

MPL-Draft Project financial status statement 30-9-2020 ver4B -

List of documents

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

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Project cost & estimates

Name of firm/company:		Modi Properties Pvt. Ltd.		Prepared by:		Sangeetha		
Name of project:		Mayflower Platinum.		Date:		31-Oct-20		
Project cost and estimates.				Details for period upto		July 20 to Sep 20		
								(Amounts in Rs.)
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for FY 17-18	Actual cost/ revenue for FY 18-19	Actual cost/ revenue for FY 19-20	Actual cost/ revenue for April -June 20	Actual cost/ revenue for current qtr - July- Sept 20	Actual total Exp/revenue till date
A	Land cost + reg. charges + brokerage							-
B	Permit fees & charges	28,856,686	1,571,538	27,133,144	152,004	-	-	28,856,686
C	Construction/ development expenses	637,988,000	1,079,997	3,934,927	129,965,230	16,832,822	40,733,806	192,546,782
D	Admin & sales expenses	31,360,000	-	683,458	11,129,185	1,595,594	2,598,374	16,006,611
E	Finance Expenses	8,154,526	-	80,716	3,316,658	772,291	711,252	4,880,917
F	Total project cost (sum of A TO E)	706,359,212	2,651,535	31,832,246	144,563,078	19,200,707	44,043,432	242,290,997
G	Revenue from sales	867,583,500	-	-	120,147,005	36,257,409	51,930,872	208,335,286
H	Investment from promoters	NA	7,651,535	38,691,544	-5,565,340	490,925	-825,000	40,443,664
I	Secured and unsecured loans	NA	-	-	30,000,000	-		30,000,000
J	Gross profit (G-A-B-C)	200,738,814	NA	NA	NA	NA		NA
K	Net Profit (G-F)	161,224,288	NA	NA	NA	NA		NA
L	Gross profit in percentage (J/G*100)	23	NA	NA	NA	NA		NA
M	Net profit in percentage (K/G*100)	19	NA	NA	NA	NA		NA
	Revenue from sales - details (Developers share)	No. of units	Total area in sft	Rate in Rs./ sft.	Total revenue is Rs.	Remarks		
A	Sold units	78	119,000	4,419	525,899,700			
B	Unsold Units	45	84,680	4,035	341,683,800			
	Total	123	203,680	8,454	867,583,500			
	Construction/ development expenses	No. of units	Total area in sft	Rate in Rs./ sft.	Total exp. is Rs.	Remarks		
A	Construction cost	189	313,600	1,700	533,120,000			
B	Land development exp.		114,160	800	91,328,000			
C	Amenities cost		6,770	2,000	13,540,000			
	Total	189	434,530	4,500	637,988,000			
Notes:								
1 Construction/ Development cost = WIP - permit cost								
2 Admin & sales expenses = Indirect exp - finance exp.								

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Unit Details

Name of firm/company:		Modi Properties Pvt Ltd				Prepared by:	Sangeetha	
Name of project:		Mayflower Platinum				Date:	31-Oct-20	
Units Details								
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Unit Details

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

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Unit Details

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

Unit Details

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

MPL-Draft Project financial status statement 30-9-2020 ver4B - - Project details

Name of firm/company:		Modi Properties Pvt Ltd		Prepared by:	Sangeetha
Name of project:		Mayflower Platinum		Date:	31-Oct-20
Project details.					
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	9,092.00	Sq Mts	2.24	Acres
2	Net land area of project	8,506.00	Sq Mts	10,173.00	Sq. Yds
3	Type of development	Flats		-	-
4	Total no. of units	189	Nos.	-	-
5	Type of agreement	JDA		-	-
6	Building permit no.	1/C1/02082/2019		-	-
7	Building permit issued by:	GHMC		-	-
8	RERA no.	P02200000482		-	-
9	Units falling to share of owners	66	Nos.	-	-
10	Units falling to share of developer	123	Nos.	-	-
11	Total proposed construction	313,600.00	Sq Mtrs	3,375,562.00	sft
12	Total sellable area	313,600.00	Sq Mtrs	3,375,562.00	sft
13	In case of apartments total parking area	10,212.00	Sq Mtrs	109,921.00	sft
14	In case of villas total area of plots	-	Sq Mtrs		sq. yds
Project - Current status			Qty / Remarks		
1	Number of units completed		-		
2	Number of units under construction		123		
3	Number of units not started		-		
4	Number of units sold		78		
5	Number of units unsold (include mortgaged)		45		
6	Electric power supply provided		No		
7	Water supply provided		No		
8	OC received		No		
9	OC date		-		
10	Project fully completed in all respects		No		

