

GHT_financial status statement_31-12-2020_ver7.xlsx
List of documents

Name of firm/company:		Mehta & Modi Realty Kowkur		Prepared by:		S Nagamalleswar Rao	
Name of project:		Greenwood Heights		Date:		27-Jan-21	
Details of documents:				Details for period:		April 2020 to Dec 2020	
Sl. No.	Description	Details / Remarks.	Document available	Scan ID Q1.	Scan ID	Scan ID	Scan ID
1	Trial Balance - upto last end of last qtr.		YES	33078	33080	33081	33083
2	P & L Account - upto last qtr.		YES	33085	33087	33090	33091
3	Bank statements - last 12 months		YES	-	-	33055	33056
4	IT return FY 18-19		NA	-	-		
5	IT return FY 17-18		NA	-	-		
6	IT return FY 16-17		NA	-	-		
7	Building permit		No	-			
8	Basic title document i.e. IDA or sale deed.		No	-			
9	Title / Link documents - full set		No	-			
10	Draft AOS / Booking form/ AOC/ Sale Deed		YES	-	25059		25103
11	Firm/Company - registration certificate		YES	35548			
12	Firm/Company - partners/shareholding details - CA/CS certified		YES	36543			
13	Firm/Company - Deeds / MOA/ AOA		YES	35549			
14	RERA certificate		YES	36549			
15	CA progress report for current & last qtr.		No	-			
17	Engg. progress report for current & last qtr.		YES	33058			
19	Other report for current & last qtr.		No	-			
21	GST / VAT / Service tax registration		YES	33506			
22	PAN card + TAN Letter		YES	35520			
24	Proof of address		YES	33053			
25	Directors DIN		YES	33052			
26	Bank a/c. details		YES	33057			
27	Director / Partner 1 - KYC - PAN, AADHAR, 6 m bank statement		YES	35547			
28	Director / Partner 2 - KYC - PAN, AADHAR, 6 m bank statement		YES	35550			
29	Director / Partner 3 - KYC - PAN, AADHAR, 6 m bank statement		NA	-			
30	Director / Partner 4 - KYC - PAN, AADHAR, 6 m bank statement		NA	-			
31	Company profile		YES	35546			
32	Project write-up		No	-			
33	Project Brochure		YES	33051			
34	Latest PPT		YES	29450			
35	Latest EC	upto 31-12-19	No	-			
36	Director / Partner -Net worth certificate		NA				
37	Director / Partner -Bio-data		NA				
38	Secured loan - loan offer letter, latest loan repayment statement		NA				

APPROVED BY
01 FEB 2021
S. Manager Accounts

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Project cost & estimates

Name of firm/company:		Mehta & Modi Realty Kowkur LLP		Prepared by:		K Satyanarayana	
Name of project:		Greenwood Heights		Date:		27-Jan-21	
Details of documents:				Details for period:		April 2020 to Dec 2020	
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for the Year 2019-20	Actual cost/revenue for current qtr Apr-Dec 20	Actual total Exp/revenue till date	Balance Cost	(Amounts in Rs.)
A	Land cost + reg. charges + brokerage	17,12,590	17,12,590	-	17,12,590	-	
B	Permit fees & charges	1,72,87,720	1,72,87,720	-	1,72,87,720	-	
C	Construction/ development expenses	35,50,62,200	78,99,344	2,72,66,565	3,51,65,909	31,98,96,291	
D	Admin & sales expenses	2,94,40,200	55,70,350	37,38,856	93,09,205	2,01,30,995	
E	Finance Expenses	66,25,000	11,59,949	11,07,000	22,66,949	43,58,051	
F	Total project cost (sum of A TO E)	41,01,27,710	3,36,29,953	3,21,12,421	6,57,42,374	34,43,85,336	
G	Revenue from sales	46,98,94,000	5,00,31,000	4,05,09,000	9,05,40,000	37,93,54,000	
H	Investment from promoters		3,12,22,941	-	3,12,22,941		
I	Secured and unsecured loans		50,20,267		50,20,267		
J	Gross profit (G-A-B-C)	9,58,31,490	2,31,31,345		2,31,31,345		
K	Net Profit (G-F)	5,97,66,290	1,64,01,047		1,64,01,047		
L	Gross profit in percentage (J/G*100)	20			26		
M	Net profit in percentage (K/G*100)	13			18		
Revenue from sales - details (Developers share)		No. of units	Total area in sqft	Rate in Rs./ sqft.	Total revenue is Rs.	Remarks	
A	Sold units	2	36,740	3,537	12,99,46,000		
B	Unsold Units	54	95,760	3,550	33,99,48,000		
	Total	76	1,32,500		46,98,94,000		
Construction/ development expenses		No. of units	Total area in sqft	Rate in Rs./ sqft.	Total exp. is Rs.	Remarks	
A	Construction cost	-	2,07,060	1,300	26,91,78,000		
B	Land development exp.		77,924	800	6,23,39,200		
C	Amenities cost		9,418	2,500	2,35,45,000		
	Total	-	2,94,402	4,600	35,50,62,200		
Notes:							
1	Construction/ Development cost = WIP - permit cost						
2	Admin & sales expenses = Indirect exp - finance exp.						

