

GMR financial status statement 31-12-2020 ver8

List of documents

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:		N Rajyalakshmi			
Name of project:		Gulmohar Residency		Date:		21-Jan-21			
Details of documents.				Details for period:		Apr to Dec 2020			
Sl. No.	Description	Details / Remarks.	Document available	Scan ID	Scan ID	Scan ID	Scan ID	Scan ID	Scan ID
1	Trial Balance - upto last end of last qtr.		Yes	34513	34515	34517	34518	44242	
2	P & L Account - upto last qtr.		Yes	34538	34540	34542	34543	44110	44230
3	Bank statements - last 12 months		Yes	36308	36310	36311	36312/36424	42472	44252
4	IT return FY 18-19		No	36641					
5	IT return FY 17-18		Yes	20593					
6	IT return FY 16-17		No						
7	Building permit		Yes	18041					
8	Basic title document i.e. JDA or sale deed.		Yes	19643	19636				
9	Title / Link documents - full set		Yes	32893	32896	32899			
10	Draft AOS / Booking form/ AOC/ Sale Deed		Yes	24870	24894	24864			
11	Firm/Company - registration certificate		Yes	19975					
12	Firm/Company - partners/shareholding details - CA/CS certified		Yes	35760					
13	Firm/Company - Deeds / MOA/ AOA		Yes	20221					
14	RERA certificate		Yes	35761					
15	CA progress report for current & last qtr.		Yes	20114	36319				
17	Engg. progress report for current & last qtr.		Yes	20116					
19	Other report for current & last qtr.	Rera ArchitectCertificate	Yes	20110	20696				
21	GST / VAT / Service tax registration		Yes	33159					
22	PAN card + TAN Letter		Yes	20299					
24	Proof of address		Yes	33041					
25	Directors DIN		Yes	33038					
26	Bank a/c. details		Yes	36315					
27	Director / Partner 1 -KYC - PAN, AADHAR, 6 m bank statement	MPPL	Yes	33376	36403				
28	Director / Partner 2 -KYC - PAN, AADHAR, 6 m bank statement	Soham Modi	Yes	34552	34557				
29	Director / Partner 3 -KYC - PAN, AADHAR, 6 m bank statement	Anand Mehta	Yes	34555	34559				
30	Director / Partner 4 -KYC - PAN, AADHAR, 6 m bank statement	Hari Mehta	No	36405	36406				
31	Company profile		Yes	36313					
32	Project write-up		Yes	36317					
33	Project Brochure		Yes	36323	36325				
34	Latest PPT		Yes	33046					
35	Latest EC	17-04-2019	Yes	36573	36575				
36	Director / Partner -Net worth certificate		No						
37	Director / Partner -Bio-data		No						
38	Secured loan - loan offer letter, latest loan repayment statement		No	36318					

GMR financial status statement 31-12-2020 ver8

Project cost & estimates

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:		Rajyalakshmi	
Name of project:		Gulmohar Residency		Date:		20-Jan-21	
Project cost and estimates.				Details for period upto		Apr to Dec 2020	
							(Amounts in Rs.)
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for FY 17-18	Actual cost/ revenue for FY 18-19	Actual cost/ revenue for FY 19-20	Actual cost/ revenue for current qtr - Apr-Oct- 20	Actual total Exp/revenue till date
A	Land cost + reg. charges + brokerage	-	-	-	40,89,400	-	40,89,400
B	Permit fees & charges	4,43,30,807	45,24,518	8,11,817	3,89,94,472	7,30,000	4,50,60,807
C	Construction/ development expenses	92,30,26,000	11,60,191	14,42,732	4,28,75,899	3,68,04,987	8,22,83,809
D	Admin & sales expenses	4,01,58,000	1,38,620	10,88,163	89,60,401	71,60,783	1,73,47,967
E	Finance Expenses	1,24,34,922	-	3,780	49,93,409	31,65,761	81,62,949
F	Total project cost (sum of A TO E)	1,01,99,49,729	58,23,329	33,46,492	9,99,13,581	4,78,61,531	15,69,44,932
G	Revenue from sales	1,21,76,50,000	-	-	6,49,83,254	6,79,71,223	13,29,54,477
H	Investment from promoters	NA	-	-	58,49,147	40,90,000	99,39,147
I	Secured and unsecured loans	NA				5,09,76,541	5,09,76,541
J	Gross profit (G-A-B-C)	25,02,93,193					-
K	Net Profit (G-F)	19,77,00,271					-
L	Gross profit in percentage (J/G*100)	21					-
M	Net profit in percentage (K/G*100)	16					
	Revenue from sales - details (Developers share)	No. of units	Total area in sft	Rate in Rs./ sft.	Total revenue is Rs.	Remarks	
A	Sold units	73	1,05,400	4,000	42,16,00,000		
B	Unsold Units	157	2,42,500	4,000	97,00,00,000		
	Total	230	3,47,900	4,000	1,39,16,00,000		
	Construction/ development expenses	No. of units	Total area in sft	Rate in Rs./ sft.	Total exp. is Rs.	Remarks	
A	Construction cost	354	5,35,440	1,300	69,60,72,000		
B	Land development exp.		2,03,830	800	16,30,64,000		
C	Amenities cost		25,556	2,500	6,38,90,000		
	Total	354	7,64,826	4,600	92,30,26,000		
Notes:							
1	Construction/ Development cost = WIP - permit cost						
2	Admin & sales expenses = Indirect exp - finance exp.						

GMR financial status statement 31-12-2020 ver8

Unit Details

Name of firm/company:			Modi Realty Mallapur LLP			Prepared by:	Rajyalakshmi	
Name of project:			Gulmohar Residency			Date:	31-Dec-20	
Units Details								
Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built-up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
1	A	102	945	1089	1360	69.13	sold	Developer
2	A	103	945	1089	1360	69.13	sold	Developer
3	A	105	945	1089	1360	69.13	sold	Developer
4	A	106	945	1089	1360	69.13	sold	Developer
5	A	108	945	1089	1360	69.13	sold	Developer
6	A	109	945	1089	1360	69.13	sold	Developer
7	A	202	945	1089	1360	69.13	unsold	Developer
8	A	203	945	1089	1360	69.13	unsold	Developer
9	A	206	945	1089	1360	69.13	unsold	Developer
10	A	208	945	1089	1360	69.13	unsold	Developer
11	A	209	945	1089	1360	69.13	unsold	Developer
12	A	302	945	1089	1360	69.13	sold	Developer
13	A	303	945	1089	1360	69.13	sold	Developer
14	A	305	945	1089	1360	69.13	sold	Developer
15	A	306	945	1089	1360	69.13	sold	Developer
16	A	308	945	1089	1360	69.13	sold	Developer
17	A	309	945	1089	1360	69.13	sold	Developer
18	A	402	945	1089	1360	69.13	sold	Developer
19	A	403	945	1089	1360	69.13	sold	Developer
20	A	405	945	1089	1360	69.13	sold	Developer
21	A	406	945	1089	1360	69.13	sold	Developer
22	A	408	945	1089	1360	69.13	sold	Developer
23	A	409	945	1089	1360	69.13	sold	Developer
24	A	502	945	1089	1360	69.13	sold	Developer
25	A	503	945	1089	1360	69.13	sold	Developer
26	A	505	945	1089	1360	69.13	sold	Developer
27	A	506	945	1089	1360	69.13	sold	Developer
28	A	508	945	1089	1360	69.13	sold	Developer
29	A	509	945	1089	1360	69.13	sold	Developer
30	A	602	945	1089	1360	69.13	unsold	Developer
31	A	603	945	1089	1360	69.13	unsold	Developer
32	A	605	945	1089	1360	69.13	unsold	Developer
33	A	606	945	1089	1360	69.13	unsold	Developer
34	A	608	945	1089	1360	69.13	unsold	Developer
35	A	609	945	1089	1360	69.13	unsold	Developer
36	B	102	1,185	1329	1660	84.38	sold	Developer
37	B	103	1,185	1329	1660	84.38	unsold	Developer
38	B	105	1,185	1329	1660	84.38	sold	Developer
39	B	106	1,185	1329	1660	84.38	sold	Developer
40	B	108	1,185	1329	1660	84.38	sold	Developer
41	B	201	1,185	1329	1660	84.38	unsold	Developer
42	B	203	1,185	1329	1660	84.38	unsold	Developer
43	B	204	1,185	1329	1660	84.38	sold	Developer
44	B	206	1,185	1329	1660	84.38	unsold	Developer
45	B	207	1,185	1329	1660	84.38	unsold	Developer
46	B	301	1,185	1329	1660	84.38	sold	Developer
47	B	302	1,185	1329	1660	84.38	unsold	Developer
48	B	304	1,185	1329	1660	84.38	sold	Developer
49	B	305	1,185	1329	1660	84.38	sold	Developer
50	B	308	1,185	1329	1660	84.38	sold	Developer
51	B	402	1,185	1329	1660	84.38	sold	Developer