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RERA sold units details

Name of firm/company:				Modi Properties Pvt Lt	Prepared by:	Sangeetha									
Name of project:				MayFlower Platinum	Date:	#####									
Details required as per RERA rules.					Statement for period upto		July to Sep 2020								
Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 18-19	Receipts - FY 19-20	Receipts - FY 19-20 Without GST	Receipts for April 20 to June 20	Receipts without GST April 20 to June 20	Receipts for July 20 to Sep 20	Receipts without GST July 20 to Sep 20	Total Receipts With GST	Total Receipts Without GST
1	A-105	1500	4,316	Mrs. Rahila Bhanu Lia	27-05-2019	6,474,500	-	6,474,500	6,166,190	-	-		-	6,474,500	6,166,190
2	A-107	1800	4,118	Ballary Madhavi Latha	01-04-2019	7,413,000	-	4,374,890	4,166,562	1,822,866	1,736,063		-	6,197,756	5,902,625
3	A-108	1800	3,363	A Mohan Ganesh/G.Si	03-04-2019	6,053,000	-	4,898,990	4,665,705		-		-	4,898,990	4,665,705
4	A-301	1500	4,183	T Sita Lakshmi	14-04-2019	6,275,000	-	3,720,625	3,543,452	1,554,375	1,480,357		-	5,275,000	5,023,810
5	A-304	1500	4,082	Mr. Peruri Suryanaray	21-04-2019	6,123,500		3,633,512	3,460,488	1,493,993	1,422,850		-	5,127,505	4,883,338
6	A-305	1500	3,282	Shaini P Srinivas	04-04-2019	4,923,000	-	2,278,450	2,169,952	-	-	1,100,000	1,047,619	3,378,450	3,217,571
7	A-306	1800	3,333	Pradeep Kumar Nara	01-04-2019	6,000,000	-	3,376,700	3,215,905	800,000	761,905	200,000	190,476	4,376,700	4,168,286
8	A-401	1500	4,183	Dr.G.Narasimha rao	14-04-2019	6,275,000	-	3,720,625	3,543,452	1,532,625	1,459,643		-	5,253,250	5,003,095
9	A-402	1500	2,949	Samir Christopher Har	10-05-2019	4,423,500	-	675,000	642,857	-	-	250,000	238,095	925,000	880,952
10	A-403	1500	3,882	Ramdas Duggirala	01-04-2019	5,823,500	-	3,461,013	3,296,203	1,417,492	1,349,992		-	4,878,505	4,646,195
11	A-404	1500	4,057	Modem Chandra Shekl	01-04-2019	6,086,000	-	3,611,950	3,439,952	1,484,430	1,413,743		-	5,096,380	4,853,695
12	A-407	1800	3,944	Pulakanti Mohan Rao/	03-04-2019	7,100,000	-	4,195,000	3,995,238	1,743,000	1,660,000		-	5,938,000	5,655,238
13	A-408	1800	3,944	Puram srinitha	01-04-2019	7,100,000	-	4,195,000	3,995,238	100,000	95,238	1,743,000	1,660,000	6,038,000	5,750,476
14	A-502	1500	3,882	Razia ahamed	01-04-2019	5,823,500	-	3,634,064	3,461,013	1,244,441	1,185,182		-	4,878,505	4,646,195
15	A-503	1500	3,882	Sabbani Supriya	03-04-2019	5,823,500	-	1,025,000	976,190	2,362,488	2,249,989	400,000	380,952	3,787,488	3,607,131