Unit Details

Name of firm/company			Mehta & Modi Reality Kowkur LLP			Prepared by:		S Nagamalleswara rao	
Name of project:			Greenwood Heights			Date:		27-Jan-21	
Units Details									
Sl. No.	Block	Unit No.	Carpet area in sq ft	Built-up area in sq ft	Super built-up area in sq ft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority		Allotted to Owner / Developer
1	A	101	1247	1321	1715	72.72	Blocked		Developer
2	A	103	1247	1321	1715	72.72	Blocked		Developer
3	A	104	1247	1321	1715	72.72	Blocked		Developer
4	A	115	0	0	1945	0.00	Blocked		Developer
5	A	116	0	0	1945	0.00	Blocked		Developer
6	A	117	0	0	1945	0.00	Blocked		Developer
7	A	201	1247	1321	1715	72.72	Mortgage		Developer
8	A	202	1247	1321	1715	72.72	Mortgage		Developer
9	A	203	1247	1321	1715	72.72	Mortgage		Developer
10	A	204	1247	1321	1715	72.72	Mortgage		Developer
11	A	205	1247	1321	1715	72.72	Mortgage		Developer
12	A	214	0	0	1945	0.00	Mortgage		Developer
13	A	215	0	0	1945	0.00	Mortgage		Developer
14	A	216	0	0	1945	0.00	Mortgage		Developer
15	A	301	1247	1321	1715	72.72	Blocked		Developer
16	A	302	1247	1321	1715	72.72	Blocked		Developer
17	A	304	1247	1321	1715	72.72	Blocked		Developer
18	A	305	1247	1321	1715	72.72	Blocked		Developer
19	A	314	0	0	1945	0.00	Blocked		Developer
20	A	316	0	0	1945	0.00	Blocked		Developer
21	A	317	0	0	1945	0.00	Blocked		Developer
22	A	402	1247	1321	1715	72.72	Blocked		Developer
23	A	403	1247	1321	1715	72.72	Blocked		Developer
24	A	405	1247	1321	1715	72.72	Mr.MVR Murthy & Mrs.Shipra Gupta		Developer
25	A	414	0	0	1945	0.00	Blocked		Developer
26	A	415	0	0	1945	0.00	Blocked		Developer
27	A	417	0	0	1945	0.00	Blocked		Developer
28	A	503	1247	1321	1715	72.72	Blocked		Developer
29	A	515	0	0	1945	0.00	Blocked		Developer
30	A	516	0	0	1945	0.00	Blocked		Developer
31	A	601	1247	1321	1715	72.72	Blocked		Developer
32	A	602	1247	1321	1715	72.72	Blocked		Developer
33	A	605	1247	1321	1715	72.72	Blocked		Developer
34	A	617	0	0	1945	0.00	Blocked		Developer
35	A	702	1247	1321	1715	72.72	Blocked		Developer
36	A	703	1247	1321	1715	72.72	Blocked		Developer
37	A	705	1247	1321	1715	72.72	Blocked		Developer
38	A	714	0	0	1945	0.00	Blocked		Developer
39	A	715	0	0	1945	0.00	Blocked		Developer
40	A	717	0	0	1945	0.00	Blocked		Developer
41	B	106	1247	1321	1715	72.72	Mr. Thachat Ragash & Mrs. Sikha Ragash		Developer
42	B	107	1247	1321	1715	72.72	No		Developer
43	B	109	1247	1321	1715	72.72	No		Developer
44	B	110	1247	1321	1715	72.72	No		Developer
45	B	112	1247	1321	1715	72.72	Mr.Piyush Kumar		Developer
46	B	113	0	0	1220	0.00	Blocked		Developer
47	B	206	1247	1321	1715	72.72	Mortgage		Developer
48	B	207	1247	1321	1715	72.72	Mortgage		Developer
49	B	208	1247	1321	1715	72.72	Mortgage		Developer
50	B	209	1247	1321	1715	72.72	Mortgage		Developer
51	B	210	1247	1321	1715	72.72	Mortgage		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
52	B	211	1247	1321	1715	72.72	Mortgage	Developer
53	B	212	1247	1321	1715	72.72	Mortgage	Developer
54	B	213	0	0	1220	0.00	Mortgage	Developer
55	B	307	1247	1321	1715	72.72	Mr.Dennis Antony & Mrs.Jennifer Dennis	Developer
56	B	308	1247	1321	1715	72.72	Mrs.Madhukara Veni / Mr.K Srinivasan	Developer
57	B	310	1247	1321	1715	72.72	No	Developer
58	B	313	0	0	1220	0.00	Mrs.Divya Uday	Developer
59	B	406	1247	1321	1715	72.72	Mr.Gangadhar Kiran Kumar	Developer
60	B	408	1247	1321	1715	72.72	Mr.Vikash Sahu & Mrs.Meena Sahu	Developer
61	B	409	1247	1321	1715	72.72	Mr.Ratan N Mulani / Mrs.Suman R Mulani	Developer
62	B	411	1247	1321	1715	72.72	Mrs.T Saraswathi	Developer
63	B	412	1247	1321	1715	72.72	Mrs.Nidhi Sinha & Mr.SP.Vijaya Kumar	Developer
64	B	506	1247	1321	1715	72.72	Mr.Prasenjit Das & Mrs.Himani Das	Developer
65	B	509	1247	1321	1715	72.72	Mrs.Suman R Mulani / Mr.Ratan N Mulani.	Developer
66	B	512	1247	1321	1715	72.72	Mrs.Deepa Suraj Premi & Mr.Suraj Premi	Developer
67	B	513	0	0	1220	0.00	Mrs.Tabitha Prem Kaza.	Developer
68	B	607	1247	1321	1715	72.72	Mrs.Bhavana Lulla Mehta	Developer
69	B	608	1247	1321	1715	72.72	Mrs. Rashmi Singh & Mr. Ashish Singh	Developer
70	B	610	1247	1321	1715	72.72	Mrs.Kamalesh	Developer
71	B	611	1247	1321	1715	72.72	Mrs. Vibha Anand Mehta.	Developer
72	B	706	1247	1321	1715	72.72	No	Developer
73	B	708	1247	1321	1715	72.72	Mrs.Bhavana Lulla Mehta	Developer
74	B	709	1247	1321	1715	72.72	Ms.Chandra P Mulani / Mr.Jayesh Pradeep Mula	Developer
75	B	711	1247	1321	1715	72.72	Mrs.Vibha Anand Mehta	Developer
76	B	712	1247	1321	1715	72.72	No	Developer
Total			67,338	71,334	132500			

