, 00,000/-
   Paid up Capital-Rs. 1, 00,000/-

6. Reserves & surplus: (1, 84,603)

7. Total assets: 850

8. Total Liabilities: 850

9. Investments: Nil

10. Turnover: 680

11. Profit before taxation: (17,965)

12. Provision for taxation: Nil

13. Profit after tax : (17,965)

14. Proposed Dividend: Nil

15. % of shareholding: M/s Modi Properties and Investments Private Limited – 100%

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

1. **Sl. No. 2**

2. Name of the subsidiary: **M/s Modi Housing Private Limited**

3. Reporting period for the subsidiary concerned, if different from the holding company's reporting period: NA

4. Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries: NA

5. Share capital: Authorized Capital- Rs.5, 00,000/-
   Paid up Capital-Rs. 2, 04,000/-

6. Reserves & surplus: 10, 22, 64,629/-

7. Total assets: 11, 12, 11,887

8. Total Liabilities: 11, 12,11,887

9. Investments: 11, 08, 73,099

10. Turnover: 88, 02,837/-

11. Profit before taxation: 64, 51,438/-

12. Provision for taxation: Nil

13. Profit after tax: 64, 51,438/-

14. Proposed Dividend: Nil

15. % of shareholding: M/s Modi Properties and Investments Private Limited - 50.98%

Notes: The following information shall be furnished at the end of the statement:
1. Names of subsidiaries which are yet to commence operations: NA
2. Names of subsidiaries which have been liquidated or sold during the year: NA

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

FORM MGT-11
PROXY FORM

(Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014)

Name of the Member(s):____________________________
Registered Address: ____________________________
E-mail Id:____________________________
Folio No. / Client ID No. : ______________DP ID No. ______________

I / We, being the member(s) holds ______________ Shares of MODI PROPERTIES AND INVESTMENTS PVT LTD, hereby appoint
1. Name:____________________________
E-mail Id:____________________________
Address____________________________
Signature: ____________________________
(or failing him/her)
2. Name:____________________________ E-mail Id: ____________________________Address:____________________________
__________Signature____________________________
(or failing him/her)
as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the Twenty First Annual General Meeting of the Company to be held on Wednesday, 30th September 2015 at 10.00 AM at the Registered Office at 5-4-187/3&4, 3rd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana, India and at any adjournment thereof in respect of such resolutions as are indicated below:

No.	Resolution	For	Against
1	To receive, consider and adopt Audited Financial Statement, Reports of the Board of Directors and Auditors thereon.		
2	Ratification of appointment of Statutory Auditors		

Signed this .... day of 2015

Signature of Shareholder____________________________
Signature of Proxy holder(s)____________________________

Affix 15p Revenue Stamp

Note: This form, in order to be effective, should be duly stamped, completed, signed and deposited at the Registered Office of the Company, not less than 48 hours before the meeting.

ATTENDANCE SLIP
(To be presented at the entrance)

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

Twenty First Annual General Meeting on 30th September 2015 at 10:00 AM at the Registered Office at 5-4-187/3&4, 3rd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana, India

Folio No. ____________________

DP ID No. ____________________ Client ID No. ____________________

Name of the Member____________________ Signature ____________________

Name of the Proxyholder____________________ Signature____________________

1. Only Member/Proxyholder can attend the Meeting.
2. Member/Proxyholder should bring his/her copy of the Annual Report for reference at the Meeting.

MODI PROPERTIES AND INVESTMENTS PVT LTD

5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad-500003, Telangana
CIN: U65993TG1994PTC017795,
Contact No: 040-66335551, E-Mail Id: accounts@modiproperties.com

Annexure 1

FORM NO.AOC-2

Particulars of contracts/arrangements entered with Related Parties
(Pursuant to clause (h) of sub-section (3) of section 134 of the Companies Act, 2013, read with Rule 8(2) of the Companies (Accounts) Rules, 2014 – in Form AOC-2)

Particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arms length transactions under third proviso thereto.

1. **Details of contracts or arrangements or transactions not at arm's length basis**

   During the year ended 31st March 2015, no contracts or arrangements or transaction were entered with Related Parties, which are not at arm's length basis.

2. **Details of material contracts or arrangement or transactions at arm's length basis**

SI. No.	Name of the Related Party (Nature of relationship)	Nature of contracts/ arrangement/ transactions	Duration of contract	Terms of the contract and value	Amount paid as advance (in Rs.)
1.	Kadakia & Modi Housing			50,730	--
2.	Mehta & modi Homes			2,04,720	--
3.	MC Modi Educational Trust			64,774	----

By Order of the Board of Directors
For MODI PROPERTIES AND INVESTMENTS PVT LTD

SMK

Place: Hyderabad
Date: 5th September, 2015

Soham Satish Modi
(Director)
(DIN: 00522546)

Tejal Soham Modi
(Director)
(DIN: 06983437)