16	A-505	1500	3,517	M Surekha	08-04-2019	5,275,000	-	1,000,000	952,381	1,654,000	1,575,238	400,000	380,952	3,054,000	2,908,571
17	A-506	1800	3,246	Ankita Patnaik/Rakesh	01-04-2019	5,842,000	-	1,035,000	985,714	407,000	387,619	3,000,000	2,857,143	4,442,000	4,230,476
18	A-507	1800	3,507	Milind Madhav Rao ch	14-04-2019	6,313,200	-	3,275,090	3,119,133	-	-	1,791,752	1,706,430	5,066,842	4,825,564
19	A-601	1500	2,949	Samia ali Khan	04-04-2019	4,423,500	-	650,000	619,048	-	-	250,000	238,095	900,000	857,143
20	A-602	1500	4,107	Madgula Ashwini	14-04-2019	6,161,000	-	1,149,150	1,094,429	-	-	4,084,657	3,890,150	5,233,807	4,984,578
21	A-604	1500	4,383	S. A. Zaheer Ahamed	13-06-2019	6,575,000	-	3,993,125	3,802,976	1,609,125	1,532,500		-	5,602,250	5,335,476
22	A-605	1500	3,932	Mamilla Sunitha	01-04-2019	5,898,000	-	1,110,000	1,057,143	2,394,363	2,280,346	1,436,418	1,368,017	4,940,781	4,705,506
23	A-606	1800	3,357	Jagana Lokesh / Lalitha	16-04-2019	6,043,200	-	381,730	363,552	2,680,735	2,553,081	1,788,000	1,702,857	4,850,465	4,619,490
24	A-701	1500	3,516	Ms. B. Hyma	29-04-2019	5,273,500	-	266,025	253,357	-	-		-	266,025	253,357
25	A-703	1500	3,982	Bahadur Singh Malik	01-04-2019	5,973,500	-	1,363,025	1,298,119	-	-	2,184,238	2,080,227	3,547,263	3,378,346
26	A-704	1500	4,283	Tummi Usha Rani	13-06-2019	6,425,000	-	1,188,750	1,132,143	-	-		-	1,188,750	1,132,143
27	A-707	1800	4,068	Madgula Ashwini	14-04-2019	7,323,200	-	1,323,480	1,260,457	-	-	2,999,860	2,857,010	4,323,340	4,117,467
28	A-708	1800	3,308	Nukala Sarika	01-04-2019	5,955,000	-	283,250	269,762	-	-	2,925,168	2,785,874	3,208,418	3,055,636
29	A-802	1500	4,107	P Vikas Harsha/P Shee	05-04-2019	6,160,000	-	1,160,000	1,104,762	-	-		-	1,160,000	1,104,762
30	A-803	1500	4,032	Kailash kaur Malik	01-04-2019	6,048,500	-	1,374,275	1,308,833	-	-	1,450,000	1,380,952	2,824,275	2,689,786
31	A-805	1500	4,433	Ms Rashmi	30-06-2019	6,650,000	-	1,222,500	1,164,286	-	-	2,713,750	2,584,524	3,936,250	3,748,810
32	A-806	1800	3,333	Gaurav Chawla	05-04-2019	6,000,000	-	247,000	235,238	-	-	1,230,000	1,171,429	1,477,000	1,406,667
33	A-807	1800	4,419	Madhusudhan Rachaka	09-06-2019	7,955,000	-	1,418,250	1,350,714	-	-	3,431,794	3,268,375	4,850,044	4,619,090
34	A-901	1500	4,133	K Sadanand/Bhavesh S	01-04-2019	6,200,000	-		-	-	-	25,000	23,810	25,000	23,810
35	A-902	1500	3,982	Evani Annapurna Sour	06-04-2019	5,973,500	-	1,121,025	1,067,643	-	-		-	1,121,025	1,067,643
36	A-904	1500	4,533	P S Arun	01-07-2019	6,800,000	-	1,245,000	1,185,714		-		-	1,245,000	1,185,714