Name of firm/company:		Mehta & Modi Realty Kowkur L		Prepared by:		S.Nagamallaeswar Rao	
Name of project:		Greenwood Heights		Date:		27-Jan-21	
Details of documents:				Details for period		April 2020 to Dec 2020	
Sl. No.	Description	Quantity	Units	Quantity	Units		
1	Total land area	8099.63	Sq Mts	2.00	Acres		
2	Net land area of project	7340.89	Sq Mts	8779.63	Sq. Yds		
3	Type of development	Flats		0.00		0.00	
4	Total no. of units	119.00	Nos.	0.00		0.00	
5	Type of agreement	JDA		0.00		0.00	
6	Building permit no.			0.00		0.00	
7	Building permit issued by:	GHMC		0.00		0.00	
8	RERA no.	P02200001314		0.00		0.00	
9	Units falling to share of owners	43.00	Nos.	0.00		0.00	
10	Units falling to share of developer	76.00	Nos.	0.00		0.00	
11	Total proposed construction	19236.50	Sq Mtrs	207060.00	sft		
12	Total sellable area		Sq Mtrs	132500.00	sft		
13	In case of apartments total parking area	6491.45	Sq Mtrs	69873.38	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			119			
3	Number of units not started			0			
4	Number of units sold			22			
5	Number of units unsold (include mortgaged)			97			
6	Electric power supply provided		Yes				
7	Water supply provided		Yes				
8	OC received		No				
9	OC date		No				
10	Project fully completed in all respects		No				