GMR financial status statement 31-12-2020 ver8

Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built- up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
52	B	403	1,185	1329	1660	84.38	sold	Developer
53	B	405	1,185	1329	1660	84.38	sold	Developer
54	B	406	1,185	1329	1660	84.38	sold	Developer
55	B	408	1,185	1329	1660	84.38	sold	Developer
56	B	501	1,185	1329	1660	84.38	sold	Developer
57	B	503	1,185	1329	1660	84.38	sold	Developer
58	B	504	1,185	1329	1660	84.38	sold	Developer
59	B	506	1,185	1329	1660	84.38	sold	Developer
60	B	507	1,185	1329	1660	84.38	sold	Developer
61	B	601	1,185	1329	1660	84.38	unsold	Developer
62	B	602	1,185	1329	1660	84.38	unsold	Developer
63	B	604	1,185	1329	1660	84.38	unsold	Developer
64	B	605	1,185	1329	1660	84.38	unsold	Developer
65	B	607	1,185	1329	1660	84.38	unsold	Developer
66	B	608	1,185	1329	1660	84.38	unsold	Developer
67	C	102	1,185	1329	1660	84.38	unsold	Developer
68	C	103	1,185	1329	1660	84.38	unsold	Developer
69	C	105	1,185	1329	1660	84.38	sold	Developer
70	C	106	1,185	1329	1660	84.38	sold	Developer
71	C	201	1,185	1329	1660	84.38	unsold	Developer
72	C	202	1,185	1329	1660	84.38	unsold	Developer
73	C	204	1,185	1329	1660	84.38	sold	Developer
74	C	205	1,185	1329	1660	84.38	unsold	Developer
75	C	207	1,185	1329	1660	84.38	sold	Developer
76	C	301	1,185	1329	1660	84.38	sold	Developer
77	C	303	1,185	1329	1660	84.38	unsold	Developer
78	C	304	1,185	1329	1660	84.38	sold	Developer
79	C	306	1,185	1329	1660	84.38	sold	Developer
80	C	307	1,185	1329	1660	84.38	sold	Developer
81	C	402	1,185	1329	1660	84.38	sold	Developer
82	C	405	1,185	1329	1660	84.38	sold	Developer
83	C	406	1,185	1329	1660	84.38	sold	Developer
84	C	501	1,185	1329	1660	84.38	sold	Developer
85	C	502	1,185	1329	1660	84.38	unsold	Developer
86	C	504	1,185	1329	1660	84.38	sold	Developer
87	C	505	1,185	1329	1660	84.38	sold	Developer
88	C	507	1,185	1329	1660	84.38	sold	Developer
89	C	601	1,185	1329	1660	84.38	unsold	Developer
90	C	603	1,185	1329	1660	84.38	unsold	Developer
91	C	604	1,185	1329	1660	84.38	unsold	Developer
92	C	606	1,185	1329	1660	84.38	unsold	Developer
93	C	607	1,185	1329	1660	84.38	unsold	Developer
94	D	102	1,185	1329	1660	84.38	unsold	Developer
95	D	103	1,185	1329	1660	84.38	unsold	Developer
96	D	105	1,185	1329	1660	84.38	unsold	Developer
97	D	106	1,185	1329	1660	84.38	unsold	Developer
98	D	108	1,185	1329	1660	84.38	unsold	Developer
99	D	201	1,185	1329	1660	84.38	unsold	Developer
100	D	203	1,185	1329	1660	84.38	unsold	Developer
101	D	204	1,185	1329	1660	84.38	unsold	Developer
102	D	206	1,185	1329	1660	84.38	unsold	Developer
103	D	207	1,185	1329	1660	84.38	unsold	Developer
104	D	301	1,185	1329	1660	84.38	unsold	Developer
105	D	302	1,185	1329	1660	84.38	unsold	Developer
106	D	304	1,185	1329	1660	84.38	unsold	Developer

GMR financial status statement 31-12-2020 ver8

Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built- up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
107	D	305	1,185	1329	1660	84.38	unsold	Developer
108	D	307	1,185	1329	1660	84.38	unsold	Developer
109	D	308	1,185	1329	1660	84.38	unsold	Developer
110	D	402	1,185	1329	1660	84.38	unsold	Developer
111	D	403	1,185	1329	1660	84.38	unsold	Developer
112	D	405	1,185	1329	1660	84.38	unsold	Developer
113	D	406	1,185	1329	1660	84.38	unsold	Developer
114	D	408	1,185	1329	1660	84.38	unsold	Developer
115	D	501	1,185	1329	1660	84.38	unsold	Developer
116	D	503	1,185	1329	1660	84.38	unsold	Developer
117	D	504	1,185	1329	1660	84.38	unsold	Developer
118	D	506	1,185	1329	1660	84.38	unsold	Developer
119	D	507	1,185	1329	1660	84.38	unsold	Developer
120	D	601	1,185	1329	1660	84.38	unsold	Developer
121	D	602	1,185	1329	1660	84.38	unsold	Developer
122	D	604	1,185	1329	1660	84.38	unsold	Developer
123	D	605	1,185	1329	1660	84.38	unsold	Developer
124	D	607	1,185	1329	1660	84.38	unsold	Developer
125	D	608	1,185	1329	1660	84.38	unsold	Developer
126	E	102	1,185	1329	1660	84.38	unsold	Developer
127	E	103	1,185	1329	1660	84.38	unsold	Developer
128	E	105	1,185	1329	1660	84.38	unsold	Developer
129	E	106	1,185	1329	1660	84.38	unsold	Developer
130	E	201	1,185	1329	1660	84.38	unsold	Developer
131	E	202	1,185	1329	1660	84.38	unsold	Developer
132	E	204	1,185	1329	1660	84.38	unsold	Developer
133	E	205	1,185	1329	1660	84.38	unsold	Developer
134	E	207	1,185	1329	1660	84.38	unsold	Developer
135	E	301	1,185	1329	1660	84.38	unsold	Developer
136	E	303	1,185	1329	1660	84.38	unsold	Developer
137	E	304	1,185	1329	1660	84.38	unsold	Developer
138	E	306	1,185	1329	1660	84.38	unsold	Developer
139	E	307	1,185	1329	1660	84.38	unsold	Developer
140	E	402	1,185	1329	1660	84.38	unsold	Developer
141	E	403	1,185	1329	1660	84.38	unsold	Developer
142	E	405	1,185	1329	1660	84.38	unsold	Developer
143	E	406	1,185	1329	1660	84.38	unsold	Developer
144	E	501	1,185	1329	1660	84.38	unsold	Developer
145	E	502	1,185	1329	1660	84.38	unsold	Developer
146	E	504	1,185	1329	1660	84.38	unsold	Developer
147	E	505	1,185	1329	1660	84.38	unsold	Developer
148	E	601	1,185	1329	1660	84.38	unsold	Developer
149	E	603	1,185	1329	1660	84.38	unsold	Developer
150	E	604	1,185	1329	1660	84.38	unsold	Developer
151	E	606	1,185	1329	1660	84.38	unsold	Developer
152	E	607	1,185	1329	1660	84.38	unsold	Developer
153	F	102	945	1089	1360	69.13	unsold	Developer
154	F	105	945	1089	1360	69.13	unsold	Developer
155	F	106	945	1089	1360	69.13	sold	Developer
156	F	202	945	1089	1360	69.13	unsold	Developer
157	F	203	945	1089	1360	69.13	unsold	Developer
158	F	205	945	1089	1360	69.13	unsold	Developer
159	F	206	945	1089	1360	69.13	unsold	Developer
160	F	302	945	1089	1360	69.13	sold	Developer
161	F	303	945	1089	1360	69.13	sold	Developer

Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built- up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
162	F	305	945	1089	1360	69.13	sold	Developer
163	F	306	945	1089	1360	69.13	sold	Developer
164	F	402	945	1089	1360	69.13	sold	Developer
165	F	403	945	1089	1360	69.13	sold	Developer
166	F	405	945	1089	1360	69.13	sold	Developer
167	F	406	945	1089	1360	69.13	sold	Developer
168	F	502	945	1089	1360	69.13	sold	Developer
169	F	503	945	1089	1360	69.13	sold	Developer
170	F	505	945	1089	1360	69.13	unsold	Developer
171	F	506	945	1089	1360	69.13	sold	Developer
172	F	602	945	1089	1360	69.13	unsold	Developer
173	F	603	945	1089	1360	69.13	unsold	Developer
174	F	605	945	1089	1360	69.13	unsold	Developer
175	F	606	945	1089	1360	69.13	unsold	Developer
176	G	102	945	1089	1360	69.13	unsold	Developer
177	G	103	945	1089	1360	69.13	unsold	Developer
178	G	105	945	1089	1360	69.13	unsold	Developer
179	G	106	945	1089	1360	69.13	unsold	Developer
180	G	201	945	1089	1360	69.13	unsold	Developer
181	G	202	945	1089	1360	69.13	unsold	Developer
182	G	204	945	1089	1360	69.13	unsold	Developer
183	G	205	945	1089	1360	69.13	unsold	Developer
184	G	207	945	1089	1360	69.13	sold	Developer
185	G	301	945	1089	1360	69.13	unsold	Developer
186	G	303	945	1089	1360	69.13	unsold	Developer
187	G	304	945	1089	1360	69.13	unsold	Developer
188	G	306	945	1089	1360	69.13	unsold	Developer
189	G	307	945	1089	1360	69.13	unsold	Developer
190	G	402	945	1089	1360	69.13	unsold	Developer
191	G	403	945	1089	1360	69.13	sold	Developer
192	G	405	945	1089	1360	69.13	unsold	Developer
193	G	406	945	1089	1360	69.13	unsold	Developer
194	G	501	945	1089	1360	69.13	sold	Developer
195	G	502	945	1089	1360	69.13	unsold	Developer
196	G	504	945	1089	1360	69.13	unsold	Developer
197	G	505	945	1089	1360	69.13	unsold	Developer
198	G	507	945	1089	1360	69.13	unsold	Developer
199	G	601	945	1089	1360	69.13	unsold	Developer
200	G	603	945	1089	1360	69.13	unsold	Developer
201	G	604	945	1089	1360	69.13	unsold	Developer
202	G	606	945	1089	1360	69.13	unsold	Developer
203	G	607	945	1089	1360	69.13	unsold	Developer
204	H	102	945	1089	1360	69.13	unsold	Developer
205	H	103	945	1089	1360	69.13	unsold	Developer
206	H	105	945	1089	1360	69.13	unsold	Developer
207	H	106	945	1089	1360	69.13	unsold	Developer
208	H	201	945	1089	1360	69.13	unsold	Developer
209	H	202	945	1089	1360	69.13	unsold	Developer
210	H	204	945	1089	1360	69.13	unsold	Developer
211	H	205	945	1089	1360	69.13	unsold	Developer
212	H	207	945	1089	1360	69.13	unsold	Developer
213	H	301	945	1089	1360	69.13	unsold	Developer
214	H	303	945	1089	1360	69.13	unsold	Developer
215	H	304	945	1089	1360	69.13	unsold	Developer
216	H	306	945	1089	1360	69.13	unsold	Developer

Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built- up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
217	H	402	945	1089	1360	69.13	unsold	Developer
218	H	403	945	1089	1360	69.13	unsold	Developer
219	H	405	945	1089	1360	69.13	unsold	Developer
220	H	406	945	1089	1360	69.13	unsold	Developer
221	H	501	945	1089	1360	69.13	unsold	Developer
222	H	502	945	1089	1360	69.13	unsold	Developer
223	H	504	945	1089	1360	69.13	unsold	Developer
224	H	505	945	1089	1360	69.13	unsold	Developer
225	H	507	945	1089	1360	69.13	unsold	Developer
226	H	601	945	1089	1360	69.13	unsold	Developer
227	H	603	945	1089	1360	69.13	unsold	Developer
228	H	604	945	1089	1360	69.13	unsold	Developer
229	H	606	945	1089	1360	69.13	unsold	Developer
230	H	607	945	1089	1360	69.13	unsold	Developer
	Total		2,45,430	2,78,550	3,47,900	17,684		

GMR financial status statement 31-12-2020 ver8 - Project details

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:	Rajyalakshmi
Name of project:		Gulmohar Residency		Date:	31-Dec-20
Project details.					
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	32,392.53	Sq Mts	8.00	Acres
2	Net land area of project	20,761.98	Sq Mts	24,831	Sq. Yds
3	Type of development	Flats		-	-
4	Total no. of units	354	Nos.	-	-
5	Type of agreement	JDA		-	-
6	Building permit no.	1/C1/09930/2019		-	-
7	Building permit issued by:	GHMC		-	-
8	RERA no.	P02200001129		-	-
9	Units falling to share of owners	124	Nos.	-	-
10	Units falling to share of developer	230	Nos.	-	-
11	Total proposed construction	71,054.07	Sq Mtrs	7,64,826	sft
12	Total sellable area	32,320.70	Sq Mtrs	347900	sft
13	In case of apartments total parking area	18,936.27	Sq Mtrs	203830	sft
14	In case of villas total area of plots	-	Sq Mtrs	-	sq. yds
Project - Current status			Qty / Remarks		
1	Number of units completed		0		
2	Number of units under construction		102		
3	Number of units not started		252		
4	Number of units sold		73		
5	Number of units unsold (include mortgaged)		164		
6	Electric power supply provided		No		
7	Water supply provided		No		
8	OC received		No		
9	OC date		No		
10	Project fully completed in all respects		No		