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RERA sold units details

Sl no	Unit no.	Super-built-up area in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 18-19	Receipts - FY 19-20	Receipts - FY 19-20 Without GST	Receipts for April 20 to June 20	Receipts without GST April 20 to June 20	Receipts for July 20 to Sep 20	Receipts without GST July 20 to Sep 20	Total Receipts With GST	Total Receipts Without GST
37	A-905	1500	4,583	Ashwini Yenna / Hema	03-08-2019	6,875,000	-	1,256,250	1,196,429		-		-	1,256,250	1,196,429
38	A-906	1800	4,143	Thota Raja Bala Subra	03-04-2019	7,458,200	-	1,343,730	1,279,743		-		-	1,343,730	1,279,743
39	A-908	1800	4,268	K Raghavendra Prasad	05-05-2019	7,683,200	-	1,777,480	1,692,838		-	-	-	1,777,480	1,692,838
40	A-1001	1500	3,817	Sajja Mohan Srinivas I	10-08-2019	5,725,000	-	233,750	222,619		-		-	233,750	222,619
41	A-1003	1500	4,523	Syed Mazhar Ali	26-08-2019	6,785,000	-	1,796,975	1,711,405		-		-	1,796,975	1,711,405
42	A-1004	1500	3,967	Neelam pandey	14-12-2019	5,950,000	-	716,888	682,750		-		-	716,888	682,750
43	B-105	1800	4,550	Jadgish Balasubramani	18-12-2019	8,190,000	-	6,405,400	6,100,381		-	760,850	724,619	7,166,250	6,825,000
44	B-301	1500	4,333	Sanjeeb Dey	06-09-2019	6,500,000	-	3,850,000	3,666,667	1,590,000	1,514,286		-	5,440,000	5,180,952
45	B-302	2140	4,591	Thilek Kumar Muniya	02-12-2019	9,825,000	-	2,636,250	2,510,714		-		-	2,636,250	2,510,714
46	B-304	1800	4,619	Muthyala Ambika/MB	04-07-2020	8,315,000						225,000	214,286	225,000	214,286
47	B-305	1800	3,792	Sircilla Chandra Sheka	15-10-2019	6,825,000	-	3,528,125	3,360,119	1,640,941	1,562,801		-	5,169,066	4,922,920
48	B-403	1800	4,647	B Ramakrushna Dora	30-06-2020	8,365,000		-	-		-	236,250	225,000	236,250	225,000
49	B-405	1800	3,792	Sircilla Shiva Raj	15-10-2019	6,825,000	-	3,528,125	3,360,119	1,978,875	1,884,643		-	5,507,000	5,244,762
50	B-501	1500	4,467	Madhava Rao Nishal	07-09-2019	6,700,000	-	3,965,000	3,776,190		-	500,000	476,190	4,465,000	4,252,381
51	B-502	2140	3,621	K.V.Lakshmi / K.Nage	15-12-2019	7,750,000		505,250	481,190		-		-	505,250	481,190
52	B-503	1800	4,633	Shaik Chand Basha	01-12-2019	8,340,000	-	2,173,655	2,070,148		-		-	2,173,655	2,070,148
53	B-601	1500	3,750	Hameed Khan / Rukha	24-09-2019	5,625,000	-	760,625	724,405	1,900,000	1,809,524		-	2,660,625	2,533,929
54	B-605	1800	3,772	Vavilala Raghavendra	23-09-2019	6,790,000	-	924,158	880,150	2,526,600	2,406,286	2,068,447	1,969,950	5,519,205	5,256,386
55	B-701	1500	4,500	Gulshan kumar	06-09-2019	6,750,000	-	1,788,750	1,703,571		-	2,205,000	2,100,000	3,993,750	3,803,571
56	B-704	1800	5,018	Bharadwaja Mudigond	25-03-2020	9,033,200		25,000	23,810	1,000,000	952,381	1,416,567	1,349,111	2,441,567	2,325,302
57	B-705	1800	3,736	Gaddam.shailaja /L.Ra	13-11-2019	6,725,000		836,250	796,429		-		-	836,250	796,429
58	B-801	1500	4,583	Dr. Sunkara Rajeshwar	20-09-2019	6,875,000		1,818,125	1,731,548		-		-	1,818,125	1,731,548
59	B-802	2140	4,794	Canovoy Narahari Suja	30-09-2020	10,258,500	-		-		-		-	-	-
60	B-901	1500	4,667	Indranil Mukherjee / S	30-09-2019	7,000,000	-	1,736,250	1,653,571		-	1,000,000	952,381	2,736,250	2,605,952
61	B-905	1800	4,475	Mrs.Kolli Baby Rani	30-11-2019	8,055,000	-	2,106,675	2,006,357		-		-	2,106,675	2,006,357
62	B-1002	2140	3,925	Thota surya kiran	09-01-2020	8,400,000	-	1,236,250	1,177,381		-		-	1,236,250	1,177,381
63	B-1005	1800	3,961	T Radhika	26-08-2020	7,130,000						225,000	214,286	225,000	214,286
64	C-301	1500	4,783	Akkapeddi Nagalaksh	02-06-2020	7,175,000		-	-	225,000	214,286	1,076,250	1,025,000	1,301,250	1,239,286
65	C-302	1500	4,733	Amit Rajender Maddi /	24-05-2020	7,100,000			-	-	-	2,001,563	1,906,250	2,001,563	1,906,250
66	C-401	1500	4,300	Mrs K Karunasree/Mr	03-07-2020	6,450,000						900,000	857,143	900,000	857,143
67	C-404	1500	4,733	Chaudhary Om Prakas	17-07-2020	7,100,000						1,312,500	1,250,000	1,312,500	1,250,000
68	C406	1800	4,647	Pawan Kumar	30-06-2020	8,365,000			-	25,000	23,810	211,250	201,190	236,250	225,000
69	C-502	1500	4,833	BN Priyanka	28-02-2020	7,250,000	-	-	-		-	1,343,250	1,279,286	1,343,250	1,279,286
70	C-504	1500	3,967	Veeraganta Subramany	11-03-2020	5,950,000	-	236,250	225,000	632,930	602,790		-	869,180	827,790
71	C-601	1500	3,601	Kadali Lakshmi Surekl	01-12-2019	5,401,500						1,036,150	986,810	1,036,150	986,810
72	C-602	1500	4,783	Sai Phani Devi/Arunka	14-03-2020	7,175,000	-	26,250	25,000	1,200,000	1,142,857		-	1,226,250	1,167,857
73	C-605	1800	3,889	B.prabhakar Bandar pa	20-02-2020	7,000,000	-	684,400	651,810		-		-	684,400	651,810
74	C702	1500	3,917	Rajeshwari Desai/Sant	27-06-2020	5,875,000			-	1,025,000	976,190	600,000	571,429	1,625,000	1,547,619
75	C-705	1800	4,667	MR.Abhijit chaudhari	15-01-2020	8,400,000	-	2,176,500	2,072,857		-		-	2,176,500	2,072,857
76	C-802	1500	4,100	Sreeramaju Usha	26-06-2020	6,150,000			-	25,000	23,810	781,250	744,048	806,250	767,857

