

**INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT**

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3,  
ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]  
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year  
**2020-21**

|                                       |                                                                                               |                                 |                 |
|---------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------|-----------------|
| PAN                                   | AADCM5906D                                                                                    |                                 |                 |
| Name                                  | MODI HOUSING PRIVATE LIMITED                                                                  |                                 |                 |
| Address                               | 5-4-187/3 AND 4,3RD FLOOR, SOHAM MANSION, M.G.ROAD, RANIGUNJ, SECUNDERABAD, TELANGANA, 500003 |                                 |                 |
| Status                                | Pvt Company                                                                                   | Form Number                     | ITR-6           |
| Filed u/s                             | 139(1)-On or before due date                                                                  | e-Filing Acknowledgement Number | 218796951180121 |
| Taxable Income and Tax details        | Current Year business loss, if any                                                            | 1                               | 124436          |
|                                       | Total Income                                                                                  |                                 | 0               |
|                                       | Book Profit under MAT, where applicable                                                       | 2                               | 0               |
|                                       | Adjusted Total Income under AMT, where applicable                                             | 3                               | 0               |
|                                       | Net tax payable                                                                               | 4                               | 0               |
|                                       | Interest and Fee Payable                                                                      | 5                               | 0               |
|                                       | Total tax, interest and Fee payable                                                           | 6                               | 0               |
|                                       | Taxes Paid                                                                                    | 7                               | 0               |
|                                       | (+)Tax Payable /(-)Refundable (6-7)                                                           | 8                               | 148428          |
| Dividend Distribution Tax details     | Dividend Tax Payable                                                                          | 9                               | -148430         |
|                                       | Interest Payable                                                                              | 10                              | 0               |
|                                       | Total Dividend tax and interest payable                                                       | 11                              | 0               |
|                                       | Taxes Paid                                                                                    | 12                              | 0               |
|                                       | (+)Tax Payable /(-)Refundable (11-12)                                                         | 13                              | 0               |
|                                       | Accreted Income & Tax Detail                                                                  | 14                              | 0               |
| Accreted Income as per section 115TD  | 15                                                                                            | 0                               |                 |
| Additional Tax payable u/s 115TD      | 16                                                                                            | 0                               |                 |
| Interest payable u/s 115TE            | 17                                                                                            | 0                               |                 |
| Additional Tax and interest payable   | 18                                                                                            | 0                               |                 |
| Tax and interest paid                 | 19                                                                                            | 0                               |                 |
| (+)Tax Payable /(-)Refundable (17-18) |                                                                                               | 0                               |                 |

Income Tax Return submitted electronically on 18-01-2021 16:49:38 from IP address 49.206.40.26 and verified by SOHAM MODI

having PAN ABMPM6725H on 18-01-2021 16:49:38 from IP address 49.206.40.26 using Digital Signature Certificate (DSC).

DSC details: 50455484CN=Capricorn CA 2014,2.5.4.51=#131647352c56494b41532044454550204255494c44494e47,STREET=18,LAXMI NAGAR DISTRICT CENTER,ST=DELHI,2.5.4.17=#1306313130303932,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

|                         |                                                                                                |                        |               |
|-------------------------|------------------------------------------------------------------------------------------------|------------------------|---------------|
| <b>Name Of Assessee</b> | : <b>Modi Housing Private Limited</b>                                                          |                        |               |
| <b>PAN</b>              | : <b>AADCM5906D</b>                                                                            |                        |               |
| <b>Office Address</b>   | : 5-4-187/3 And 4,3rd Floor, Soham Mansion, M.g.road, Ranigunj, Secunderabad, Telangana-500003 |                        |               |
| <b>Status</b>           | : PUB NOT INT                                                                                  | <b>Assessment Year</b> | : 2020 - 2021 |
| <b>Ward No</b>          | : WARD 16(4),HYDERABAD                                                                         | <b>Financial Year</b>  | : 2019 - 2020 |
| <b>D.O.I.</b>           | : 31/12/2002                                                                                   |                        |               |
| <b>Phone No.</b>        | : 0-0                                                                                          | <b>Mobile No.</b>      | : 9121282860  |
| <b>Email Address</b>    | : it_d@modiproperties.com                                                                      |                        |               |
| <b>Name Of Bank</b>     | : Hdfc Bank Ltd                                                                                |                        |               |
| <b>Micr Code</b>        | : 500240003                                                                                    |                        |               |
| <b>Ifs Code</b>         | : Hdfc0000042                                                                                  |                        |               |
| <b>Address</b>          | : Hyderabad - Secunderabad                                                                     |                        |               |
| <b>Account No.</b>      | : 00422000016899                                                                               |                        |               |
| <b>Return</b>           | : Original (Filing Date : 18/01/2021 & No. : 218796951180121)                                  |                        |               |

### COMPUTATION OF TOTAL INCOME

#### Profits And Gains From Business And Profession

0

##### Modi Housing Pvt Ltd

Profit Before Tax As Per Profit And Loss Account 25917403

Add :

Expenses Related To Exempt Income Disallowed U/s 14a 786437

Expenses Related To Exempt Income Other Than Disallowed U/s 14a 7207825

Disallowed U/s 37

2092 7996354

33913757

Less :

Interest On Fd

578649

Interest On It Refund

46880

Share Of Income From Firm

33969250

Allowed Depreciation

68943

-34663722

-749965

Out Of Loss Of Rs. 749965, Unabsorbed Depreciation Is Rs. 68943 & Business Loss Is Rs. 681022

##### Profit From Firm : M/s Nilgiri Estates

Profit

7595867

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

-7595867

##### Profit From Firm : Modi And Modi Constructions

Profit

1593672

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

-1593672

##### Profit From Firm : Summit Sales Llp

Profit

10513597

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

-10513597

##### Profit From Firm : Modi Farm House Llp

Profit

92973

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

-92973

##### Profit From Firm : Villa Orchids Llp

Profit

12538030

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

-12538030

**Profit From Firm : Serene Constructions Llp**

Profit

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

631225

-631225**Profit From Firm : Silver Oak Villas Llp**

Profit

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

1003886

-1003886**Income From Other Sources**

Interest On It Refund

625529

Interest From Fd

46880

Total

578649625529**Inter-head Adjustment Of Losses U/s 71**

Business Loss Set Off From Income From Other Sources

-625529**Current Year Losses Carried Forward**

Business Loss Of Rs. 55493

Unabsorbed Depreciation Of Rs. 68943

**Gross Total Income**

Total Income

NilNil**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

25863593

Add:

Share Of Loss From Psf/llp

786437

Share Of Income Tax From Psf/llp

7207825

Deferred Tax

53810

33911665

Deduct: Share Of Profit From Psf/llp

-33969250-57585**Less Tax Deducted At Source**

Section 194j: Fees For Professional Or Technical Services

34980

Section 194a: Other Interest

57866

Section 194i(a): Section 194i(a)

1522

Section 194i(b): Section 194i(b)

54060148428-148428**Refundable**

Tax Rounded Off U/s 288B

(148428)

(148430)**SOHAM MODI**  
(Managing Director)**Details Of Bank Accounts**

| Name & Address Of The Bank Branch  | Ifs Code    | Account No.     | Type Of Account |
|------------------------------------|-------------|-----------------|-----------------|
| Axis Bank<br>Secunderabad          | UTIB0000068 | UTIB0000068     | Current         |
| Hdfc Bank<br>R.p.road              | HDFC0002705 | 50200000221471  | Current         |
| Yes Bank<br>Begumpet, Secunderabad | YESB0000097 | 009763700001773 | Current         |

**Information regarding Turnover/Gross Receipt Reported for GST**

|                                                              |                |
|--------------------------------------------------------------|----------------|
| GSTR No.                                                     | 36AADC5906D1ZP |
| Amount of turnover/Gross receipt as per the GST return filed | Nil            |

**FIXED ASSETS**

| Block               | Rate   | WDV as on 01/04/2019 | Addition           |                    | Deduction | Total       | Depreciation for the Year | WDV as on 31/03/2020 |
|---------------------|--------|----------------------|--------------------|--------------------|-----------|-------------|---------------------------|----------------------|
|                     |        |                      | More than 180 Days | Less than 180 Days |           |             |                           |                      |
|                     |        | Rs.                  | Rs.                | Rs.                | Rs.       | Rs.         | Rs.                       | Rs.                  |
| MACHINERY AND PLANT | 15.00% | 4,59,623.00          | 0.00               | 0.00               | 0.00      | 4,59,623.00 | 68,943.00                 | 3,90,680.00          |
| Total               |        | 4,59,623.00          | 0.00               | 0.00               | 0.00      | 4,59,623.00 | 68,943.00                 | 3,90,680.00          |

**LOSSES TABLE**

| A.Y.    | HEAD                    | LOSSES          |         |                 |
|---------|-------------------------|-----------------|---------|-----------------|
|         |                         | BROUGHT FORWARD | SET-OFF | CARRIED FORWARD |
| 2020-21 | Ordinary Business       | -               | -       | 55493           |
| 2020-21 | Unabsorbed Depreciation | -               | -       | 68943           |

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

| A.Y.    | Normal Tax Liability | Tax Liability u/s 115JB | Tax Payable by the Assessee | Additional Tax Liability | Extra FTC Utilised for MAT Provision | Credit u/s 115JAA Utilised | Credit Lapsed | Credit Available for Carry Forward |
|---------|----------------------|-------------------------|-----------------------------|--------------------------|--------------------------------------|----------------------------|---------------|------------------------------------|
| 2015-16 | -                    | 19126                   | 19126                       | 19126                    | -                                    | -                          | -             | 19126                              |
| 2017-18 | 513217               | 288503                  | 513217                      | -                        | -                                    | 19126                      | -             | -                                  |
| 2018-19 | 60762                | 10834                   | 60762                       | -                        | -                                    | -                          | -             | -                                  |
| 2019-20 | 392683               | 277283                  | 392683                      | -                        | -                                    | -                          | -             | -                                  |

As per Form 26AS [File Creation Date: 06-01-2021] last imported on 06-01-2021 05:27 PM