GMR financial status statement 31-12-2020 ver8

RERA sold units details

Name of firm/company:				Modi Realty Mallapur LLP	Prepared by:			Rajyalakshmi				
Name of project:				Gulmohar Residency	Date:			20-Jan-21				
Details required as per RERA rules.					Statement for period upto			Apr to Dec 2020				
Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 17-18	Receipts - FY 18-19	Receipts - FY 19-20	Receipts for current qtr. Apr to Jun- 2020	Total Receipts	Total Receipts without GST
1	A-102	1360	4,186	Mrs. M Prabhavathi & Mr. GLN Sas	30-Sep-19	56,93,000	-	-	15,19,000	19,31,300	34,50,300	32,86,000
2	A-103	1360	4,236	Mr. Nishin Neelambram & Mrs. Div	30-Dec-19	57,61,000	-	-	15,31,000	17,89,000	33,20,000	31,61,905
3	A-105	1360	3,985	Mrs. Bathula Bhagya	9-Sep-19	54,20,000	-	-	13,55,000	10,00,000	23,55,000	22,42,857
4	A-106	1360	4,085	CH. Bharathi Pushpanjali & CH.S.R	8-Sep-19	55,56,000	-	-	14,89,000	18,79,400	33,68,400	32,08,000
5	A-108	1360	3,524	Dr. Khadirun Sunkesula	20-Oct-19	47,93,000	-	-	6,20,000	17,66,000	23,86,000	22,72,381
6	A-109	1360	4,085	Mrs. Pagadala Varalakshmi	6-Sep-19	55,56,000	-	-	14,89,000	15,39,000	30,28,000	28,83,810
7	A-302	1360	3,563	Mrs. Bera Sandhya Rai	16-Oct-19	48,45,000	-	-	6,71,000	-	6,71,000	6,39,048
8	A-303	1360	4,085	Mr. Lanka Sridhar	15-Sep-19	55,56,000	-	-	14,89,000	-	14,89,000	14,18,095
9	A-305	1360	4,085	Mr N.CH.V.S.Sekhar	14-Sep-19	55,56,000	-	-	14,89,000	18,64,510	33,53,510	31,93,819
10	A-306	1360	3,985	Mrs. Susmitra Samantara & Mr. Lax	6-Sep-19	54,20,000	-	-	14,56,000	16,73,000	31,29,000	29,80,000
11	A-308	1360	3,385	Mr. Rahul Mehta	30-Aug-19	46,04,000	-	-	-	-	-	-
12	A-309	1360	3,885	Mr. S. V. Subba Reddy	10-Sep-19	52,84,000	-	-	14,35,000	16,27,000	30,62,000	29,16,190
13	A-402	1360	3,885	Mrs.P Chaithanya & Mr.B Rajashek	7-Sep-19	52,84,000	-	-	13,25,000	-	13,25,000	12,61,905
14	A-403	1360	4,185	Mr. Kunwar Kant	15-Sep-19	56,92,000	-	-	15,20,000	-	15,20,000	14,47,619
15	A-405	1360	3,885	Mrs.Srikakolapu Mani & Mr.S.S.S. S	8-Sep-19	52,84,000	-	-	14,27,000	-	14,27,000	13,59,048
16	A-406	1360	4,035	Mr. Navin Kumar Patalay	30-Sep-19	54,88,000	-	-	14,72,000	-	14,72,000	14,01,905
17	A-408	1360	4,236	Mr Yerram Srinivas	3-Nov-19	57,61,000	-	-	8,75,116	6,36,000	15,11,116	14,39,158
18	A-409	1360	4,285	Mr. Pavan Kumar Shakhai	14-Nov-19	58,27,000	-	-	15,52,000	-	15,52,000	14,78,095
19	A-502	1360	4,085	Mr. Ramesh Chouti & Mrs. Navitha	8-Sep-19	55,56,000	-	-	14,89,000	-	14,89,000	14,18,095
20	A-503	1360	3,563	Mrs.Thatikunda Lalitha	16-Oct-19	48,45,000	-	-	6,71,000	-	6,71,000	6,39,048
21	A-505	1360	3,985	Mr. Amit Roy	8-Sep-19	54,20,000	-	-	14,56,000	-	14,56,000	13,86,667
22	A-506	1360	3,395	Mr. J Harinath Goud	22-Sep-19	46,17,000	-	-	2,35,000	4,18,000	6,53,000	6,21,905
23	A-508	1360	4,236	Mr pothalaiah Sake	7-Nov-19	57,61,000	-	-	10,64,000	-	10,64,000	10,13,333
24	A-509	1360	3,885	Mr. A.Praveen Kumar Reddy	7-Sep-19	52,84,000	-	-	14,27,000	-	14,27,000	13,59,048
25	B-102	1660	4,215	Mr. U Nagaraju	24-Feb-20	69,97,000	-	-	2,25,000	34,85,000	37,10,000	35,33,333
26	B-105	1660	4,247	Mr. T Sunil	1-Nov-19	70,50,000	-	-	12,82,000	47,40,800	60,22,800	57,36,000
27	B-106	1660	4,216	Mr. V Sharath Chandra	30-Oct-19	69,99,000	-	-	14,99,000	27,39,850	42,38,850	40,37,000
28	B-108	1660	4,015	Mrs. Shailaja	6-Sep-19	66,65,000	-	-	38,45,001	6,80,000	45,25,001	43,09,525
29	B-204	1660	4,666	Mr. D.Bhairava Prasad	9-Nov-20	77,46,000	-	-	-	45,21,114	45,21,114	43,05,823
30	B-301	1660	3,815	Mr. P.Kiran Kumar	13-Sep-19	63,33,000	-	-	16,71,000	19,83,000	36,54,000	34,80,000
31	B-304	1660	3,482	Mr. Satish Reddy.N & Mrs. Rishita I	29-Sep-19	57,80,000	-	-	13,22,000	15,00,000	28,22,000	26,87,619
32	B-305	1660	4,096	Mrs. Priyanka Kose & Mr. Hemanth	21-Oct-19	67,99,000	-	-	17,79,000	21,42,000	39,21,000	37,34,286
33	B-308	1660	3,815	Mr. Valiveti Purushottam & Mrs. Su	18-Sep-19	63,33,000	-	-	16,71,000	19,83,000	36,54,000	34,80,000
34	B-402	1660	4,116	Mrs. Neelofer Sultana	9-Nov-19	68,33,000	-	-	20,33,000	21,05,050	41,38,050	39,41,000
35	B-403	1660	4,169	Mrs. Jyoti Jain & Mr. Gautam Jain	22-Dec-19	69,20,000	-	-	18,09,000	21,83,000	39,92,000	38,01,905