MPL-Draft Project financial status statement 30-9-2020 ver4B -
RERA sold units details

Sl no	Unit no.	Super-built-up area in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 18-19	Receipts - FY 19-20	Receipts - FY 19-20 Without GST	Receipts for April 20 to June 20	Receipts without GST April 20 to June 20	Receipts for July 20 to Sep 20	Receipts without GST July 20 to Sep 20	Total Receipts With GST	Total Receipts Without GST
90	C-902	1500	4,933	Mamta Shirbhayye/Ch	12-08-2020	7,400,000						1,290,002	1,228,573	1,290,002	1,228,573
91	C-905	1800	4,094	G Sree Lakshmi/G Ver	05-08-2020	7,370,000						1,934,450	1,842,333	1,934,450	1,842,333
	TOTAL	124,960	311,018			525,899,700	-	126,154,355	120,147,005	38,070,279	36,257,409	54,527,416	51,930,872	218,752,050	208,335,286
														-	

MPL-Draft Project financial status statement 30-9-2020 ver4B -

Loan details

Name of firm/company		Modi Properties Pvt Ltd	Prepared by:		Sangeetha				
Name of project:		Mayflower Platinum	Date:		31-Oct-20				
Loan Details			Statement for period upto		July to Sep 2020				
Secured loans									
Sl. No.	Loan type	Name of lender	Total loan amount in Rs.	Principal repaid upto last qtr. in Rs.	Principal repaid in this qtr. In Rs.	Balance loan upto end of this qtr. in Rs.	Loan start date	Loan end date	EMI or principal repayment per month in Rs.
1	Secured	Tata Capital Financial Services Ltd	30,000,000	15,936,039	3,328,302	10,735,659	01-05-2019	10-04-2023	666,700
2	Secured		-	-	-	-			
3	Secured		-	-	-	-			
4	Subtotal - Secured loans		30,000,000	15,936,039	3,328,302	10,735,659			
5	Un-secured						NA	NA	NA
6	Un-secured						NA	NA	NA
7	Un-secured						NA	NA	NA
8	Un-secured						NA	NA	NA
9	Un-secured						NA	NA	NA
10	Subtotal - Un-secured loans		-	-	-	-			
11	Total		30,000,000	15,936,039	3,328,302	10,735,659			

MPL-Draft Project financial status statement 30-9-2020 ver4B - - Financial Summary