**Details of Tax Deducted at Source on Income other than Salary**

| Sl. No.                          | Tax Deduction Account Number (TAN) of the Deductor | Unique TDS Certificate No. | Name and address of the Deductor | Amount paid /credited | Date of Payment /Credit | Total tax deducted | Amount claimed for this year | B/F C/F |
|----------------------------------|----------------------------------------------------|----------------------------|----------------------------------|-----------------------|-------------------------|--------------------|------------------------------|---------|
| <b>194A : Other Interest</b>     |                                                    |                            |                                  |                       |                         |                    |                              |         |
| 1.                               | MUMY02084F                                         |                            | YES BANK LIMITED                 | 15027                 | 31/03/2020              | 1503               | 1503                         |         |
| 2.                               | MUMY02084F                                         |                            | YES BANK LIMITED                 | 27                    | 31/03/2020              | 3                  | 3                            |         |
| 3.                               | MUMY02084F                                         |                            | YES BANK LIMITED                 | 1213                  | 30/03/2020              | 121                | 121                          |         |
| 4.                               | MUMY02084F                                         |                            | YES BANK LIMITED                 | 30778                 | 17/02/2020              | 3078               | 3078                         |         |
| 5.                               | MUMY02084F                                         |                            | YES BANK LIMITED                 | 957                   | 06/01/2020              | 96                 | 96                           |         |
| 6.                               | MUMY02084F                                         |                            | YES BANK LIMITED                 | 16566                 | 30/12/2019              | 1657               | 1657                         |         |
| 7.                               | MUMY02084F                                         |                            | YES BANK LIMITED                 | 16337                 | 30/09/2019              | 1634               | 1634                         |         |
| 8.                               | MUMY02084F                                         |                            | YES BANK LIMITED                 | 1370                  | 23/09/2019              | 137                | 137                          |         |
| 9.                               | MUMY02084F                                         |                            | YES BANK LIMITED                 | 136130                | 23/08/2019              | 13613              | 13613                        |         |
| 10.                              | MUMY02084F                                         |                            | YES BANK LIMITED                 | 8390                  | 19/08/2019              | 839                | 839                          |         |
| 11.                              | MUMY02084F                                         |                            | YES BANK LIMITED                 | 351854                | 01/07/2019              | 35185              | 35185                        |         |
| Total (Section)                  |                                                    |                            |                                  | 578649                |                         | 57866              | 57866                        |         |
| <b>194I(A) : SECTION 194I(A)</b> |                                                    |                            |                                  |                       |                         |                    |                              |         |
| 1.                               | HYDM19819C                                         |                            | MEHTA & MODI REALTY KOWKUR LLP   | 25440                 | 31/03/2020              | 508                | 508                          |         |
| 2.                               | HYDM19819C                                         |                            | MEHTA & MODI REALTY KOWKUR LLP   | 25440                 | 29/02/2020              | 508                | 508                          |         |
| 3.                               | HYDM19819C                                         |                            | MEHTA & MODI REALTY KOWKUR LLP   | 24932                 | 31/01/2020              | 506                | 506                          |         |
| Total (Section)                  |                                                    |                            |                                  | 75812                 |                         | 1522               | 1522                         |         |
| <b>194I(B) : SECTION 194I(B)</b> |                                                    |                            |                                  |                       |                         |                    |                              |         |
| 1.                               | HYDA23565D                                         |                            | AEDIS DEVELOPERS LLP             | 8480                  | 31/03/2020              | 848                | 848                          |         |
| 2.                               | HYDA23565D                                         |                            | AEDIS DEVELOPERS LLP             | 8480                  | 31/03/2020              | 848                | 848                          |         |
| 3.                               | HYDA23565D                                         |                            | AEDIS DEVELOPERS LLP             | 10600                 | 31/03/2020              | 1060               | 1060                         |         |
| 4.                               | HYDA23565D                                         |                            | AEDIS DEVELOPERS LLP             | 8480                  | 31/03/2020              | 848                | 848                          |         |
| 5.                               | HYDA23565D                                         |                            | AEDIS DEVELOPERS LLP             | 8480                  | 31/03/2020              | 848                | 848                          |         |
| 6.                               | HYDA23565D                                         |                            | AEDIS DEVELOPERS LLP             | 10600                 | 31/03/2020              | 1060               | 1060                         |         |
| 7.                               | HYDA23565D                                         |                            | AEDIS DEVELOPERS LLP             | 10600                 | 29/02/2020              | 1060               | 1060                         |         |

|                                                           |            |                                     |              |                   |             |             |  |
|-----------------------------------------------------------|------------|-------------------------------------|--------------|-------------------|-------------|-------------|--|
| 8.                                                        | HYDA23565D | AEDIS DEVELOPERS LLP                |              |                   |             |             |  |
| 9.                                                        | HYDA23565D | AEDIS DEVELOPERS LLP                | 8480         | 29/02/2020        | 848         | 848         |  |
| 10.                                                       | HYDA23565D | AEDIS DEVELOPERS LLP                | 8480         | 29/02/2020        | 848         | 848         |  |
| 11.                                                       | HYDA23565D | AEDIS DEVELOPERS LLP                | 8480         | 31/01/2020        | 848         | 848         |  |
| 12.                                                       | HYDA23565D | AEDIS DEVELOPERS LLP                | 8480         | 31/01/2020        | 848         | 848         |  |
| 13.                                                       | HYDA23565D | AEDIS DEVELOPERS LLP                | 10600        | 31/01/2020        | 1060        | 1060        |  |
| 14.                                                       | HYDA23565D | AEDIS DEVELOPERS LLP                | 8480         | 31/12/2019        | 848         | 848         |  |
| 15.                                                       | HYDA23565D | AEDIS DEVELOPERS LLP                | 8480         | 31/12/2019        | 848         | 848         |  |
| 16.                                                       | HYDA23565D | AEDIS DEVELOPERS LLP                | 10600        | 31/12/2019        | 1060        | 1060        |  |
| 17.                                                       | HYDA23565D | AEDIS DEVELOPERS LLP                | 10600        | 31/10/2019        | 1060        | 1060        |  |
|                                                           |            | <b>Sub-Total (TAN)</b>              | <b>10600</b> | <b>31/10/2019</b> | <b>1060</b> | <b>1060</b> |  |
| 1.                                                        | HYDM14492C | MODY CONSULTANCY SERVICES           | 159000       |                   | 15900       | 15900       |  |
| 2.                                                        | HYDM14492C | MODY CONSULTANCY SERVICES           | 12720        | 31/08/2019        | 1272        | 1272        |  |
| 3.                                                        | HYDM14492C | MODY CONSULTANCY SERVICES           | 12720        | 31/08/2019        | 1272        | 1272        |  |
| 4.                                                        | HYDM14492C | MODY CONSULTANCY SERVICES           | 12720        | 31/07/2019        | 1272        | 1272        |  |
| 5.                                                        | HYDM14492C | MODY CONSULTANCY SERVICES           | 12720        | 31/07/2019        | 1272        | 1272        |  |
| 6.                                                        | HYDM14492C | MODY CONSULTANCY SERVICES           | 12720        | 30/06/2019        | 1272        | 1272        |  |
| 7.                                                        | HYDM14492C | MODY CONSULTANCY SERVICES           | 12720        | 30/06/2019        | 1272        | 1272        |  |
| 8.                                                        | HYDM14492C | MODY CONSULTANCY SERVICES           | 12720        | 31/05/2019        | 1272        | 1272        |  |
|                                                           |            | <b>Sub-Total (TAN)</b>              | <b>12720</b> | <b>31/05/2019</b> | <b>1272</b> | <b>1272</b> |  |
| 1.                                                        | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 101760       |                   | 10176       | 10176       |  |
| 2.                                                        | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 31/10/2019        | 848         | 848         |  |
| 3.                                                        | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 31/10/2019        | 848         | 848         |  |
| 4.                                                        | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 30/09/2019        | 848         | 848         |  |
| 5.                                                        | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 30/09/2019        | 848         | 848         |  |
| 6.                                                        | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 30/09/2019        | 848         | 848         |  |
| 7.                                                        | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 30/09/2019        | 848         | 848         |  |
| 8.                                                        | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 31/07/2019        | 848         | 848         |  |
| 9.                                                        | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 31/07/2019        | 848         | 848         |  |
| 10.                                                       | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 16960        | 31/07/2019        | 1696        | 1696        |  |
| 11.                                                       | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 30/06/2019        | 848         | 848         |  |
| 12.                                                       | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 30/06/2019        | 848         | 848         |  |
| 13.                                                       | HYDM14910A | MODI REALTY (MIRYALAGUDA) LLP       | 8480         | 31/05/2019        | 848         | 848         |  |
|                                                           |            | <b>Sub-Total (TAN)</b>              | <b>8480</b>  | <b>31/05/2019</b> | <b>848</b>  | <b>848</b>  |  |
| 1.                                                        | HYDM19819C | MEHTA & MODI REALTY KOWKUR LLP      | 118720       |                   | 11872       | 11872       |  |
|                                                           |            | <b>Sub-Total (TAN)</b>              | <b>25440</b> | <b>31/12/2019</b> | <b>2544</b> | <b>2544</b> |  |
| 1.                                                        | HYDS44301F | SILVER OAK VILLAS LLP               | 25440        |                   | 2544        | 2544        |  |
| 2.                                                        | HYDS44301F | SILVER OAK VILLAS LLP               | 10600        | 31/10/2019        | 1060        | 1060        |  |
| 3.                                                        | HYDS44301F | SILVER OAK VILLAS LLP               | 21200        | 30/09/2019        | 2120        | 2120        |  |
| 4.                                                        | HYDS44301F | SILVER OAK VILLAS LLP               | 10600        | 31/08/2019        | 1060        | 1060        |  |
| 5.                                                        | HYDS44301F | SILVER OAK VILLAS LLP               | 10600        | 31/07/2019        | 1060        | 1060        |  |
| 6.                                                        | HYDS44301F | SILVER OAK VILLAS LLP               | 14840        | 30/06/2019        | 1484        | 1484        |  |
|                                                           |            | <b>Sub-Total (TAN)</b>              | <b>14840</b> | <b>31/05/2019</b> | <b>1484</b> | <b>1484</b> |  |
| 1.                                                        | HYDV05425A | VISTA HOMES                         | 82680        |                   | 8268        | 8268        |  |
| 2.                                                        | HYDV05425A | VISTA HOMES                         | 10600        | 31/10/2019        | 1060        | 1060        |  |
| 3.                                                        | HYDV05425A | VISTA HOMES                         | 21200        | 30/09/2019        | 2120        | 2120        |  |
|                                                           |            | <b>Sub-Total (TAN)</b>              | <b>21200</b> | <b>31/07/2019</b> | <b>2120</b> | <b>2120</b> |  |
|                                                           |            | <b>Total (Section)</b>              | <b>53000</b> |                   | <b>5300</b> | <b>5300</b> |  |
| <b>194J : Fees for professional or technical services</b> |            |                                     |              |                   |             |             |  |
| 1.                                                        | HYDA23565D | AEDIS DEVELOPERS LLP                | 10600        | 30/09/2019        | 1060        | 1060        |  |
|                                                           |            | <b>Sub-Total (TAN)</b>              | <b>10600</b> |                   | <b>1060</b> | <b>1060</b> |  |
| 1.                                                        | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 31800        | 31/03/2020        | 3180        | 3180        |  |
| 2.                                                        | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600        | 29/02/2020        | 1060        | 1060        |  |
| 3.                                                        | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600        | 31/12/2019        | 1060        | 1060        |  |
| 4.                                                        | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600        | 31/10/2019        | 1060        | 1060        |  |
| 5.                                                        | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600        | 31/10/2019        | 1060        | 1060        |  |
| 6.                                                        | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600        | 30/09/2019        | 1060        | 1060        |  |
| 7.                                                        | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 12720        | 31/08/2019        | 1272        | 1272        |  |
| 8.                                                        | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600        | 31/08/2019        | 1060        | 1060        |  |
| 9.                                                        | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600        | 31/08/2019        | 1060        | 1060        |  |
| 10.                                                       | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600        | 31/07/2019        | 1060        | 1060        |  |
| 11.                                                       | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 12720        | 31/07/2019        | 1272        | 1272        |  |
| 12.                                                       | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600        | 31/07/2019        | 1060        | 1060        |  |