GMR financial status statement 31-12-2020 ver8

RERA sold units details

Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 17-18	Receipts - FY 18-19	Receipts - FY 19-20	Receipts for current qtr. Apr to Jun-2020	Total Receipts	Total Receipts without GST
36	B-405	1660	4,105	Mr.I.Shiv Kumar	29-Sep-19	68,14,000	-	-	17,84,000	21,13,060	38,97,060	37,11,486
37	B-406	1660	3,815	Mr. Gandluri Phani Kumar & Mrs. C	15-Sep-19	63,33,000	-	-	16,71,000	19,83,000	36,54,000	34,80,000
38	B-408	1660	3,915	Mr. Naga Madhusudan Sarma Vishn	8-Sep-19	64,99,000	-	-	17,10,000	22,00,000	39,10,000	37,23,810
39	B-501	1660	3,815	Mr. Srinivasulu Chintapally	6-Sep-19	63,33,000	-	-	16,71,000	-	16,71,000	15,91,429
40	B-503	1660	4,096	Mr. Gajendra Likhitkar	1-Nov-19	67,99,000	-	-	17,79,000	21,42,000	39,21,000	37,34,286
41	B-504	1660	3,815	Mr. Kamlesh Patel & Mr. Deepak Pa	11-Sep-19	63,33,000	-	-	16,71,000	-	16,71,000	15,91,429
42	B-506	1660	3,315	Mr. Rahul Mehta	30-Aug-19	55,03,000	-	-	-	-	-	-
43	B-507	1660	4,217	Mr. Jawaharlal Amugothu	14-Nov-19	70,00,000	-	-	12,75,000	5,52,000	18,27,000	17,40,000
44	C-105	1660	3,952	Mr.K.Uday Kumar Swapna	28-Oct-20	65,61,000	-	-	-	2,25,000	2,25,000	2,14,286
45	C-106	1660	3,952	Mr.M.R.K Prasad	26-Oct-20	65,61,000	-	-	-	2,74,000	2,74,000	2,60,952
46	C-204	1660	4,465	Mr. Sashi Kiran	25-Sep-20	74,12,000	-	-	-	2,25,000	2,25,000	2,14,286
47	C-207	1660	4,316	Mr.Pedapudi Arogya Kumar	24-Feb-20	71,64,000	-	-	2,25,000	11,40,000	13,65,000	13,00,000
48	C-301	1660	4,390	Mr. K Srirama	12-Jan-20	72,88,000	-	-	13,18,000	-	13,18,000	12,55,238
49	C-304	1660	4,291	Mrs. B Jyothi Lakshmi & Mr. B Gop	15-Jan-20	71,23,000	-	-	12,93,000	-	12,93,000	12,31,429
50	C-306	1660	4,277	Mr. A Praveen	19-Dec-19	71,00,000	-	-	12,90,000	5,61,000	18,51,000	17,62,857
51	C-307	1660	4,315	Mr.Raji Reddy	19-Feb-20	71,63,000	-	-	2,25,000	10,75,000	13,00,000	12,38,095
52	C-402	1660	4,615	Mr.Ravi Kanth & Mrs.Bharti	31-Oct-20	76,61,000	-	-	-	3,74,000	3,74,000	3,56,190
53	C-405	1660	4,290	Mr. R Prasad Rao	2-Jan-20	71,22,000	-	-	12,93,300	-	12,93,300	12,31,714
54	C-406	1660	4,073	Mr.S Satish	25-Oct-20	67,61,000	-	-	-	4,74,000	4,74,000	4,51,429
55	C-501	1660	4,316	Mr.O.Vasudeva Sharma/Mrs.O.Naga	19-Feb-20	71,64,000	-	-	13,00,000	-	13,00,000	12,38,095
56	C-504	1660	4,157	Mr.Ashutosh Sharma	1-Sep-20	69,00,000	-	-	-	12,25,000	12,25,000	11,66,667
57	C-505	1660	4,415	Mr. M.V.Mohan Rao	1-Jan-20	73,29,000	-	-	13,25,000	-	13,25,000	12,61,905
58	C-507	1660	4,315	Mrs. Shylaja Amaram	3-Jan-20	71,63,000	-	-	13,00,000	-	13,00,000	12,38,095
59	F-106	1360	4,485	Mr.N V Maruthi Phanidhar	5-Aug-20	61,00,000	-	-	-	15,82,000	15,82,000	15,06,667
60	F-302	1360	4,284	Mr.Sanjay Majumder	5-Sep-20	58,26,000	-	-	-	15,74,400	15,74,400	14,99,429
61	F-303	1360	4,385	Mr.Syed Akbar Pasha	29-Feb-20	59,64,000	-	-	2,25,000	8,95,000	11,20,000	10,66,667
62	F-305	1360	4,435	Mrs. Jyothirmayee	5-Mar-20	60,32,000	-	-	-	9,00,000	9,00,000	8,57,143
63	F-306	1360	4,435	Mrs.T Vaishnavi/Mr.Srujan	26-Feb-20	60,32,000	-	-	2,25,000	9,00,000	11,25,000	10,71,429
64	F-402	1360	4,485	Mr.K Pranav	5-Aug-20	61,00,000	-	-	-	12,20,800	12,20,800	11,62,667
65	F-403	1360	3,724	Mr.Satya Amar Charanjevarao Vak	19-Feb-20	50,64,000	-	-	2,25,000	-	2,25,000	2,14,286
66	F-405	1360	4,535	Mrs.Naga Srinivasa	6-Oct-20	61,68,000	-	-	-	9,25,000	9,25,000	8,80,952
67	F-406	1360	4,485	Mr.Thatiparti Surekha & thatiparti s	18-Jun-20	61,00,000	-	-	-	11,40,000	11,40,000	10,85,714
68	F-502	1360	4,485	Mrs.S B V Naveena	18-Jun-20	61,00,000	-	-	-	11,20,000	11,20,000	10,66,667
69	F-503	1360	3,648	Mr. Roshan Singh Chouhan	8-Feb-20	49,61,000	-	-	2,35,000	-	2,35,000	2,23,810
70	F-506	1360	4,265	Mrs.G Shiva Kumari	5-Sep-20	58,00,000	-	-	-	19,38,500	19,38,500	18,46,190
71	G-207	1360	4,816	Mrs.Renuka A	28-Dec-20	65,50,000	-	-	-	2,00,000	2,00,000	1,90,476
72	G-403	1360	4,786	Mrs.Shivarapu Radhika	28-Dec-20	65,09,000	-	-	-	2,00,000	2,00,000	1,90,476
73	G-501	1360	4,736	Mr.Panjola Ashok	6-Dec-20	64,41,000	-	-	-	25,000	25,000	23,810
	TOTAL	105400	4,280			45,11,51,000	-	-	6,82,32,417	7,13,69,784	13,96,02,201	13,29,54,477

GMR financial status statement 31-12-2020 ver8

Loan details

Name of firm/company		Modi Realty Mallapur LLP	Prepared by:		Rajyalakshmi				
Name of project:		Gulmohar Residency	Date:		20-Jan-21				
Loan Details			Statement for period upto		Apr to Dec 2020				
Secured loans									
Sl. No.	Loan type	Name of lender	Total loan amount in Rs.	Principal repaid upto FY 19-20 in Rs.	Principal repaid upto Apr-Dec-20 in Rs.	Balance loan upto end of this qtr. in Rs.	Loan start date	Loan end date	EMI or principal repayment per month in Rs.
1	Secured	Tata Capital Financial Services Ltd	4,50,00,000	82,23,459	30,00,000	3,37,76,541	10-04-2019	10-04-2023	10,00,000
2	Secured		-	-	-	-	NA	NA	NA
3	Secured		-	-	-	-	NA	NA	NA
4	Subtotal - Secured loans		4,50,00,000	82,23,459	30,00,000	3,37,76,541			
5	Un-secured	Rahul Mehta	1,07,00,000	-	-	1,07,00,000	NA	NA	NA
6	Un-secured	Paramount Builders	65,00,000	-	-	65,00,000	NA	NA	NA
7	Un-secured		-	-	-	-	NA	NA	NA
8	Un-secured		-	-	-	-	NA	NA	NA
9	Un-secured		-	-	-	-	NA	NA	NA
10	Subtotal - Un-secured loans		1,72,00,000	-	-	1,72,00,000			
11	Total		6,22,00,000	82,23,459	30,00,000	5,09,76,541			

GMR financial status statement 31-12-2020 ver8 - Financial Summary

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:		Rajyalakshmi
Name of project:		Gulmohar Residency		Date:		20-Jan-21
Financial Summary				Statement for period upto		Apr to Dec 2020
						(Amounts in Rs.)
Sl. No.	Description	FY 17-18	FY 18-19	FY 19-20	For current qtr. Apr-Dec-20	Total
1	Source of funds					
2	Net receipts from sales	-	-	6,49,83,254	6,79,71,223	13,29,54,477
3	Loans received - unsecured	-	-	-	1,72,00,000	1,72,00,000
4	Loans received - secured	-	-	-	4,50,00,000	4,50,00,000
5	Subtotal - funds	-	-	6,49,83,254	13,01,71,223	19,51,54,477
6	Expenditure					
7	Towards land acquisition	-	-	-	-	-
8	Towards security deposit for JDA	30,00,000	19,25,000	1,00,89,400	-	1,50,14,400
9	Fees, charges, deposits for permits	45,24,518	8,11,817	3,89,94,472	7,30,000	4,50,60,807
10	Finance charges (interest + fees)	-	3,780	49,93,409	31,65,761	81,62,949
11	Administrative expenses	1,38,620	10,88,163	89,60,401	71,60,783	1,73,47,967
12	Work in progress	11,60,191	14,42,732	4,28,75,899	3,68,04,987	8,22,83,809
13	Secured Loan Repayment (Tata Capital)	-	-	82,23,459	30,00,000	1,12,23,459
14	Advances paid to suppliers/contractors	-	-	1,29,29,524	1,85,01,458	3,14,30,982
15	Subtotal - exp.	88,23,329	52,71,492	12,70,66,563	6,93,62,989	21,05,24,373
16	Investment from promoters	-	-	57,49,147.00	40,90,000	98,39,147
17	By equity/partners capital	-	-	1,00,000.00	-	1,00,000
18	By way of loans from promoters	-	-	-	-	-
19	Subtotal - investment	-	-	58,49,147	40,90,000	99,39,147
RERA - funds received Vs exp - comparison						
A	Project expenditure	88,23,329	52,71,492	12,70,66,563	6,93,62,989	21,05,24,373
B	70% of net receipts (for RERA a/c)	-	-	4,54,88,278	4,75,79,856	9,30,68,134
C	Loans received	-	-	-	6,22,00,000	6,22,00,000
D	RERA a/c bank balance +FDs	-	-	32,80,881.07	14,24,383	47,05,264
	Difference (A-B-C-D) - must be positive	88,23,329	52,71,492	7,82,97,404	-4,18,41,250	5,05,50,975
Note:						
Net receipts or revenue = Receipts after deduction of receipts towards GST, Reg. charges, etc.						
Towards land acquisition = Land cost + reg. charges + brokerage						
Work in progress = WIP - permit cost.						