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RERA sold units details

Name of firm/company:		Mehta & Modi Realty Kowkur LLP		Prepared by:		Rajyalakshmi			
Name of project:		Greenwood Heights		Date:		27-Jan-21			
Details required as per RERA rules.				Statement for period upto		April 2020 to Dec 2020			
	Super-built-up area in	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts for earlier qtrs in this FY 19-20	Receipts for current qtr 20-21	Total Receipts	Balance receivable
1	A-405	1715	4,134	Mr.MVR Murthy & Mrs.Shipra Gupta	31-12-2020	70,89,000	-	-	70,89,000
2	B-106	1715	3,634	Mr. Thachar Ragash & Mrs. Sikha Ragash	22-12-2019	62,33,000	11,85,000	-	11,85,000
3	B-112	1715	3,732	Mr.Piyush Kumar	23-02-2020	64,00,000	25,000	36,70,000	36,95,000
4	B-307	1715	3,634	Mr.Dennis Antony & Mrs.Jennifer Dennis	31-10-2019	62,33,000	11,60,000	6,23,000	17,83,000
5	B-308	1715	3,784	Mrs.Madhukara Veni / Mr.K. Srinivasan	29-06-2020	64,90,000	-	6,77,000	6,77,000
6	B-313	1220	4,180	Mrs.Divya Uday	25-09-2020	51,00,000	-	13,65,000	13,65,000
7	B-406	1715	3,732	Mr.Gangadhar Kiran Kumar	31-01-2020	64,00,000	11,85,000	5,22,000	17,07,000
8	B-408	1715	3,634	Mr. Vikash Sahu & Mrs.Meena Sahu	30-10-2019	62,33,000	11,60,000	-	11,60,000
9	B-409	1715	3,032	Mr.Ratan N Mulani / Mrs.Suman R Mulani	13-03-2020	52,00,000	48,60,000	3,40,000	52,00,000
10	B-411	1715	3,724	Mrs.T Saraswathi	02-06-2020	63,86,000	-	16,95,000	16,95,000
11	B-412	1715	3,634	Mrs.Nidhi Sinha & Mr.SP. Vijaya Kumar	30-10-2019	62,33,000	11,60,000	5,00,000	16,60,000
12	B-506	1715	3,634	Mr.Prasenjit Das & Mrs.Himani Das	31-10-2019	62,33,000	11,60,000	-	11,60,000
13	B-509	1715	3,032	Mrs.Suman R Mulani / Mr.Ratan N Mulani.	13-03-2020	52,00,000	48,60,000	3,40,000	52,00,000
14	B-512	1715	3,634	Mrs.Deepa Suraj Premi & Mr.Suraj Premi	25-10-2019	62,33,000	2,25,000	15,56,875	17,81,875
15	B-513	1220	4,276	Mrs.Tabitha Prem Kaza.	24-09-2020	52,17,000	-	15,75,000	15,75,000
16	B-607	1715	3,032	Mrs.Bhavana Lulla Mehta	01-06-2020	52,00,000	-	7,00,000	7,00,000
17	B-608	1715	3,634	Mrs. Rashmi Singh & Mr. Ashish Singh	25-12-2019	62,33,000	11,85,000	5,22,000	17,07,000
18	B-610	1715	3,984	Mrs.Kamalesh	21-07-2020	68,33,000	-	19,43,000	19,43,000
19	B-611	1715	3,032	Mrs.Vibha Anand Mehta.	01-06-2020	52,00,000	-	12,50,000	12,50,000
20	B-708	1715	3,032	Mrs.Bhavana Lulla Mehta	01-06-2020	52,00,000	-	7,00,000	7,00,000
21	B-709	1715	3,032	Ms.Chandra P Mulani / Mr.Jayesh Pradeep Mulani	15-06-2020	52,00,000	-	52,00,000	52,00,000
22	B-711	1715	3,032	Mrs.Vibha Anand Mehta	01-06-2020	52,00,000	-	12,50,000	12,50,000
Total		36740	3,537			12,99,46,000	1,81,65,000	2,44,28,875	4,25,93,875
									8,73,52,125