|                 |            |                                     |         |            |        |        |
|-----------------|------------|-------------------------------------|---------|------------|--------|--------|
| 13.             | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600   | 30/06/2019 | 1060   | 1060   |
| 14.             | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 720     | 30/06/2019 | 72     | 72     |
| 15.             | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600   | 30/06/2019 | 1060   | 1060   |
| 16.             | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 12720   | 31/05/2019 | 1272   | 1272   |
| 17.             | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600   | 31/05/2019 | 1060   | 1060   |
| 18.             | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 10600   | 31/05/2019 | 1060   | 1060   |
| 19.             | HYDG17575F | GV RESEARCH CENTERS PRIVATE LIMITED | 12000   | 30/04/2019 | 1200   | 1200   |
| Sub-Total (TAN) |            |                                     | 220480  |            | 22048  | 22048  |
| 1.              | HYDM01455G | MODI PROPERTIES PRIVATE LIMITED     | 4240    | 31/10/2019 | 424    | 424    |
| 2.              | HYDM01455G | MODI PROPERTIES PRIVATE LIMITED     | 8480    | 30/09/2019 | 848    | 848    |
| 3.              | HYDM01455G | MODI PROPERTIES PRIVATE LIMITED     | 4240    | 31/08/2019 | 424    | 424    |
| 4.              | HYDM01455G | MODI PROPERTIES PRIVATE LIMITED     | 4240    | 31/07/2019 | 424    | 424    |
| Sub-Total (TAN) |            |                                     | 21200   |            | 2120   | 2120   |
| 1.              | HYDM19819C | MEHTA & MODI REALTY KOWKUR LLP      | 25440   | 31/10/2019 | 2544   | 2544   |
| 2.              | HYDM19819C | MEHTA & MODI REALTY KOWKUR LLP      | 12720   | 30/09/2019 | 1272   | 1272   |
| 3.              | HYDM19819C | MEHTA & MODI REALTY KOWKUR LLP      | 12720   | 30/09/2019 | 1272   | 1272   |
| 4.              | HYDM19819C | MEHTA & MODI REALTY KOWKUR LLP      | 25440   | 30/09/2019 | 2544   | 2544   |
| Sub-Total (TAN) |            |                                     | 76320   |            | 7632   | 7632   |
| 1.              | HYDP04722E | PARAMOUNT ESTATES                   | 10600   | 30/06/2019 | 1060   | 1060   |
| 2.              | HYDP04722E | PARAMOUNT ESTATES                   | 10600   | 31/05/2019 | 1060   | 1060   |
| Sub-Total (TAN) |            |                                     | 21200   |            | 2120   | 2120   |
| Total (Section) |            |                                     | 349800  |            | 34980  | 34980  |
| Grand Total     |            |                                     | 1544861 |            | 148428 | 148428 |

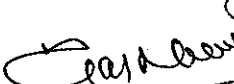
| DISALLOWED EXPENSES RELATED TO EXEMPT INCOME |                                    |            |
|----------------------------------------------|------------------------------------|------------|
| Sr. No.                                      | Particulars                        | Amount     |
| 1                                            | share of firm tax                  |            |
| 2                                            | share of firm tax                  | 2480012.00 |
| 3                                            | share of loss in partnership firms | 4727813.00 |
|                                              | Total                              | 786437.00  |
|                                              |                                    | 7994262.00 |

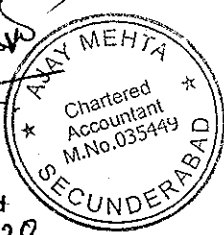
| DISALLOWED U/S 37 |              |         |
|-------------------|--------------|---------|
| Sr. No.           | Particulars  | Amount  |
| 1                 | TDS Late fee |         |
|                   | Total        | 2092.00 |
|                   |              | 2092.00 |

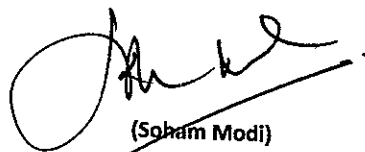
**MODI HOUSING PVT. LTD.**  
**CIN: U45200TG2002PTC040192**  
**Balance Sheet as at 31st March, 2020**

| Particulars                      |  | Note No. | As at 31st March, 2020 |                    | As at 31st March, 2019 |                    | (in Rs.) |
|----------------------------------|--|----------|------------------------|--------------------|------------------------|--------------------|----------|
| <b>I. EQUITY AND LIABILITIES</b> |  |          |                        |                    |                        |                    |          |
| 1 Shareholders' funds            |  |          |                        |                    |                        |                    |          |
| (a) Share capital                |  | 2        | 204,000                |                    | 204,000                |                    |          |
| (b) Reserves and surplus         |  | 3        | 166,727,960            |                    | 140,864,366            |                    |          |
| 2 Current Liabilities            |  |          |                        | 166,931,960        |                        | 141,068,366        |          |
| (a) Short-Term Borrowings        |  | 4        | 4,574,207              |                    | 1,728,055              |                    |          |
| (b) Short-Term Provisions        |  | 5        | -                      |                    | 447,655                |                    |          |
| (b) Other current liabilities    |  | 6        | 119,517,216            |                    | 5,225,096              |                    |          |
| <b>TOTAL</b>                     |  |          |                        | 124,091,423        |                        | 7,400,806          |          |
| <b>II. ASSETS</b>                |  |          |                        | <b>291,023,383</b> |                        | <b>148,469,174</b> |          |
| 1 Non-current assets             |  |          |                        |                    |                        |                    |          |
| (a) Fixed assets                 |  |          |                        |                    |                        |                    |          |
| (i) Tangible assets              |  | 7        | 38,225                 |                    | 38,225                 |                    |          |
| (b) Non-current investments      |  | 8        | 172,076,039            |                    | 120,519,404            |                    |          |
| 2 Deferred Tax                   |  |          |                        | 172,114,264        |                        | 120,557,629        |          |
| 3 Current assets                 |  |          |                        | 76,402             |                        | 130,212            |          |
| (a) Current Investments          |  | 9        | 1,000,000              |                    | 21,000,000             |                    |          |
| (b) Cash and Bank balances       |  | 10       | 8,340,526              |                    | 658,758                |                    |          |
| (c) Loans & Advances             |  | 11       | 9,010,386              |                    | 6,022,987              |                    |          |
| (d) Trade Receivables            |  | 12       | 80,184                 |                    | 99,588                 |                    |          |
| (e) Inventory                    |  | 13       | 100,401,622            |                    | -                      |                    |          |
| <b>TOTAL</b>                     |  |          |                        | 118,832,718        |                        | 27,781,333         |          |
|                                  |  |          |                        | <b>291,023,383</b> |                        | <b>148,469,174</b> |          |
| Significant Accounting Policies  |  | 1        |                        |                    |                        |                    |          |
| Notes to Financial Statements    |  | 2-21     |                        |                    |                        |                    |          |

As per my Report of even date

  
**(Ajay Mehta)**  
Chartered Accountant  
M.No:- 035449  
Place: Secunderabad  
Date: 24-12-2020



  
**(Soham Modi)**  
Director  
DIN:00522546

For and on behalf of the Board

  
**(Tejal Modi)**  
Director  
DIN:06983437

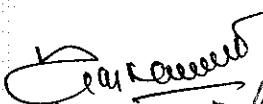
UDIN: 21035449 AAAA 08206

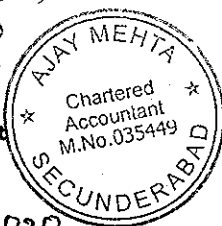
**MODI HOUSING PVT. LTD.**  
CIN: U45200TG2002PTC040192  
Statement of Profit and Loss for the year ended 31st March, 2020

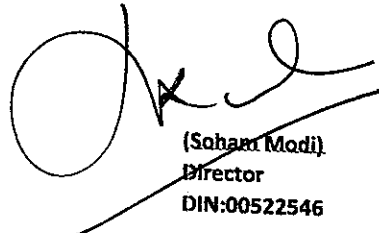
| Particulars                                    | Note No. | Year ended 31st March, 2020 |            | Year ended 31st March, 2019 |            |
|------------------------------------------------|----------|-----------------------------|------------|-----------------------------|------------|
| <b>INCOME :</b>                                |          |                             |            |                             |            |
| i. Revenue from operations                     | 14       | 1,029,660                   |            | 974,000                     |            |
| ii. Other income                               | 15       | 34,600,872                  |            | 24,090,726                  |            |
| <b>III. Total Revenue (i+ii)</b>               |          |                             | 35,630,532 |                             | 25,064,726 |
| <b>IV. EXPENSES :</b>                          |          |                             |            |                             |            |
| Land Purchase/Development Expenses             | 16       | 100,401,622                 |            |                             |            |
| Changes in Inventory                           | 17       | (100,401,622)               |            |                             |            |
| Financial Costs                                | 18       | 253,624                     |            | 79,819                      |            |
| Employee Benefit Expenses                      | 19       | -                           |            | 600                         |            |
| Other Expenses                                 | 20       | 8,673,067                   |            | 3,309,797                   |            |
| Depreciation                                   | 7        | -                           |            | 102,504                     |            |
| Share of Loss from Partnership Firms/LLP's     |          | 786,437                     |            | 589,906                     |            |
| <b>V Total expenses</b>                        |          |                             | 9,713,128  |                             | 4,082,626  |
| <b>VI. Profit/(Loss) before tax (V-III)</b>    |          |                             | 25,917,404 |                             | 20,982,100 |
| <b>VII. Tax expense:</b>                       |          |                             |            |                             |            |
| (1) Current tax                                |          |                             |            | 386,983                     |            |
| (2) Deferred tax                               |          | 53,810                      |            | (6,611)                     |            |
|                                                |          |                             | 53,810     |                             | 380,372    |
| <b>VII. Net Profit for the period (VI-VII)</b> |          |                             | 25,863,594 |                             | 20,601,728 |
| <b>VIII. Earnings per equity share:</b>        |          |                             |            |                             |            |
| (1) Basic                                      |          |                             | 1,268      |                             | 1,010      |
| Significant Accounting Policies                | 1        |                             |            |                             |            |
| Notes to Financial Statements                  | 2-21     |                             |            |                             |            |

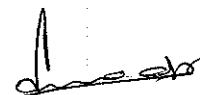
As per my Report of even date

For and on behalf of the Board

  
(Ajay Mehta)  
Chartered Accountant  
M.No:- 035449  
Place : Secunderabad  
Date : 24-12-2020  
UDIN : 21035449AAAA08206



  
(Soham Modi)  
Director  
DIN:00522546

  
(Tejal Modi)  
Director  
DIN:06983437

**MODI HOUSING PVT. LTD.**  
CIN: U45200TG2002PTC040192  
Notes on Financial Statements for the Year ended 31st March, 2020

| 2 SHARE CAPITAL                                       | (Amount in Rs)         |                        |
|-------------------------------------------------------|------------------------|------------------------|
|                                                       | As at 31st March, 2020 | As at 31st March, 2019 |
| <b>Authorised Share Capital</b>                       |                        |                        |
| 50,000 Equity Shares of ₹ 10/- each                   |                        |                        |
| <b>Issued, Subscribed &amp; Paid up Share Capital</b> | 500,000                | 500,000                |
| 20,400 Equity Shares of ₹ 10/- each fully paid        |                        |                        |
| <b>Total</b>                                          | 204,000                | 204,000                |
|                                                       | <b>204,000</b>         | <b>204,000</b>         |