Estimation of IT - Percentage Completion method**PROECT ESTIMATION**

	Sft	Rate	
Developer Share of Sale	347900		
Owner Share of Sale	187540		
Proposed Parking Area	203830		
Club House Area	25556		
 Sale Revenue	 347900	 3500	 1,21,76,50,000 1,21,76,50,000
Land Cost			-
Sanction Cost			4,43,30,807
Construction Cost		1300	45,22,70,000
Construction Cost Owner		1300	24,38,02,000
Club House Construction Cost		2500	6,38,90,000
Parking Area Construction Cost		800	16,30,64,000
			96,73,56,807
 Profit			 25,02,93,193
 Profit %			 21

Modi Realty Mallapur LLP (20-21)

MG Road, RAnigunj
Secunderabad

Sundry Creditors

Group Summary

1-Apr-2020 to 31-Dec-2020

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
Construction Material Vendors	5,24,323.90 Dr	1,04,69,888.50	1,17,86,479.93	7,92,267.53 Cr
Contractors JB & Dept.		11,33,758.00	10,88,283.00	45,475.00 Dr
Contractors on Accounts	1,29,73,032.72 Dr	4,72,50,443.00	2,85,15,790.00	3,17,07,685.72 Dr
Service Providers	5,67,833.00 Cr	76,05,946.00	65,68,024.34	4,70,088.66 Dr
Grand Total	1,29,29,523.62 Dr	6,64,60,035.50	4,79,58,577.27	3,14,30,981.85 Dr

Modi Realty Mallapur LLP (20-21)

MG Road, RAnigunj
Secunderabad

Current Assets

Group Summary

1-Apr-2020 to 31-Dec-2020

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
Bank Accounts	32,80,881.07 Dr	20,39,56,703.76	20,25,32,320.86	47,05,263.97 Dr
<i>BANK-Kotak Mahindra Bank Collection A/c</i>		7,39,24,308.00	7,34,16,308.00	5,08,000.00 Dr
<i>BANK-Kotak Mahindra Bank- Current A/c-2912974950</i>	19,69,295.22 Dr	2,85,28,307.59	2,90,29,698.16	14,67,904.65 Dr
<i>BANK-Kotak Mahindra Bank Rera A/c</i>	10,89,072.78 Dr	8,18,71,751.17	8,05,08,031.70	24,52,792.25 Dr
<i>BANK-Kotak Mahindra Bank Sub Account</i>	1,00,000.00 Dr	5,00,000.00	4,00,000.00	2,00,000.00 Dr
<i>BANK-Yes Bank Current A/c</i>	1,18,030.07 Dr	1,91,32,337.00	1,91,78,283.00	72,084.07 Dr
<i>BANK-Yes Bank PALLP</i>	4,483.00 Dr			4,483.00 Dr
Bank Fixed Deposits		60,00,000.00	60,00,000.00	
<i>BANKFD-Kotak Bank</i>		60,00,000.00	60,00,000.00	
Grand Total	32,80,881.07 Dr	20,99,56,703.76	20,85,32,320.86	47,05,263.97 Dr

Modi Realty Mallapur LLP (20-21)MG Road, RAnigunj
Secunderabad**Customers Accounts**

Group Summary

1-Apr-2020 to 31-Dec-2020

Page 1

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
CUST-Flat No-A-102 Mrs.M Prabhavathi&Mr.GLN Sastry	6,26,260.00 Dr	32,44,500.00	19,31,300.00	19,39,460.00 Dr
CUST-Flat No-A-103 Mr.Nishin Neelambram&Mrs.Divya Paliyalil	76,550.00 Dr	32,92,800.00	17,89,000.00	15,80,350.00 Dr
CUST-Flat No-A-105 Mrs.Bathula Bhagya	1,73,800.00 Dr	30,74,400.00	10,00,000.00	22,48,200.00 Dr
CUST-Flat No-A-106 CH.Bharathi Pushpanjali&CH.S.R.Anjaneyulu	59,560.00 Dr	31,58,400.00	18,79,400.00	13,38,560.00 Dr
CUST-Flat No-A-108 Dr.Khadirun Sunkesula	31,000.00 Dr	32,44,500.00	17,66,000.00	15,09,500.00 Dr
CUST-Flat No-A-109 Mrs.Pagadala Varalakshmi	74,450.00 Dr	31,58,400.00	15,39,000.00	16,93,850.00 Dr
CUST-Flat No-A-302 Mrs.Bera Sandhya Rai	33,550.00 Dr			33,550.00 Dr
CUST-Flat No-A-303 Mr.Lanka Sridhar	74,450.00 Dr	18,04,950.00		18,79,400.00 Dr
CUST-Flat No-A 305 Mr.N.CH.V.S.Sekhar	59,560.00 Dr	18,04,950.00	18,64,510.00	
CUST-Flat No-A-306 Mrs.Susmitra Samantara&Mr.Laxmikanta Samantara	72,800.00 Dr	17,56,650.00	16,73,000.00	1,56,450.00 Dr
CUST-Flat No-A 309 Mr.S.V.Subba Reddy	63,350.00 Dr	17,08,350.00	16,27,000.00	1,44,700.00 Dr
CUST-Flat No-A 402 Mrs.P Chaithanya & Mr.B Rajashekar	1,73,350.00 Dr			1,73,350.00 Dr
CUST-Flat No-A-403 Mr.Kunwar Kant	76,000.00 Dr			76,000.00 Dr
CUST-Flat No-A-405 Mrs.Srikakolapu Mani & Mr.S.S.S.Subba Rao	57,080.00 Dr			57,080.00 Dr
CUST-Flat No-A 406 Mr. Navin Kumar Patalay	73,600.00 Dr			73,600.00 Dr
CUST-Flat No-A 408 Mr.Yerram Srinivas	2,42,084.00 Dr		6,36,000.00	3,93,916.00 Cr
CUST-Flat No-A-409 Mr.Pavan Kumar Shakhai	77,600.00 Dr			77,600.00 Dr
CUST-Flat No-A-502 Mr.Ramesh Chouti & Mrs.Navitha Chouti	74,450.00 Dr			74,450.00 Dr
CUST-Flat No-A-503 Mrs.Thatikunda Lalitha	33,550.00 Dr			33,550.00 Dr
CUST-Flat No-A-505 Mr.Amit Roy	58,240.00 Dr			58,240.00 Dr
CUST-Flat No-A-506 Mr.J Harinath Goud	11,750.00 Dr		4,18,000.00	4,06,250.00 Cr
CUST-Flat No-A-508 Mr.Pothalaiah Sake	53,200.00 Dr			53,200.00 Dr
CUST-Flat No-A-509 Mr.A.Praveen Kumar Reddy	71,350.00 Dr			71,350.00 Dr
CUST-Flat No-B-102 Mr.U.Nagaraju	11,250.00 Dr	40,01,340.00	34,85,000.00	5,27,590.00 Dr
CUST-Flat No-B-105 Mr.T Sunil	29,87,300.00 Dr	17,53,500.00	47,40,800.00	
CUST-Flat No-B-106 Mr.V Sharath Chandra	27,39,850.00 Dr	17,39,850.00	27,39,850.00	17,39,850.00 Dr
CUST-Flat No-B-108 Mrs.Shailaja	1,92,249.00 Dr	16,50,600.00	6,80,000.00	11,62,849.00 Dr
CUST-Flat no-B-204 Mr.D Bhairava Prasad & Mrs.Santhjoshi Parvathi			45,21,114.00	45,21,114.00 Cr
CUST-Flat No-B-301 Mr.P.Kiran Kumar	83,550.00 Dr	20,82,150.00	19,83,000.00	1,82,700.00 Dr
CUST-Flat No-B-304 Mr.Satish Reddy.N & Mrs.Rishita Reddy	13,600.00 Dr	16,27,500.00	15,00,000.00	1,41,100.00 Dr
CUST-Flat No-B-305 Mrs.Priyanka Kose & Mr.Hemanth Likhitar	88,950.00 Dr	22,49,100.00	21,42,000.00	1,96,050.00 Dr
CUST-Flat No-B-308 Mr.Valiveti Purushottam & Mrs.Sundari Valiveti	83,550.00 Dr	20,82,150.00	19,83,000.00	1,82,700.00 Dr
CUST-Flat No-B-402 Mrs.Neelofer Sultana	7,20,500.00 Cr	22,60,650.00	21,05,050.00	5,64,900.00 Cr
CUST-Flat No-B-403 Mrs.Jyoti Jain & Mr.Gautam Jain	90,450.00 Dr	22,92,150.00	21,83,000.00	1,99,600.00 Dr
CUST-Flat No-B-405 Mr.I.Shiv Kumar	89,200.00 Dr	22,54,350.00	21,13,060.00	2,30,490.00 Dr
CUST-Flat No-B-406 Mr.Gandluri Phani Kumar & Mrs.G Prasanna	82,350.00 Cr	20,82,150.00	19,83,000.00	16,800.00 Dr
CUST-Flat No-B-408 Mr.Naga Madhusudan Sarma Vishnubutla	85,500.00 Dr	21,42,000.00	22,00,000.00	27,500.00 Dr
CUST-Flat No-B-501 Mr.Srinivasulu Chintapally	83,550.00 Dr			83,550.00 Dr
CUST-Flat No-B-503 Mr.Gajendra Likhitar	89,304.00 Dr	22,49,454.00	21,42,000.00	1,96,758.00 Dr
CUST-Flat No-B-504 Mr.Kamlesh Patel & Mr.Deepak Patel	83,550.00 Dr	20,82,150.00		21,65,700.00 Dr
CUST-Flat No-B-507 Mr.Jawaharlal Amugothu	63,750.00 Dr		5,52,000.00	4,88,250.00 Cr
CUST-Flat no-C-105 Mrs.K.Swapna & Mr.K.Uday Kumar		49,000.00	2,74,000.00	2,25,000.00 Cr
CUST-Flat No-C-106 Mr.M.R.K.Prasad		2,36,250.00	2,74,000.00	37,750.00 Cr
CUST-Flat No-C 204 Mr.Sashi Kiran		2,36,250.00	2,25,000.00	11,250.00 Dr
CUST-Flat No-C-207 Mr.Pedapudi Arogya Kumar	11,37,750.00 Dr		11,40,000.00	2,250.00 Cr
CUST-Flat no-C-301 Mr.K Srirama	65,900.00 Dr			65,900.00 Dr
CUST-Flat No-C-304 Mrs.B Jyothi Lakshmi & Mr.B Gopi	64,650.00 Dr			64,650.00 Dr
CUST-Flat No-C-306 Mr.A Praveen	64,500.00 Dr		5,61,000.00	4,96,500.00 Cr
CUST-Flat no-C-307 Mr.Raji Reddy	11,250.00 Dr	11,28,750.00	10,75,000.00	65,000.00 Dr
CUST-Flat No-C-402 Mr.Vedanabhatla Bharti		2,36,250.00	3,74,000.00	1,37,750.00 Cr
Carried Over	96,74,387.00 Dr	6,06,83,494.00	5,70,99,084.00	1,32,58,797.00 Dr