Name of firm/company:		Modi Properties Pvt Ltd		Prepared by:			Sangeetha
Name of project:		Mayflower Platinum		Date:			31-Oct-20
Financial Summary				Statement for period upto			July to Sep 2020
							(Amounts in Rs.)
Sl. No.	Description	FY 17-18	FY 18-19	FY 19-20	For qtr. - April- June 20	For current qtr. - July-Sep 20	Total
1	Source of funds						
2	Net receipts from sales	-	-	120,147,005	36,257,409	51,930,872	208,335,286
3	Loans received - unsecured	-	-		-		-
4	Loans received - secured			30,000,000	-		30,000,000
5	Subtotal - funds	-	-	150,147,004.76	36,257,408.57	51,930,872.38	238,335,286
6	Expenditure						
7	Towards land acquisition	-	-	-	-		-
8	Towards security deposit for JDA & Other Depos	5,000,000	5,000,000	6,500,000	-	-	16,500,000
9	Fees, charges, deposits for permits	1,571,538	27,133,144	152,004	-	-	28,856,686
10	Finance charges (interest + fees)	-	80,716	3,316,658	772,291	711,252	4,880,917
11	Administrative expenses	-	683,458	11,129,185	1,595,594	2,598,374	16,006,611
12	Work in progress	1,079,997	3,934,927	129,965,230	16,832,822	40,733,806	192,546,782
13	Other expenses (if nay)	-	-	-	-		-
14	Advances paid to suppliers/contractors						-
15	Subtotal - exp.	7,651,535	36,832,246	151,063,078	19,200,707	44,043,432	258,790,997
16	Investment from promoters						
17	By equity/partners capital						
18	By way of loans from promoters	7,651,535	38,691,544	-5,565,340	490,925	-825,000	40,443,664
19	Subtotal - investment	7,651,535	38,691,544	-5,565,340	490,925	-825,000	40,443,664
RERA - funds received Vs exp - comparison							
A	Project expenditure	7,651,535	36,832,246	151,063,078	19,200,707	44,043,432	258,790,997
B	70% of net receipts (for RERA a/c)	-	-	84,102,903	25,380,186	36,351,611	145,834,700
C	Loans received	-	-	30,000,000	-		30,000,000
D	RERA a/c bank balance +FDs			45,970	1,085,144	4,695,772	4,695,772
	Difference (A-B-C-D) - must be positive	7,651,535	36,832,246	36,914,204	-7,264,623	2,996,050	78,260,525
Note:							
Net receipts or revenue = Receipts after deduction of receipts towards GST, Reg. charges, etc.							
Towards land acquisition = Land cost + reg. charges + brokerage							
Work in progress = WIP - permit cost.							

MPL-Draft Project financial status statement 30-9-2020 ver4B -
Working - land, finance, admin

Particulars	Amount 2017-18	Amount 2018-19	Amount 2019-20	Amount 01-04-20 to 30-06-20	Amount 01-07-20 to 30-09-20	TOTAL
<u>Sanction Cost</u>						
Fees& Permits	-	27,005,427				27,005,427
HMWS& SB	1,092,500					1,092,500
Airport Noc	50,000					50,000
Fire Noc	429,038					429,038
Registration Charges		91,807	150,004			241,811
Electricity connection cha	-	35,910	2,000			37,910
Total	1,571,538	27,133,144	152,004	-	-	28,856,686
<u>JDA Deposits & JDA Registration Charges</u>						
Summit Sales LLP Deposit			1,500,000			1,500,000
Bhavesh Mehta	2,100,000	1,900,000	2,000,000			6,000,000
Mehul Mehta	2,900,000	3,100,000	3,000,000			9,000,000
Total	5,000,000	5,000,000	6,500,000	-	-	16,500,000
<u>Finance charges</u>						
Interest on Secured Loan	-		3,166,414	518,611	469,237	4,154,262
Interest on UnSecured Lo	-		97,089	252,668	237,530	587,287
Interest on TDS	-	-	1,863	1,012	4,485	7,360
Interest on GST	-	-	51,292			51,292
Loan Procesing Fee	-	80,716				80,716
Total	-	80,716	3,316,658	772,291	711,252	4,880,917
<u>Administrative expenses</u>						
Admin Expenses			1,361,261			1,361,261
Advertisements			581,308			581,308
Bank Charges		17,977	7,359	1,003	708	27,047
Business Pramotions						-
Car Hire Charges Exempt			179,825	38,175	44,675	262,675
Commission / Brokerage Urd			3,334,579	-	769,448	4,104,027
CR Consultation Charges	-	555,000	1,145,960	446,346	685,269	2,832,574
Conveyance				2,208	4,622	6,830
Misc Expenses			80,079			80,079
News Papers & Periodicals			1,540		710	2,250
ESI Employer Contribution			1,148			1,148
Goods Transporation Charges			13,000			13,000
Hoarding Rent			21,200			21,200
Insurance		26,331	26,331	40,120		92,782
Medical claim Expenses			44,978			44,978
Legal Expenses		1,430	48,650			50,080
Fees & Charges			568			568
Office Expenses			5,120		1,200	6,320
Petrol/diesel Expenses			47,334	18,000	36,078	101,412
PF Employer Contribution			24,875			24,875
Printing & Stationery		79,270	306,629	178,580	136,990	701,469
Postage & Courier			4,396			4,396
Promotional Expenses			3,000			3,000
QC Charges			70,000			70,000
Salaries			3,245,908	845,484	846,410	4,937,802
Service Charges		1,000	463,000			464,000
Staff Mobile allowance			64,590	16,371	25,372	106,333
Telephone/internet Expense		2,450	3,586			6,036
Vehicle Maintenance			12,131	1,313	4,888	18,332
Repair & Maintenance co	-		30,811			30,811
Rent & Amenities				0	42,000	42,000
Renovation expenses -Admin				8,000		8,000
Round Off			20	-6	4	18
Total	-	683,458	11,129,185	1,595,594	2,598,374	16,006,611
TOTAL	6,571,538	32,897,319	21,097,847	2,367,885	3,309,626	66,244,215