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

| Particulars                                     | As at 31st March, 2020 | As at 31st March, 2019 |
|-------------------------------------------------|------------------------|------------------------|
| Shares outstanding at the beginning of the year |                        |                        |
| Shares issued during the year                   | 20,400                 | 20,400                 |
| Shares bought back during the year              | -                      | -                      |
| Shares outstanding at the end of the year       | -                      | -                      |
|                                                 | <b>20,400</b>          | <b>20,400</b>          |

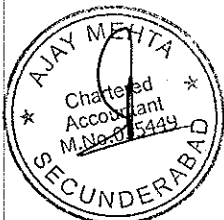
2.2 The details of Shareholders holding more than 5% shares :

| SR NO | Name of Shareholder       | As at 31st March, 2020 |               | As at 31st March, 2019 |               |
|-------|---------------------------|------------------------|---------------|------------------------|---------------|
|       |                           | No. of Shares held     | % of Holding  | No. of Shares held     | % of Holding  |
| 1     | Modi Properties Pvt. Ltd. | 10,400                 | 50.98%        | 10,400                 | 50.98%        |
| 2     | Soham Modi                | 9,800                  | 48.04%        | 9,800                  | 48.04%        |
|       | <b>Total</b>              | <b>20,200</b>          | <b>99.02%</b> | <b>20,200</b>          | <b>99.02%</b> |

| 3 RESERVES AND SURPLUS                        |  | As at 31st March, 2020 | As at 31st March, 2019 |
|-----------------------------------------------|--|------------------------|------------------------|
| <b>a) General Reserve</b>                     |  |                        |                        |
| As per last balance sheet                     |  |                        |                        |
| (+ Net Profit/(Net Loss) For the current year |  | 125,264,366            | 104,662,638            |
| <b>b) Securities Premium</b>                  |  | 25,863,594             | 20,601,728             |
| <b>Total</b>                                  |  | 15,600,000             | 15,600,000             |
|                                               |  | <b>166,727,960</b>     | <b>140,864,366</b>     |

| 4 Short Term Borrowings                            |  | As at 31st March, 2020 | As at 31st March, 2019 |
|----------------------------------------------------|--|------------------------|------------------------|
| <b>Unsecured</b>                                   |  |                        |                        |
| <b>(a) Loans and advances from related parties</b> |  |                        |                        |
| <b>Loans:</b>                                      |  |                        |                        |
| From Soham Modi (Director)                         |  |                        |                        |
| From Tejal Modi (Director)                         |  | 4,448,947              | 1,609,229              |
| <b>Total</b>                                       |  | 125,260                | 118,826                |
|                                                    |  | <b>4,574,207</b>       | <b>1,728,055</b>       |

| 5 Short Term Provisions |  | As at 31st March, 2020 | As at 31st March, 2019 |
|-------------------------|--|------------------------|------------------------|
| Provision for tax       |  |                        |                        |
| <b>Total</b>            |  | -                      | 447,655                |
|                         |  | -                      | <b>447,655</b>         |



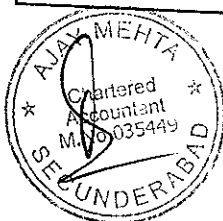
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Notes on Financial Statements for the Year ended 31st March, 2020

| OTHER CURRENT LIABILITIES                                                   |  | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|-----------------------------------------------------------------------------|--|---------------------------|---------------------------|
| 6 (a) Statutory Dues                                                        |  |                           |                           |
| TDS                                                                         |  | 25,718                    | 7,842                     |
| Professional Tax payable                                                    |  | 5,000                     | -                         |
| GST Payable                                                                 |  | -                         | 8,410                     |
| (b) Capital a/c Balance in Partnership Firms/LLP & Other                    |  |                           |                           |
| Green Wood Estates 40% (previous year 40%)                                  |  | 1,440,691                 | 1,387,890                 |
| Modi Ventures 50% (Previous year 50%)                                       |  | 316,439                   | 459,363                   |
| Nilgiri Estates 36.5% (Previous year 36.5%)                                 |  | 9,621,564                 | 21,450,977                |
| Silver Oak Villas LLP Running Capital 10% (Previous year 10%)               |  | 8,525,033                 | -                         |
| Villas Orchid LLP Running Capital 50% (Previous year 50%)                   |  | 29,085,493                | 23,150,983                |
| Modi Farm House-Hyderabad LLP Running Capital 52.50% (Previous year 52.50%) |  | 12,523,330                | -                         |
| (c) Others                                                                  |  |                           |                           |
| Audit Fees Payable                                                          |  | 15,813                    | 14,343                    |
| Other Creditors                                                             |  | 71,485                    | 2,688,188                 |
| Other Payables                                                              |  | 1,000,000                 | 90,660                    |
| Advances from Customers                                                     |  | 56,531,650                | -                         |
| Deposits                                                                    |  | 355,000                   | 568,401                   |
| Total                                                                       |  | 119,517,216               | 49,827,056                |

| 8 Non-current investments                                                   |  | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|-----------------------------------------------------------------------------|--|---------------------------|---------------------------|
| Investments as Capital in Partnership Firms                                 |  |                           |                           |
| 1. Modi & Modi Constructions 50% (Previous year 50%)                        |  | 17,822,758                | 33,774,453                |
| 2. Green Wood Builders 50% (Previous year 50%)                              |  | 23,410                    | 25,386                    |
| Investments as Capital in LLP                                               |  |                           |                           |
| 1. Summit Sales LLP. - Fixed Capital 48% (Previous year 48%)                |  | 48,000                    | 48,000                    |
| Summit Sales LLP. - Running Capital                                         |  | 27,344,116                | 10,767,691                |
| 2. Modi Farm House LLP - Fixed Capital 52.5% (Previous year 52.50)          |  | 52,500                    | 52,500                    |
| Modi Farm House LLP - Running Capital                                       |  | -                         | 1,935,127                 |
| 3. Villa orchids LLP - Fixed Capital 50% (previous year 50%)                |  | 50,000                    | 50,000                    |
| 4. Serene Clubs & Restorts LLP - Fixed Capital 52.50% (previous year 52.50) |  | 52,500                    | 52,500                    |
| Serebe Clubs & Resorts LLP - Running Capital                                |  | 28,898                    | 60,319                    |
| 5. Serene Constructions LLP - Fixed Capital 52.50% (previous year 52.50)    |  | 52,500                    | 52,500                    |
| Serene Constructions LLP - Running Capital                                  |  | 23,862,309                | 5,375,396                 |
| 6. Modi Realty Miryalguda LLP - Fixed Capital 5% (previous year 5%)         |  | 5,000                     | 5,000                     |
| Modi Realty Miryalguda LLP - Running Capital                                |  | 24,075,501                | 5,239,918                 |
| 7. Modi Realty Siddipet LLP - Fixed Capital 30% (previous year 30%)         |  | 30,000                    | 30,000                    |
| Modi Realty Siddipet LLP - Running Capital                                  |  | 2,976,236                 | 2,983,620                 |
| 8. Modi Realty Gagilapur LLP - Fixed Capital 30% (Previous year 30)         |  | 30,000                    | 30,000                    |
| Modi Realty Gagilapur LLP - Running Capital                                 |  | 11,690,343                | 11,580,859                |
| 9. Modi Realty Genome Vally LLP - Running Capital 30%                       |  | 57,429,115                | 51,054,244                |
| Modi Realty Genome Vally LLP - Fixed Capital 30%- (previous Year 30%)       |  | 30,000                    | 30,000                    |
| 10. Silver Oak Villas LLP 10% - Fixed Capital (Previous year 10%)           |  | 10,000                    | 10,000                    |
| Silver Oak Villas LLP - Running Capital                                     |  | -                         | 35,040,715                |
| 11. Modi Realty Vikarabad LLP - Fixed Capital                               |  | 30,000                    | 30,000                    |
| Modi Realty Vikarabad LLP Running Capital                                   |  | 6,382,852                 | 6,893,136                 |
| Investments as Capital in Pvt. Ltd. Companies                               |  |                           |                           |
| 1. Modi & Modi Realty Hyderabad Pvt. Ltd. 50% (Previous year Nil)           |  | 50,000                    | -                         |
| Total                                                                       |  | 172,076,039               | 165,121,364               |



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Notes on Financial Statements for the Year ended 31st March, 2020  
Details of investments in partnership/LLP firms

Investments in Modi & Modi Constructions

| Sl.No.                                    | Name of the Partner                      | Share of partner in Profits (%) | Share of partner in Profits (%) |
|-------------------------------------------|------------------------------------------|---------------------------------|---------------------------------|
|                                           |                                          | As at 31st March 2020           | As at 31st March 2019           |
| 1                                         | Modi Housing Pvt. Ltd.                   |                                 |                                 |
| 2                                         | Modi & Modi Financial Services Pvt. Ltd. | 50%                             | 50%                             |
| 3                                         | Ashish Modi                              | 15%                             | 15%                             |
| 4                                         | Nirav Modi                               | 5%                              | 5%                              |
| Total capital of the firm (Amount in Rs.) |                                          | 30%                             | 30%                             |
|                                           |                                          | 100%                            | 100%                            |

Investments in Green Wood Estates

| Sl.No.                                    | Name of the Partner    | Share of partner in Profits (%) | Share of partner in Profits (%) |
|-------------------------------------------|------------------------|---------------------------------|---------------------------------|
|                                           |                        | As at 31st March 2020           | As at 31st March 2019           |
| 1                                         | Modi Housing Pvt. Ltd. |                                 |                                 |
| 2                                         | Meeth Metha            | 40.00%                          | 40.00%                          |
| 3                                         | K Sridevi              | 30.00%                          | 30.00%                          |
| Total capital of the firm (Amount in Rs.) |                        | 30.00%                          | 30.00%                          |
|                                           |                        | 100%                            | 100%                            |

Investments in Nilgiri Estates

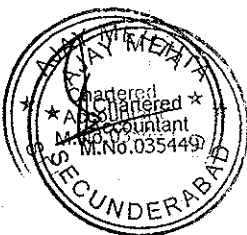
| Sl.No.                                    | Name of the Partner                      | Share of partner in Profits (%) | Share of partner in Profits (%) |
|-------------------------------------------|------------------------------------------|---------------------------------|---------------------------------|
|                                           |                                          | As at 31st March 2020           | As at 31st March 2019           |
| 1                                         | Modi Housing Pvt. Ltd.                   |                                 |                                 |
| 2                                         | Modi & Modi Financial Services Pvt. Ltd. | 36.50%                          | 36.50%                          |
| 4                                         | Ashish Modi                              | 17.50%                          | 17.50%                          |
| 5                                         | JMK GEC Realtors Pvt. Ltd.               | 20.00%                          | 20.00%                          |
| 6                                         | Gaurang Mody                             | 12.50%                          | 12.50%                          |
| 7                                         | SDNMKJ-Realty Pvt. Ltd.                  | 1.00%                           | 1.00%                           |
| Total capital of the firm (Amount in Rs.) |                                          | 12.50%                          | 12.50%                          |
|                                           |                                          | 100%                            | 100%                            |