continued ...

Modi Realty Mallapur LLP (20-21)

Customers Accounts Group Summary : 1-Apr-2020 to 31-Dec-2020

Page 2

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
Brought Forward	96,74,387.00 Dr	6,06,83,494.00	5,70,99,084.00	1,32,58,797.00 Dr
CUST-Flat No.C-405 Mr.R Prasad Rao	64,350.00 Dr			64,350.00 Dr
CUST-Flat No- C-406 Mr.Sravanam Satish		2,36,250.00	4,74,000.00	2,37,750.00 Cr
CUST-Flat No-C-501 Mr.O.Vasudeva Sharma/Mrs.O.Naga Sudha	65,000.00 Dr			65,000.00 Dr
CUST-Flat No-C-504 Mr.Ashutosh Sharma & Mrs.Radha		2,36,250.00	12,25,000.00	9,88,750.00 Cr
CUST-Flat No-C-505 Mr.M.V.Mohan Rao	66,250.00 Dr			66,250.00 Dr
CUST-Flat No-C-507 Mrs.Shylaja Amaram	65,000.00 Dr			65,000.00 Dr
CUST-Flat No-F-106 Mr.N V Maruthi Phanidhar		2,36,250.00	15,82,000.00	13,45,750.00 Cr
CUST-Flat No-F-302 Mr.Sanjay Majumder & Mrs.Pratima		2,36,250.00	15,74,400.00	13,38,150.00 Cr
CUST-Flat No-F-303 Mr.Syed Akbar Pasha	11,250.00 Dr	9,39,750.00	8,95,000.00	56,000.00 Dr
CUST-Flat No-F-305 Mrs.Jyothirmayee		11,81,250.00	9,00,000.00	2,81,250.00 Dr
CUST-Flat No-F-306 Mrs.T Vaishnavi/Mr.Srujan	11,250.00 Dr	9,45,000.00	9,00,000.00	56,250.00 Dr
CUST-Flat No-F-402 Mr.K Pranav		2,36,250.00	12,20,800.00	9,84,550.00 Cr
CUST-Flat No-F-403 Mr.Satya Amar Charanjevarao Vakacharla	11,250.00 Dr	5,250.00		16,500.00 Dr
CUST-Flat No-F-405 Mr.Srinivas Relangi	2,25,000.00 Cr		9,25,000.00	11,50,000.00 Cr
CUST-Flat No-F-406 Mrs.Thatiparti Surekha		11,97,000.00	11,40,000.00	57,000.00 Dr
CUST-Flat No-F 502 Mrs.S B V Naveena		11,97,000.00	11,20,000.00	77,000.00 Dr
CUST-Flat no-F-503 Mr.Roshan Singh Chouhan	1,250.00 Dr	10,500.00		11,750.00 Dr
CUST-Flat No-F-506 Mrs.G Shiva Kumari		2,36,250.00	19,38,500.00	17,02,250.00 Cr
CUST-Flat No-G-207 Mrs.A Renuka			2,00,000.00	2,00,000.00 Cr
CUST-Flat No-G-403 Mrs.Shivarapu Radhika			2,00,000.00	2,00,000.00 Cr
CUST-Flat No-G-501 Dr P Ashok			25,000.00	25,000.00 Cr
Grand Total	97,44,987.00 Dr	6,75,76,744.00	7,14,18,784.00	59,02,947.00 Dr

Modi Realty Mallapur LLP (20-21)

MG Road, RAnigunj
Secunderabad

Loans (Liability)

Group Summary

1-Apr-2020 to 31-Dec-2020

Page 1

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
Secured Loans	3,67,76,541.00 Cr	<i>61,61,953.00</i>	<i>31,61,953.00</i>	3,37,76,541.00 Cr
SL-Project Loans	3,67,76,541.00 Cr	61,61,953.00	31,61,953.00	3,37,76,541.00 Cr
Unsecured Loans	1,07,00,000.00 Cr		<i>65,00,000.00</i>	1,72,00,000.00 Cr
USL-Paramount Builders			65,00,000.00	65,00,000.00 Cr
USL-Rahul Mehta	1,07,00,000.00 Cr			1,07,00,000.00 Cr
Grand Total	4,74,76,541.00 Cr	61,61,953.00	96,61,953.00	5,09,76,541.00 Cr

Modi Realty Mallapur LLP (20-21)