MPL-Draft Project financial status statement 30-9-2020 ver4B -
Working - WIP

Particulars	Amount 2017-18	Amount 2018-19	Amount 2019-20	Amount April 20 to June 20	Amount July 20 to Sep 20	TOTAL
BUILDING MATERIAL						
Borewell			260,385			
Bricks/sand/chips/stone			1,699,703	282,700	258,293	
Building Material		6,168				
Cement		75,150	1,709,329	331,608	920,021	
Chemicals			38,727	19,050	38,540	
Consumables			507,878	54,028	74,608	
Doors/windows			1,414,260	294,472	1,203,813	
Electrical Material			1,387,630	228,147	824,819	
Equipment		160,671	603,377	34,315	38,509	
False ceiling			44,948	171,929	-171,929	
Furniture			318,806	15,258	119,000	
Granite/Stone-5%	84,898	85,032	-	-	-	
Garden Material			18,000	67,046		
Hardware Material			827,596			
Metal -5%	15,600		525,671			
Painting Material			112,879	2,280	18,854	
Plumbing & Sanitary Material			1,072,017	556,344	981,623	
Ready Mix Concrete 18%		43,220	21,691,909	849,880	4,681,902	
Sand/Redmud/Morrum	70,912	26,286	565,832	465,276	495,631	
Steel			31,502,666	742,609	9,887,868	
Stone			259,571			
Sundry Purchase			291,136	157,646	270,785	
Tools		15,678	102,456	29,980	43,954	
Tiles			233,801	52,200	307,942	
Wood/Plywood/Glass			245,775	69,311	3,047	
Total	171,410	412,206	65,434,352	4,424,077	19,997,280	90,439,325
Construction Expenses						
Allowance for Const Equip	99,537	1,386,723	26,445,503	5,083,517	9,179,031	
Allowances for Consumables	-	173,588	3,675,263	2,185,538	3,570,162	
Labour Charges	-	321,438	15,931,892	4,338,164	7,042,609	
Total	99,537	1,881,749	46,052,658	11,607,219	19,791,802	79,432,965
Other Expenses						
HMDA-Building Permission fee						
Water Connection Charges	4,050	9,000				
Misc Expenses at Site	9,000	57,741	387,429	39,486	65,662	
Hamali Charges			202,954	14,900	122,770	
Water Tanker			55,350			
Transportation charges			96,591	16,250	3,760	
Consultancy Fees	796,000	6,000	150,000	128,250	121,950	
Electricity charges			274,345	309,036	323,458	
Housekeeping charges			142,387	44,245	78,287	
Repair & Maintenance			15,670	123,278	20,522	
Allowance for Statutory Payments			17,820			
Fooring work			-	-	7,716	
Security Charges		2,790	598,885	126,081	200,598	
Renovation Expenses -WIP						
CGST Input			7,486,582			
SGST Input			7,486,582			
IGST Input			1,418			
JDA Registration Charges		1,565,442	1,562,207			
Total	809,050	1,640,973	18,478,220	801,526	944,723	22,674,492
Grand Total	1,079,997	3,934,927	129,965,230	16,832,822	40,733,806	151,812,976