Investments in Modi Ventures

| Sl.No.                                    | Name of the Partner    | Share of partner in Profits (%) | Share of partner in Profits (%) |
|-------------------------------------------|------------------------|---------------------------------|---------------------------------|
|                                           |                        | As at 31st March 2020           | As at 31st March 2019           |
| 1                                         | Modi Housing Pvt. Ltd. |                                 |                                 |
| 2                                         | Ashis P Modi           | 50.00%                          | 50.00%                          |
| 3                                         | Nirav Modi             | 25.00%                          | 25.00%                          |
| Total capital of the firm (Amount in Rs.) |                        | 25.00%                          | 25.00%                          |
|                                           |                        | 100%                            | 100%                            |

Investments in Green Wood Builders

| Sl.No.                                    | Name of the Partner    | Share of partner in Profits (%) | Share of partner in Profits (%) |
|-------------------------------------------|------------------------|---------------------------------|---------------------------------|
|                                           |                        | As at 31st March 2020           | As at 31st March 2019           |
| 1                                         | Modi Housing Pvt. Ltd. |                                 |                                 |
| 2                                         | Anand Mehta            | 50.00%                          | 50.00%                          |
| 3                                         | Kusum Mehta            | 5.00%                           | 5.00%                           |
| Total capital of the firm (Amount in Rs.) |                        | 45.00%                          | 45.00%                          |
|                                           |                        | 100%                            | 100%                            |



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**MODI HOUSING PVT. LTD.**  
CIN: U45200TG2002PTC040192  
Notes on Financial Statements for the Year ended 31st March, 2020

**Investments in Modi Farm House (Hyderabad) LLP**

| Sl.No.                                           | Name of the Partner            | Share of partner in Profits (%) | Share of partner in Profits (%) |
|--------------------------------------------------|--------------------------------|---------------------------------|---------------------------------|
|                                                  |                                | As at 31st March 2020           | As at 31st March 2019           |
| 1                                                | Modi Housing Pvt. Ltd.         | 52.50%                          | 52.50%                          |
| 2                                                | Jaiprakash Kalyan Chakravarthy | 18.75%                          | 18.75%                          |
| 3                                                | Abhinay Gajula                 | 18.75%                          | 18.75%                          |
| 4                                                | Balram Reddy                   | 10.00%                          | 10.00%                          |
| <b>Total capital of the firm (Amount in Rs.)</b> |                                | <b>100%</b>                     | <b>100%</b>                     |

**Investments in Villas Orchid LLP**

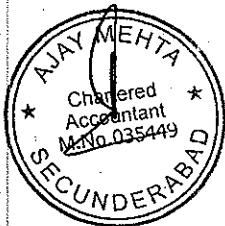
| Sl.No.                                           | Name of the Partner    | Share of partner in Profits (%) | Share of partner in Profits (%) |
|--------------------------------------------------|------------------------|---------------------------------|---------------------------------|
|                                                  |                        | As at 31st March 2020           | As at 31st March 2019           |
| 1                                                | Modi Housing Pvt. Ltd. | 50%                             | 50%                             |
| 2                                                | Kusum Mehta            | 45%                             | 45%                             |
| 3                                                | Anand Mehta            | 5%                              | 5%                              |
| <b>Total capital of the firm (Amount in Rs.)</b> |                        | <b>100%</b>                     | <b>100%</b>                     |

**Investments in Serene Construction LLP**

| Sl.No.                                           | Name of the Partner            | Share of partner in Profits (%) | Share of partner in Profits (%) |
|--------------------------------------------------|--------------------------------|---------------------------------|---------------------------------|
|                                                  |                                | As at 31st March 2020           | As at 31st March 2019           |
| 1                                                | Modi Housing Pvt. Ltd.         | 52.50%                          | 52.50%                          |
| 2                                                | Jaiprakash Kalyan Chakravarthy | 18.75%                          | 18.75%                          |
| 3                                                | Abhinay Gajula                 | 18.75%                          | 18.75%                          |
| 4                                                | Balram Reddy                   | 10.00%                          | 10.00%                          |
| <b>Total capital of the firm (Amount in Rs.)</b> |                                | <b>100%</b>                     | <b>100%</b>                     |

**Investments in Serene Clubs & Resorts LLP**

| Sl.No.                                           | Name of the Partner            | Share of partner in Profits (%) | Share of partner in Profits (%) |
|--------------------------------------------------|--------------------------------|---------------------------------|---------------------------------|
|                                                  |                                | As at 31st March 2020           | As at 31st March 2019           |
| 1                                                | Modi Housing Pvt. Ltd.         | 52.50%                          | 52.50%                          |
| 2                                                | Jaiprakash Kalyan Chakravarthy | 18.75%                          | 18.75%                          |
| 3                                                | Abhinay Gajula                 | 18.75%                          | 18.75%                          |
| 4                                                | Balram Reddy                   | 10.00%                          | 10.00%                          |
| <b>Total capital of the firm (Amount in Rs.)</b> |                                | <b>100%</b>                     | <b>100%</b>                     |



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**MODI HOUSING PVT. LTD.**  
CIN: U45200TG2002PTC040192  
Notes on Financial Statements for the Year ended 31st March, 2020

**Investments in Summit Sales LLP**

| Sl.No.                                    | Name of the Partner       | Share of partner in Profits (%) | Share of partner in Profits (%) |
|-------------------------------------------|---------------------------|---------------------------------|---------------------------------|
|                                           |                           | As at 31st March 2020           | As at 31st March 2019           |
| 1                                         | Modi Housing Pvt. Ltd.    |                                 |                                 |
| 2                                         | Modi Properties Pvt. Ltd. | 48%                             | 48%                             |
| 3                                         | Tejal Modi                | 51%                             | 51%                             |
| Total capital of the firm (Amount in Rs.) |                           | 1%                              | 1%                              |
|                                           |                           | 100%                            | 100%                            |

**Investments in Modi Realty Miryalguda LLP**

| Sl.No.                                    | Name of the Partner    | Share of partner in Profits (%) | Share of partner in Profits (%) |
|-------------------------------------------|------------------------|---------------------------------|---------------------------------|
|                                           |                        | As at 31st March 2020           | As at 31st March 2019           |
| 1                                         | Modi Housing Pvt. Ltd. |                                 |                                 |
| 2                                         | Karan S Mehta          | 5%                              | 5%                              |
| 3                                         | Soham Modi             | 15%                             | 15%                             |
| 4                                         | Purushottam            | 18%                             | 18%                             |
| 5                                         | Uma Rani               | 22%                             | 22%                             |
| 6                                         | Nirav Modi             | 18%                             | 18%                             |
| 7                                         | Ashish Modi            | 11%                             | 11%                             |
| Total capital of the firm (Amount in Rs.) |                        | 11%                             | 11%                             |
|                                           |                        | 100%                            | 100%                            |

**Investments in Modi Realty Siddipet LLP**

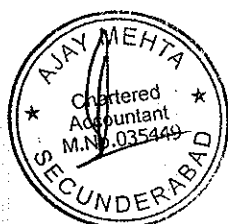
| Sl.No.                                    | Name of the Partner    | Share of partner in Profits (%) | Share of partner in Profits (%) |
|-------------------------------------------|------------------------|---------------------------------|---------------------------------|
|                                           |                        | As at 31st March 2020           | As at 31st March 2019           |
| 1                                         | Modi Housing Pvt. Ltd. |                                 |                                 |
| 2                                         | Karan Mehta            | 30%                             | 30%                             |
| 3                                         | K Purushottam          | 20%                             | 20%                             |
| 4                                         | A Srinivas             | 30%                             | 30%                             |
| Total capital of the firm (Amount in Rs.) |                        | 20%                             | 20%                             |
|                                           |                        | 100%                            | 100%                            |

**Investments in Modi Genome Vally LLP**

| Sl.No.                                    | Name of the Partner    | Share of partner in Profits (%) | Share of partner in Profits (%) |
|-------------------------------------------|------------------------|---------------------------------|---------------------------------|
|                                           |                        | As at 31st March 2020           | As at 31st March 2019           |
| 1                                         | Soham Modi             |                                 |                                 |
| 2                                         | Ashish P Modi          | 20%                             | 20%                             |
| 3                                         | Modi Housing Pvt. Ltd. | 50%                             | 50%                             |
| Total capital of the firm (Amount in Rs.) |                        | 30%                             | 30%                             |
|                                           |                        | 100%                            | 100%                            |

**Investments in Silver Oak Villas LLP**

| Sl.No.                                    | Name of the Partner       | Share of partner in Profits (%) | Share of partner in Profits (%) |
|-------------------------------------------|---------------------------|---------------------------------|---------------------------------|
|                                           |                           | As at 31st March 2020           | As at 31st March 2019           |
| 1                                         | Modi Housing Pvt. Ltd.    |                                 |                                 |
| 2                                         | Modi Properties Pvt. Ltd. | 10%                             | 10%                             |
| 3                                         | Soham Modi                | 10%                             | 10%                             |
| Total capital of the firm (Amount in Rs.) |                           | 80%                             | 80%                             |
|                                           |                           | 100%                            | 100%                            |



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**MODI HOUSING PVT. LTD.**  
**CIN: U45200TG2002PTC040192**  
**Notes on Financial Statements for the Year ended 31st March, 2020**

**Investments in Modi Realty Gagilapur LLP**

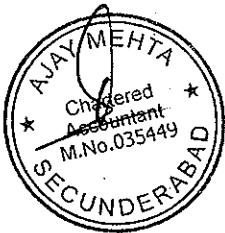
| Sl.No.                                           | Name of the Partner    | Share of partner in Profits (%) | Share of partner in Profits (%) |
|--------------------------------------------------|------------------------|---------------------------------|---------------------------------|
|                                                  |                        | As at 31st March 2020           | As at 31st March 2019           |
| 1                                                | Anand Kumar            | 20.00%                          | 20.00%                          |
| 2                                                | Kiran Kumar            | 20.00%                          | 20.00%                          |
| 3                                                | Ashish Modi            | 30.00%                          | 30.00%                          |
| 4                                                | Modi Housing Pvt. Ltd. | 30.00%                          | 30.00%                          |
| <b>Total capital of the firm (Amount in Rs.)</b> |                        | <b>100%</b>                     | <b>100%</b>                     |

**Investments in Modi Realty Vikarabad LLP**

| Sl.No.                                           | Name of the Partner    | Share of partner in Profits (%) | Share of partner in Profits (%) |
|--------------------------------------------------|------------------------|---------------------------------|---------------------------------|
|                                                  |                        | As at 31st March 2020           | As at 31st March 2019           |
| 1                                                | Modi Housing Pvt. Ltd. | 30.00%                          | 30.00%                          |
| 2                                                | Ashish Modi            | 30.00%                          | 30.00%                          |
| 3                                                | Balram Reddy           | 40.00%                          | 40.00%                          |
| <b>Total capital of the firm (Amount in Rs.)</b> |                        | <b>100%</b>                     | <b>100%</b>                     |