MG Road, RAnigunj
Secunderabad

Profit & Loss A/c

1-Apr-2020 to 31-Dec-2020

Particulars	1-Apr-2020 to 31-Dec-2020	Particulars	1-Apr-2020 to 31-Dec-2020
Purchase Accounts	3,75,34,986.97	Sales Accounts	10,72,91,939.00
Construction Material-Registered Delears	98,35,922.17	REVENUE-From Unit Sales Exempt	3,57,63,977.95
Construction Materials-Composition Bills	3,31,790.00	REVENUE-From Unit Sales GST	<u>7,15,27,961.05</u>
Construction Materials-Unregistered Delears	(-)13,44,903.00		
Department Work	8,83,563.00	Direct Incomes	15,99,732.00
Equipment Useage Charges Unregistered	7,80,209.00	REVENUE-Sales Commission	<u>15,99,732.00</u>
Job Work Charges	1,97,764.00		
Labour Services Registered	1,88,46,780.80	Indirect Incomes	25,082.76
Labour Services Unregistered	38,59,270.00	INCOME-FDR	24,754.00
Other Expenses	<u>41,44,591.00</u>	INCOME-Interest From Bank	<u>328.76</u>
Indirect Expenses	1,03,26,544.02		
Financial Expenses	31,65,760.86		
Other Indirect Expenses	2,21,428.17		
Professional Services	38,58,994.49		
Promotion Expenses	4,04,387.50		
Salaries & Employee Benefits	26,45,549.00		
Statutory Interest & Penalties	<u>30,424.00</u>		
Nett Profit	6,10,55,222.77		
Total	10,89,16,753.76	Total	10,89,16,753.76

Modi Realty Mallapur LLP (20-21)

MG Road, RAnigunj
Secunderabad

Capital Account

Group Summary

1-Apr-2020 to 31-Dec-2020

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
Fixed Capital	1,00,000.00 Cr	50,000.00	50,000.00	1,00,000.00 Cr
FCAP-Anand Mehta	25,000.00 Cr		25,000.00	50,000.00 Cr
FCAP-Hari Mehta	25,000.00 Cr	25,000.00		
FCAP- Modi Properties Pvt Ltd	25,000.00 Cr		25,000.00	50,000.00 Cr
FCAP- Soham Modi	25,000.00 Cr	25,000.00		
Partners Capital	57,49,147.00 Cr	1,34,26,178.00	1,75,16,178.00	98,39,147.00 Cr
PARTNER- Anand Mehta	59,25,385.70 Cr	49,37,524.00	37,75,000.00	47,62,861.70 Cr
PARTNER-Hari Mehta	32,27,618.16 Dr		36,62,524.00	4,34,905.84 Cr
PARTNER- Modi Properties Pvt Ltd	57,45,127.63 Cr	84,88,654.00	69,50,000.00	42,06,473.63 Cr
PARTNER-Soham Modi	26,93,748.17 Dr		31,28,654.00	4,34,905.83 Cr
Grand Total	58,49,147.00 Cr	1,34,76,178.00	1,75,66,178.00	99,39,147.00 Cr

Modi Realty Mallapur LLP (20-21)

MG Road, RAnigunj
Secunderabad

Trial Balance

1-Apr-2020 to 31-Dec-2020

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
Capital Account	58,49,147.00 Cr	1,34,76,178.00	1,75,66,178.00	99,39,147.00 Cr
Fixed Capital	1,00,000.00 Cr	50,000.00	50,000.00	1,00,000.00 Cr
Partners Capital	57,49,147.00 Cr	1,34,26,178.00	1,75,16,178.00	98,39,147.00 Cr
Loans (Liability)	4,74,76,541.00 Cr	61,61,953.00	96,61,953.00	5,09,76,541.00 Cr
Secured Loans	3,67,76,541.00 Cr	61,61,953.00	31,61,953.00	3,37,76,541.00 Cr
Unsecured Loans	1,07,00,000.00 Cr		65,00,000.00	1,72,00,000.00 Cr
Current Liabilities	6,77,09,399.80 Cr	8,63,32,743.18	5,82,28,381.31	3,96,05,037.93 Cr
Duties & Taxes	38,83,827.42 Cr	1,70,83,957.68	73,80,971.04	58,19,159.22 Dr
Sundry Creditors	1,29,29,523.62 Dr	6,64,60,035.50	4,79,58,577.27	3,14,30,981.85 Dr
Cancelled Bookings A/c.	10,65,800.00 Cr	27,88,750.00	27,56,200.00	10,33,250.00 Cr
Instalments Receivable	7,56,35,000.00 Cr			7,56,35,000.00 Cr
Outstanding Expenses	54,296.00 Cr		1,32,633.00	1,86,929.00 Cr
Fixed Assets	1,59,774.00 Dr			1,59,774.00 Dr
FA-Computers & Peripherals	21,527.00 Dr			21,527.00 Dr
FA-Equipment	22,573.00 Dr			22,573.00 Dr
FA-Furniture & Fixtures , AC	1,15,674.00 Dr			1,15,674.00 Dr
Current Assets	12,06,26,408.29 Dr	33,21,93,652.76	29,16,52,791.86	16,11,67,269.19 Dr
Loans & Advances (Asset)	23,47,288.77 Dr	40,31,920.00	38,15,206.00	25,64,002.77 Dr
Sundry Debtors	2,29,75,834.00 Dr	11,80,05,029.00	7,90,89,467.00	6,18,91,396.00 Dr
Cash-in-Hand	1,21,306.00 Dr	2,00,000.00	2,15,798.00	1,05,508.00 Dr
Bank Accounts	32,80,881.07 Dr	20,39,56,703.76	20,25,32,320.86	47,05,263.97 Dr
Bank Fixed Deposits		60,00,000.00	60,00,000.00	
Inventory	9,19,01,098.45 Dr			9,19,01,098.45 Dr
Sales Accounts		45,24,000.00	11,18,15,939.00	10,72,91,939.00 Cr
REVENUE-From Unit Sales Exempt		15,08,000.00	3,72,71,977.95	3,57,63,977.95 Cr
REVENUE-From Unit Sales GST		30,16,000.00	7,45,43,961.05	7,15,27,961.05 Cr
Purchase Accounts		4,07,21,538.49	31,86,551.52	3,75,34,986.97 Dr
Construction Material-Registered Delears		98,62,639.69	26,717.52	98,35,922.17 Dr
Construction Materials-Composition Bills		3,31,790.00		3,31,790.00 Dr
Construction Materials-Unregistered Delears		46,737.00	13,91,640.00	13,44,903.00 Cr
Department Work		8,83,563.00		8,83,563.00 Dr
Equipment Useage Charges Unregistered		8,14,403.00	34,194.00	7,80,209.00 Dr
Job Work Charges		1,97,764.00		1,97,764.00 Dr
Labour Services Registered		2,05,46,780.80	17,00,000.00	1,88,46,780.80 Dr
Labour Services Unregistered		38,93,270.00	34,000.00	38,59,270.00 Dr
Other Expenses		41,44,591.00		41,44,591.00 Dr
Direct Incomes			15,99,732.00	15,99,732.00 Cr
REVENUE-Sales Commission			15,99,732.00	15,99,732.00 Cr
Indirect Incomes			25,082.76	25,082.76 Cr
INCOME-FDR			24,754.00	24,754.00 Cr
INCOME-Interest From Bank			328.76	328.76 Cr
Indirect Expenses		1,07,29,703.33	4,03,159.31	1,03,26,544.02 Dr
Financial Expenses		31,65,760.86		31,65,760.86 Dr
Other Indirect Expenses		2,21,507.48	79.31	2,21,428.17 Dr
Professional Services		42,60,574.49	4,01,580.00	38,58,994.49 Dr
Promotion Expenses		4,04,387.50		4,04,387.50 Dr
Salaries & Employee Benefits		26,47,049.00	1,500.00	26,45,549.00 Dr
Statutory Interest & Penalties		30,424.00		30,424.00 Dr
Difference in opening balances	2,48,905.51 Dr			2,48,905.51 Dr
Grand Total		49,41,39,768.76	49,41,39,768.76	