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**MODI HOUSING PVT. LTD.**  
CIN: U45200TG2002PTC040192  
Notes on Financial Statements for the Year ended 31st March, 2020

|                              |                              |                              |
|------------------------------|------------------------------|------------------------------|
| <b>9 Current Investments</b> | <b>As at 31st March 2020</b> | <b>As at 31st March 2019</b> |
| Fixed Deposits               |                              |                              |
| HDFC Fixed Deposit           |                              |                              |
| <b>Total</b>                 | <b>1,000,000</b>             | <b>21,000,000</b>            |
|                              | <b>1,000,000</b>             | <b>21,000,000</b>            |

|                                             |                              |                              |
|---------------------------------------------|------------------------------|------------------------------|
| <b>10 Cash and Bank balances</b>            | <b>As at 31st March 2020</b> | <b>As at 31st March 2019</b> |
| a. Balances with banks (in scheduled Banks) | 8,136,859                    | 451,390                      |
| b. Cash on hand                             |                              |                              |
| <b>Total</b>                                | <b>203,667</b>               | <b>207,368</b>               |
|                                             | <b>8,340,526</b>             | <b>658,758</b>               |

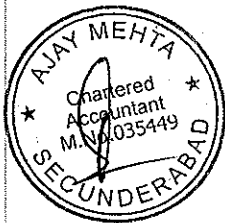
|                                         |                               |                              |
|-----------------------------------------|-------------------------------|------------------------------|
| <b>11 Short-term loans and advances</b> | <b>As at 31st March, 2020</b> | <b>As at 31st March 2019</b> |
| a) Deposits:                            |                               |                              |
| Hoarding deposits                       | 63,000                        | 186,000                      |
| Deposit Land Owners                     | 7,400,000                     | -                            |
| b) Loans & Advances                     |                               |                              |
| Others                                  | 1,455,695                     | 2,709,777                    |
| Related Parties                         | 91,691                        | 3,127,210                    |
| <b>Total</b>                            | <b>9,010,386</b>              | <b>6,022,987</b>             |

|                                |                               |                              |
|--------------------------------|-------------------------------|------------------------------|
| <b>12 Trade Receivables</b>    | <b>As at 31st March, 2020</b> | <b>As at 31st March 2019</b> |
| Over six months                |                               |                              |
| Unsecured, considered good     |                               |                              |
| Others                         |                               |                              |
| Unsecured, considered good     |                               |                              |
| Unsecured, considered doubtful | 80,184                        | 99,588                       |
| <b>Total</b>                   | <b>80,184</b>                 | <b>99,588</b>                |

|                     |                               |                              |
|---------------------|-------------------------------|------------------------------|
| <b>13 Inventory</b> | <b>As at 31st March, 2020</b> | <b>As at 31st March 2019</b> |
| Inventory           | 100,401,622                   | -                            |
| <b>Total</b>        | <b>100,401,622</b>            | <b>-</b>                     |

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**MODI HOUSING PVT. LTD.**  
**CIN: U45200TG2002PTC040192**  
**Sub-Groupings to Financial Statements for the Year ended 31st March, 2020**

| Current Liabilities Deposits | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|------------------------------|---------------------------|---------------------------|
| Modi & Modi Construcitons    | -                         | 50,000                    |
| Happy Card Deposits          | 305,000                   | 303,401                   |
| Nilgiri Estates              | -                         | 150,000                   |
| Serene Farms LLP             | 50,000                    | 65,000                    |
| <b>Total</b>                 | <b>355,000</b>            | <b>568,401</b>            |

| Current Liabilities Other Creditors | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|-------------------------------------|---------------------------|---------------------------|
| Comm Exp -BNC                       | -                         | 32,097                    |
| A.Shobha                            | 5,787                     | -                         |
| Lenkala Rajender Reddy              | 2,205                     | -                         |
| M.Raju                              | 6,612                     | -                         |
| P. Bal Reddy                        | 8,640                     | -                         |
| Shaganti Srinu                      | 3,307                     | -                         |
| S Ramulu                            | 3,000                     | -                         |
| MMRHPI Paid Up Capital Receivable   | 25,000                    | -                         |
| Paramount Estates - Hoarding Rent   | 12,601                    | -                         |
| SRI BHAVANI ADS                     | 1,254                     | -                         |
| SRI BHAVANI DIGITALS                | 3,079                     | -                         |
| Happy Card Creditors                | -                         | 2,606,534                 |
| Axis Bank Ltd for Neft to BPCL-ECMS | -                         | 46,657                    |
| Group Professional Tax              | -                         | 2,900                     |
| <b>Total</b>                        | <b>71,485</b>             | <b>2,688,188</b>          |

**Loans & Advances Others**

| Particulars                        | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|------------------------------------|---------------------------|---------------------------|
| <b>Others</b>                      |                           |                           |
| Group ST Registrations             | -                         | 66,317                    |
| Common Expenses Group Projects     | -                         | 51,768                    |
| Happy card Group Projects          | -                         | 2,999,936                 |
| Statutory Payments Group projects  | -                         | 9,189                     |
| Accrued Interest                   | 1,089,492                 | 751,573                   |
| Shah Traders                       | -                         | 10,866                    |
| Modi Ralty Muraharapally LLP       | -                         | 1,350,000                 |
| JMKGEC Realtors Pvt. Ltd.          | -                         | 79,742                    |
| Sripathi Steel Traders             | -                         | 8,512                     |
| GST Input                          | 59,112                    | -                         |
| Gaurang Mody                       | 43,710                    | -                         |
| P Praveen Kumar                    | 20,000                    | -                         |
| Summit Sales LLP Common Expenses   | 91,691                    | -                         |
| Nilgiri Estates Owners Association | 94,951                    | -                         |
| TDS Receivable -16-17              | -                         | 127,334                   |
| TDS Receivable - 17-18             | -                         | 120,125                   |
| TDS Receivable - 18-19             | -                         | 190,047                   |
| TDS Receivable 19-20               | 148,430                   | -                         |
| VA Tech ventures                   | -                         | 65,578                    |
| Advance to soham modi              | -                         | 6,000                     |
| <b>Total</b>                       | <b>1,547,386</b>          | <b>5,836,987</b>          |



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**MODI HOUSING PVT. LTD.**  
CIN: U45200TG2002PTC040192  
Sub-Groupings to Financial Statements for the Year ended 31st March, 2020

**Sundry Debtors**

| Particulars                               | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|-------------------------------------------|---------------------------|---------------------------|
| GV Research Pvt Ltd -Hoarding Rent        | 3,816                     | 34,560                    |
| Modi Consultancy services - Hoarding Rent | -                         | 25,920                    |
| Modi Reality Miryalguda - Hoarding Rent   | -                         | 18,880                    |
| Modi Farm House Hyd LLP -Hoarding Rent    | -                         | 7,080                     |
| Aedis Developers LLP                      | 49,608                    | -                         |
| Mehta & Modi Realty Kowkur LLP            | 25,440                    | -                         |
| Paramount Estates                         | -                         | -1,801                    |
| Silver Oak Villas LLP -Hoarding Rent      | 1,320                     | 16,440                    |
| Villa Orchids LLP- Hoarding Rent          | -                         | -4,400                    |
| Vista Homes                               | -                         | 2,909                     |
| <b>Total</b>                              | <b>80,184</b>             | <b>99,588</b>             |

**Share of Loss from partnership Firms/LLP's**

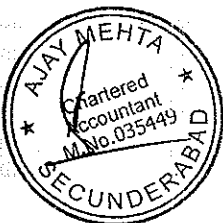
| Particulars                    | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|--------------------------------|---------------------------|---------------------------|
| Modi Farm House Hyderabad LLP  | -                         | -                         |
| Modi Reality Gagilapur LLP     | 54,515                    | 46,330                    |
| Modi Reality Genome valley LLP | 441,210                   | 345,286                   |
| Modi Reality Siddipet LLP      | 7,384                     | 5,435                     |
| Modi Reality Vikarabad LLP     | 10,184                    | 36,742                    |
| Modi Reality Miryalguda LLP    | 137,870                   | 69,704                    |
| Modi Ventures                  | 79,077                    | 9,569                     |
| Serene Clubs & Resort LLP      | 1,421                     | 7,103                     |
| Green Wood Builders            | 1,977                     | 1,794                     |
| Green Wood Estates             | 52,801                    | 67,943                    |
| <b>Total</b>                   | <b>786,437</b>            | <b>589,906</b>            |

**Share of Profit from partnership Firms/LLP's**

| Particulars                   | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|-------------------------------|---------------------------|---------------------------|
| Nilgiri Estates               | 7,595,867                 | 6,040,694                 |
| Modi & Modi Constructions     | 1,593,672                 | 954,372                   |
| Summit Sales LLP              | 10,513,597                | 9,396,709                 |
| Silver Oak Villas LLP         | 1,003,886                 | 506,997                   |
| Serene Constructions LLP      | 631,225                   | 1,181,875                 |
| Villas Orchids LLP            | 12,538,030                | 3,918,481                 |
| Modi Farm House Hyderabad LLP | 92,973                    | 868,356                   |
| <b>Total</b>                  | <b>33,969,250</b>         | <b>22,867,484</b>         |

**Bank Balances**

| Particulars   | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|---------------|---------------------------|---------------------------|
| Axis bank     | 4,478,145                 | -98,932                   |
| SBH           | -                         | 474,775                   |
| Yes Bank-Ltd. | 3,658,713                 | 75,547                    |
| <b>Total</b>  | <b>8,136,859</b>          | <b>451,390</b>            |



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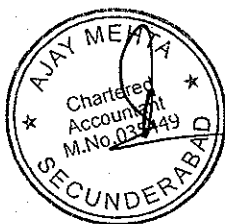
**MODI HOUSING PVT. LTD.**  
**CIN: U45200TG2002PTC040192**  
**Sub-Groupings to Financial Statements for the Year ended 31st March, 2020**

**Deposits:**

| Particulars                           | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|---------------------------------------|---------------------------|---------------------------|
| <b>Hoarding Rents Deposits:</b>       |                           |                           |
| Adepu Balakrishna -Hoarding Deposit   | -                         | 12,000                    |
| Shobha -Hoarding Deposit              | 15,000                    | 15,000                    |
| Narla Pochaiah-Hoarding Deposit       | -                         | 6,000                     |
| Balreddy- Hoarding Deposit            | 12,000                    | 12,000                    |
| S Ramulu - hoarding Rent              | 6,000                     | 6,000                     |
| T.Lakshmi -Hoarding Rent              | -                         | 75,000                    |
| Srinu-Hoarding Deposit                | -                         | 24,000                    |
| Ramayya-Chevella                      | -                         | 6,000                     |
| Rajendar Reddy                        | 6,000                     | 6,000                     |
| Macha Mahender Goud -Hoarding Deposit | -                         | 12,000                    |
| Srinivas                              | -                         | 7,500                     |
| M Raju Hoarding Deposit               | 15,000                    | 15,000                    |
| A306 Arie Walter- Deposits            | -                         | -19,500                   |
| Shaganti Srinu-Hoarding Deposit       | 9,000                     | 9,000                     |
|                                       | 63,000                    | 186,000                   |
| <b>Kolthur Land Deposit</b>           |                           |                           |
| M Saritha                             | 1,400,000                 | -                         |
| <b>Marigold Residency Deposit</b>     |                           |                           |
| Sambeshwar Rao                        | 6,000,000                 | -                         |
| <b>Total</b>                          | <b>7,400,000</b>          | <b>-</b>                  |

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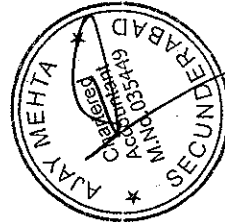
Modi Housing Pvt. Ltd.

CIN: U45200TG2002PTC040192

Notes on Financial Statements for the Year ended 31st March, 2020

7 FIXED ASSETS

| Particulars          | Gross Block      |          |                  | Accumulated Depreciation |              | Adjustment<br>\$ | Net Block     |               |
|----------------------|------------------|----------|------------------|--------------------------|--------------|------------------|---------------|---------------|
|                      | As on 01-04-2019 | Addition | As on 31-03-2020 | As at 31-3-19            | For the Year |                  | As at 31-3-20 | As at 31-3-19 |
| Khushaiguda Hoarding | 53,923           | -        | 53,923           | 51,227                   | -            | -                | 2,696         | 2,696         |
| Annojiguda Hoarding  | 39,774           | -        | 39,774           | 37,785                   | -            | -                | 1,989         | 1,989         |
| Nagarām Hoarding     | 35,062           | -        | 35,062           | 33,309                   | -            | -                | 1,753         | 1,753         |
| Kowkur Hoarding      | 58,940           | -        | 58,940           | 55,993                   | -            | -                | 2,947         | 2,947         |
| Thurkapally Hoarding | 58,940           | -        | 58,940           | 55,993                   | -            | -                | 2,947         | 2,947         |
| Ammuguda Hoarding    | 148,213          | -        | 148,213          | 140,803                  | -            | -                | 7,410         | 7,410         |
| Bhongiri Hoarding    | 106,819          | -        | 106,819          | 101,478                  | -            | -                | 5,341         | 5,341         |
| Karimnagar Hoarding  | 138,620          | -        | 138,620          | 131,689                  | -            | -                | 6,931         | 6,931         |
| Reddipally Hoarding  | 124,208          | -        | 124,208          | 117,998                  | -            | -                | 6,210         | 6,210         |
| <b>Total</b>         | <b>764,499</b>   | <b>-</b> | <b>764,499</b>   | <b>726,274</b>           | <b>-</b>     | <b>-</b>         | <b>38,225</b> | <b>38,225</b> |



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**MODI HOUSING PVT. LTD.**  
CIN: U45200TG2002PTC040192  
Notes on Financial Statements for the Year ended 31st March, 2020

|                                   |                               |                               |
|-----------------------------------|-------------------------------|-------------------------------|
| <b>14 Revenue from Operations</b> | <b>As at 31st March, 2020</b> | <b>As at 31st March, 2019</b> |
| Revenue from Operations           | 1,029,660                     | 974,000                       |
| <b>Total</b>                      | <b>1,029,660</b>              | <b>974,000</b>                |

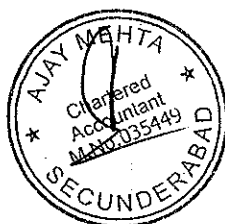
|                                        |                               |                               |
|----------------------------------------|-------------------------------|-------------------------------|
| <b>15 Other Income</b>                 | <b>As at 31st March, 2020</b> | <b>As at 31st March, 2019</b> |
| a) Interest Income                     |                               |                               |
| On FDRs                                | 578,649                       | 1,099,471                     |
| on ICD                                 | -                             | 88,602                        |
| On IT Refund                           | 46,880                        | -                             |
| b) Others                              |                               |                               |
| Share of Profit from Partnership Firms | 9,189,539                     | 6,995,066                     |
| Share of Profit from LLPs              | 24,779,712                    | 15,872,418                    |
| Profit on sale of Flat                 | -                             | 35,019                        |
| Share of Income tax refund             | 817                           | -                             |
| Miscellaneous                          | 5,275                         | -                             |
| <b>Total</b>                           | <b>34,600,872</b>             | <b>24,090,726</b>             |

|                                              |                               |                               |
|----------------------------------------------|-------------------------------|-------------------------------|
| <b>16 Land Purchase/Development Expenses</b> | <b>As at 31st March, 2020</b> | <b>As at 31st March, 2019</b> |
| Land Purchase                                | 97,300,925                    | -                             |
| Development Expenses                         | 3,100,697                     | -                             |
| <b>Total</b>                                 | <b>100,401,622</b>            | <b>-</b>                      |

|                                |                               |                               |
|--------------------------------|-------------------------------|-------------------------------|
| <b>17 Changes in Inventory</b> | <b>As at 31st March, 2020</b> | <b>As at 31st March, 2019</b> |
| Opening Stock                  | -                             | -                             |
| Closing Stock                  | -                             | -                             |
| <b>Total</b>                   | <b>100,401,622</b>            | <b>-</b>                      |
|                                | <b>(100,401,622)</b>          | <b>-</b>                      |

|                                |                               |                               |
|--------------------------------|-------------------------------|-------------------------------|
| <b>18 Financial Cost</b>       | <b>As at 31st March, 2020</b> | <b>As at 31st March, 2019</b> |
| a) Interest on Unsecured Loans | 246,780                       | 78,421                        |
| b) Bank Charges                | 6,844                         | 1,398                         |
| <b>Total</b>                   | <b>253,624</b>                | <b>79,819</b>                 |

|                                           |                               |                               |
|-------------------------------------------|-------------------------------|-------------------------------|
| <b>19 Employee Benefit Expenses</b>       | <b>As at 31st March, 2020</b> | <b>As at 31st March, 2019</b> |
| (a) Salaries and Other employees Benefits | -                             | 600                           |
| <b>Total</b>                              | <b>-</b>                      | <b>600</b>                    |



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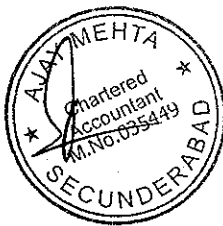
Notes on Financial Statements for the Year ended 31st March, 2020

20

| Other Expenses                           | As at 31st<br>March, 2020 | As at 31st<br>March, 2019 |
|------------------------------------------|---------------------------|---------------------------|
| Admin & Marketing Services Charges       | 64,853                    | -                         |
| Advertisement                            | 175,834                   | -                         |
| Printing & Stationery                    | 94,880                    | -                         |
| Legal Expenses                           | 7,060                     | 820                       |
| Miscellaneous Expenses                   | 48,122                    | 5,385                     |
| Consultancy                              | 98,305                    | 24,500                    |
| Interest on TDS                          | 10,715                    | -                         |
| Interest on Professional Tax             | -                         | 525                       |
| Service Tax Late Fee                     | -                         | 52,434                    |
| GST Late Fees                            | -                         | 350                       |
| Professional tax                         | -                         | 5,000                     |
| Audit Fees                               | 19,170                    | -                         |
| Income tax                               | 222,711                   | -                         |
| Bad debits / credits written off         | 315,577                   | -                         |
| Hoarding Stand expenses                  | -                         | 12,435                    |
| I.T. Representation Fees                 | -                         | 27,215                    |
| Electricity Charges                      | 2,130                     | 4,512                     |
| Share of Income Tax of Partnership firms | 2,480,012                 | 1,189,550                 |
| Share of Income Tax of LLP s             | 4,727,813                 | 1,541,541                 |
| Other Expenses                           | -                         | -4,095                    |
| Rent                                     | 390,582                   | 449,626                   |
| Services charges Pos                     | 3,977                     | -                         |
| TDS Late filing fees                     | 2,092                     | -                         |
| Tours & Travels                          | 9,234                     | -                         |
| <b>Total</b>                             | <b>8,673,067</b>          | <b>3,309,798</b>          |

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MODI HOUSING PVT.LTD.  
CIN: U45200TG2002PTC040192

Notes on Financial Statements for the Year ended 31st March 2020

Note. No.21 Other Disclosures

21.1 RELATED PARTY DISCLOSURES

A Key Management Personnel (KMP)

Soham Modi - Director  
Tejal Modi - Director

B Holding Company

Modi Properties & Investments Private Limited

C Subsidiary Company/Jointly Controlled Entities/Associates

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

D Details of transactions with related parties (KMP)

| Details of Transactions              | 31-03-2020 | 31-03-2019 |
|--------------------------------------|------------|------------|
| <u>Interest paid</u>                 |            |            |
| Soham Modi                           | 239,631    | 57,503     |
| Tejal Modi                           | 7,149      | 20,918     |
| <u>Loan Accepted during the year</u> |            |            |
| Soham Modi                           | 27,826,350 | 23,725,000 |
| Tejal Modi                           | -          | 2,000,000  |
| <u>Loan Repaid during the year</u>   |            |            |
| Soham Modi                           | 25,202,300 | 24,455,000 |
| Tejal Modi                           | -          | 1,900,000  |
| <u>Payable by the company</u>        |            |            |
| Tejal Modi                           | 125,260    | 118,826    |
| Soham Modi                           | 4,448,947  | 1,609,229  |



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**MODI HOUSING PVT.LTD.**  
**CIN: U45200TG2002PTC040192**

**Notes on Financial Statements for the Year ended 31st March 2020**

**MODI HOUSING PVT.LTD.**

**Notes on Financial Statements for the Year ended 31st March 2020.**

**Note. No.18 Other Disclosures**

**Movement in Capital Accounts in Partnership Firms/LLP**

|                                   | <b>31-03-2020</b> | <b>31-03-2019</b> |
|-----------------------------------|-------------------|-------------------|
| Amounts invested during the year  | 186,503,456       | 92,458,255        |
| Share of Income tax Refnd         | 817               | -                 |
| Amounts withdrawn during the year | -220,340,913      | -160,124,972      |
| Share of Income tax               | -7,207,825        | -2,731,091        |
| Share of Profit / Loss            | 32,885,803        | 20,368,835        |
| Capital Account Balance           | 110,513,489       | 161,574,103       |

**Summary**

**Modi & Modi Constructions**

|                                   |             |             |
|-----------------------------------|-------------|-------------|
| Amounts invested during the year  | 35,250,000  | 10,400,000  |
| Share of Income tax Refund        | -           | -           |
| Amounts withdrawn during the year | -52,497,710 | -39,940,000 |
| Share of Income tax               | -297,657    | -           |
| Share of Profit / Loss            | 1,593,672   | -954,372    |
| Capital Account Balance           | 17,822,758  | 33,774,453  |

**Green Wood Estates**

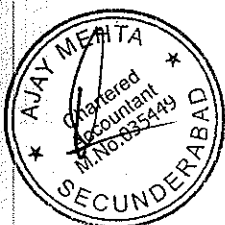
|                                   |            |            |
|-----------------------------------|------------|------------|
| Amounts invested during the year  | -          | 10,500     |
| Share of Income tax Refund        | -          | -          |
| Amounts withdrawn during the year | -          | -          |
| Share of Income tax               | -          | -          |
| Share of Profit / Loss            | -52,801    | -67,943    |
| Capital Account Balance           | -1,440,691 | -1,387,890 |

**Nilgiri Estates**

|                                   |            |             |
|-----------------------------------|------------|-------------|
| Amounts invested during the year  | 11,819,901 | 4,580,000   |
| Share of Income tax Refnd         | -          | -           |
| Amounts withdrawn during the year | -5,404,000 | -35,525,000 |
| Share of Income tax               | -2,182,355 | -1,189,550  |
| Share of Profit / Loss            | 7,595,867  | 6,040,694   |
| Capital Account Balance           | -9,621,564 | -21,450,977 |

**Green Wood Builders**

|                                   |        |        |
|-----------------------------------|--------|--------|
| Amounts invested during the year  | -      | -      |
| Share of Income tax Refund        | -      | -      |
| Amounts withdrawn during the year | -      | -      |
| Share of Income tax               | -      | -      |
| Share of Profit / Loss            | -1,977 | -1,794 |



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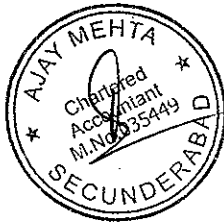
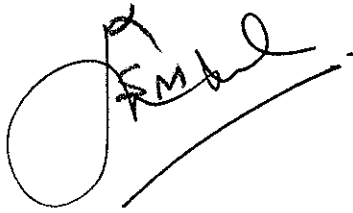
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MODI HOUSING PVT.LTD.  
CIN: U45200TG2002PTC040192

Notes on Financial Statements for the Year ended 31st March 2020  
Capital Account Balance

23,410

25,386



**MODI HOUSING PVT.LTD.**  
**CIN: U45200TG2002PTC040192**

**Notes on Financial Statements for the Year ended 31st March 2020**

**Modi Ventures**

|                                   |          |          |
|-----------------------------------|----------|----------|
| Amounts invested during the year  | 222,000  | 810,000  |
| Share of Income tax Refnd         | -        | -        |
| Amounts withdrawn during the year | -        | -25,000  |
| Share of Income tax               | -        | -        |
| Share of Profit / Loss            | -79,077  | -9,569   |
| Capital Account Balance           | -316,439 | -459,363 |

**Summit Sales LLP**

|                                   |            |            |
|-----------------------------------|------------|------------|
| Amounts invested during the year  | 8,000,000  | 3,000,000  |
| Share of Income tax Refnd         | 817        | -          |
| Amounts withdrawn during the year | -          | -3,700,000 |
| Share of Income tax               | -1,937,989 | -          |
| Share of Profit / Loss            | 10,513,597 | 9,396,709  |
| Capital Account Balance           | 27,392,116 | 10,815,691 |

**Modi Farm House Hyderabad LLP**

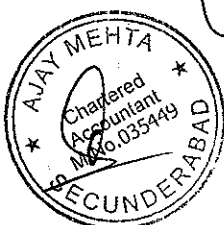
|                                   |             |             |
|-----------------------------------|-------------|-------------|
| Amounts invested during the year  | 8,151,060   | 740,000     |
| Share of Income tax Refnd         | -           | -           |
| Amounts withdrawn during the year | -22,699,200 | -13,000,000 |
| Share of Income tax               | -3,290      | -           |
| Share of Profit / Loss            | 92,973      | 868,356     |
| Capital Account Balance           | -12,470,830 | 1,987,627   |

**Villas Orchids LLP**

|                                   |             |             |
|-----------------------------------|-------------|-------------|
| Amounts invested during the year  | 25,026,043  | 6,623,505   |
| Share of Income tax Refnd         | -           | -           |
| Amounts withdrawn during the year | -41,880,939 | -48,713,667 |
| Share of Income tax               | -1,320,635  | -1,513,755  |
| Share of Profit / Loss            | 12,241,020  | 3,918,481   |
| Capital Account Balance           | -29,035,493 | -23,100,983 |

**Serene Clubs & Resorts LLP**

|                                   |          |         |
|-----------------------------------|----------|---------|
| Amounts invested during the year  | 100,000  | 25,000  |
| Share of Income tax Refnd         | -        | -       |
| Amounts withdrawn during the year | -130,000 | -       |
| Share of Income tax               | -        | -       |
| Share of Profit / Loss            | -1,421   | -7,103  |
| Capital Account Balance           | 81,398   | 112,819 |



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**MODI HOUSING PVT.LTD.**  
**CIN: U45200TG2002PTC040192**

**Notes on Financial Statements for the Year ended 31st March 2020**

**Serene Constructions LLP**

|                                   |                   |                  |
|-----------------------------------|-------------------|------------------|
| Amounts invested during the year  | 17,998,081        | -                |
| Share of Income tax Refnd         | -                 | -                |
| Amounts withdrawn during the year | -135,000          | -1,305           |
| Share of Income tax               | -7,392            | -                |
| Share of Profit / Loss            | 631,225           | 1,181,875        |
| Capital Account Balance           | <b>23,914,809</b> | <b>5,427,895</b> |

**Modi Realty Miryalguda LLP**

|                                   |                   |                  |
|-----------------------------------|-------------------|------------------|
| Amounts invested during the year  | 19,723,880        | 2,000,000        |
| Share of Income tax Refnd         | -                 | -                |
| Amounts withdrawn during the year | -750,427          | -600,000         |
| Share of Income tax               | -                 | -                |
| Share of Profit / Loss            | -137,870          | -69,704          |
| Capital Account Balance           | <b>24,080,501</b> | <b>5,244,918</b> |

**Modi Realty Siddipet LLP**

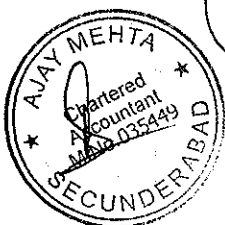
|                                   |                  |                  |
|-----------------------------------|------------------|------------------|
| Amounts invested during the year  | -                | 35,000           |
| Share of Income tax Refnd         | -                | -                |
| Amounts withdrawn during the year | -                | -                |
| Share of Income tax               | -                | -                |
| Share of Profit / Loss            | -7,384           | -5,435           |
| Capital Account Balance           | <b>3,006,236</b> | <b>3,013,620</b> |

**Modi Realty Gagilapur LLP**

|                                   |                   |                   |
|-----------------------------------|-------------------|-------------------|
| Amounts invested during the year  | 164,000           | 200,000           |
| Share of Income tax Refnd         | -                 | -                 |
| Amounts withdrawn during the year | -                 | -                 |
| Share of Income tax               | -                 | -                 |
| Share of Profit / Loss            | -54,515           | -46,330           |
| Capital Account Balance           | <b>11,720,343</b> | <b>11,610,859</b> |

**Modi Realty Genome Vally LLP**

|                                   |                   |                   |
|-----------------------------------|-------------------|-------------------|
| Amounts invested during the year  | 11,062,350        | 7,580,000         |
| Share of Income tax Refnd         | -                 | -                 |
| Amounts withdrawn during the year | -4,246,269        | -                 |
| Share of Income tax               | -                 | -                 |
| Share of Profit / Loss            | -441,210          | -345,286          |
| Capital Account Balance           | <b>57,459,115</b> | <b>51,084,244</b> |



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MODI HOUSING PVT.LTD.  
CIN: U45200TG2002PTC040192

Notes on Financial Statements for the Year ended 31st March 2020

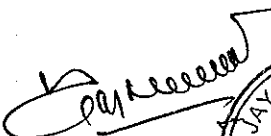
**Silver Oak Villas LLP**

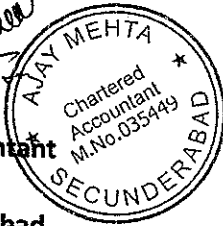
|                                   |             |             |
|-----------------------------------|-------------|-------------|
| Amounts invested during the year  | 48,986,141  | 49,450,000  |
| Share of Income tax Refnd         | -           | -           |
| Amounts withdrawn during the year | -92,097,268 | -18,550,000 |
| Share of Income tax               | -1,458,507  | -27,786     |
| Share of Profit / Loss            | 1,003,886   | 506,997     |
| Capital Account Balance           | -8,515,033  | 35,050,715  |

**Modi Realty Vikarabad LLP**

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| Amounts invested during the year  | -         | 7,004,250 |
| Share of Income tax Refnd         | -         | -         |
| Amounts withdrawn during the year | -500,100  | -70,000   |
| Share of Income tax               | -         | -         |
| Share of Profit / Loss            | -10,184   | -36,742   |
| Capital Account Balance           | 6,412,852 | 6,923,136 |

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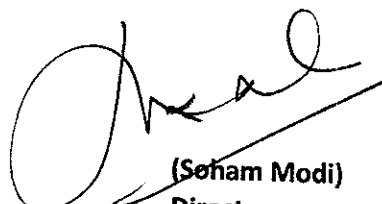
  
(Ajay Mehta)  
Chartered Accountant  
M.No:- 035449  
Place : Secunderabad



Date : 24-12-2020

UDIN: 21035449AAAA08206

For and on behalf of the Board

  
(Soham Modi)  
Director  
DIN:00522546

  
(Tejal Modi)  
Director  
DIN:06983437



| Depreciation as per Income Tax Act |      |                         |                       |                      |           |            |              |                          |
|------------------------------------|------|-------------------------|-----------------------|----------------------|-----------|------------|--------------|--------------------------|
| Particulars                        | Rate | WDV as on<br>01-04-2019 | Additions             |                      | Deletions | Total      | Depreciation | WDV as on 31-<br>03-2020 |
|                                    |      |                         | Before 30-09-<br>2019 | After 30-<br>09-2019 |           |            |              |                          |
| Bhongiri Hoarding                  | 15%  | 55,760.85               | -                     | -                    | -         | 55,760.85  | 8,364.13     | 47,396.72                |
| Ammuguda Hoarding                  | 15%  | 71,564.90               | -                     | -                    | -         | 71,564.90  | 10,734.74    | 60,830.17                |
| Kovkur Hoarding                    | 15%  | 28,459.70               | -                     | -                    | -         | 28,459.70  | 4,268.96     | 24,190.75                |
| Nagarani Hoarding                  | 15%  | 15,557.55               | -                     | -                    | -         | 15,557.55  | 2,333.63     | 13,223.92                |
| Thurkapally Hoarding               | 15%  | 28,459.70               | -                     | -                    | -         | 28,459.70  | 4,268.96     | 24,190.75                |
| Annojiguda Hoarding                | 15%  | 17,647.70               | -                     | -                    | -         | 17,647.70  | 2,647.16     | 15,000.55                |
| Khushaiguda Hoarding               | 15%  | 23,925.80               | -                     | -                    | -         | 23,925.80  | 3,588.87     | 20,336.93                |
| Karimnagar Hoarding                | 15%  | 78,745.70               | -                     | -                    | -         | 78,745.70  | 11,811.86    | 66,933.85                |
| Reddipally Hoarding                | 15%  | 70,557.65               | -                     | -                    | -         | 70,557.65  | 10,583.65    | 59,974.00                |
| Total                              |      | 390,679.55              | -                     | -                    | -         | 390,679.55 | 58,601.93    | 332,077.62               |

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