Loan details

Name of firm/company: Mehta & Modi Realty Kowkur LLP		Prepared by:	Rajyalakshmi				
Name of project: Greenwood Heights		Date:	27-Jan-21				
Details of documents:		Details for period:	April 2020 to Dec 2020				
Secured loans							
Sl. No.	Loan type	Name of lender	Total loan amount in Rs.	Principal repaid upto F.Y.19-20 in Rs.	Principal repaid in this qtr. Apr-20 to Dec-20 in Rs.	Balance loan upto end of this qtr. in Rs.	EMI or principal repayment per month in Rs.
1	Secured	Bajaj Housing Finance Ltd	-	-	-	-	-
2	Secured		-	-	-	-	NA
3	Secured		-	-	-	-	NA
4	Subtotal - Secured loans		-	-	-	-	
5	Un-secured	Paramount Builders	1,65,00,000	95,00,000	70,00,000	-	NA
6	Un-secured	Soham Modi	50,20,267	-	-	50,20,267	NA
7	Un-secured		-	-	-	-	NA
8	Un-secured		-	-	-	-	NA
9	Un-secured		-	-	-	-	NA
10	Subtotal - Un-secured loans		2,15,20,267	95,00,000	70,00,000	50,20,267	
11	Total		2,15,20,267	95,00,000	70,00,000	50,20,267	

Name of firm/company:		Mehta & Modi Realty Kowkur LLP		Prepared by:	Rajyalakshmi
Name of project:		Greenwood Heights		Date:	27-Jan-21
Details of documents.				Details for period:	April 2020 to Dec 2020
Sl. No.	Description	For earlier qtrs. in this FY-Apr-Mar 20	For current qtr. - April - Sep 20	For current qtr. - Oct - Dec 20	Total
1	Source of funds				
2	Net receipts from sales	1,73,00,000	1,49,21,429	83,44,167	4,05,65,595
3	Loans received - unsecured	50,20,267	-	-	50,20,267
4	Loans received - secured	-	-	-	-
5	Subtotal - funds	2,23,20,267	1,49,21,429	83,44,167	4,55,85,862
6	Expenditure				
7	Towards land acquisition	17,12,590	-	-	17,12,590
8	Towards security deposit for JDA	1,00,00,000	-	-	1,00,00,000
9	Fees, charges, deposits for permits	1,72,87,720	-	-	1,72,87,720
10	Finance charges (interest + fees)	11,59,949	-	-	11,59,949
11	Administrative expenses	55,70,350	23,29,223	14,09,632.39	93,09,205
12	Work in progress	78,99,344	60,12,058	7,91,408	1,47,02,810
13	Other expenses (if any)	-	-	-	-
14	Advances paid to suppliers/contractors	96,40,387	-14,46,153	13,12,705	95,06,939
15	Subtotal - exp.	5,32,70,340	68,95,128	35,13,745	6,36,79,214
16	Investment from promoters	2,98,30,397	-21,90,000	34,82,544	3,11,22,941
17	By equity/partners capital	1,00,000	-	-	1,00,000
18	By way of loans from promoters	-	-	-	-
19	Subtotal - investment	2,99,30,397	-21,90,000	34,82,544	3,12,22,941
RERA - funds received Vs exp - comparison					
A	Project expenditure	5,32,70,340	68,95,128	35,13,745	6,36,79,214
B	70% of net receipts (for RERA a/c)	1,21,10,000	1,04,45,000	58,40,917	2,83,95,917
C	Loans received	50,20,267	-	-	50,20,267
D	RERA a/c bank balance +FDs			37,25,498	37,25,498
	Difference (A-B-C-D) - must be positive	3,61,40,073	-35,49,872	-60,52,669	2,65,37,533
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.					

GREEN WOOD HEIGHTS PROJECT PROJECTION				
	Sft	Rate		
Developer Share of Sale	132500			
Owner Share of Sale	74560			
Proposed Parking Area	77924.00	69873.38		
Club House Area	9418	119180.81		
Sale Revenue	132500	3,537	46,86,40,310	
			46,86,40,310	
Land Cost			-	
Sanction Cost			1,54,07,925	
Construction Cost		1300	17,22,50,000	
Construction Cost Owner		1300	9,69,28,000	
Club House Construction Cost		2500	2,35,45,000	
Parking Area Construction Cost		800	6,23,39,200	
			37,04,70,125	
Other Indirect Expenses			3,70,47,013	
Project Direct Expenses			33,34,23,113	
Total Project Estimated Expenditure			37,04,70,125	
Profit			9,81,70,185	
Profit %			21	



Oth Admin Expsns

Particulars	2019-20	Apr-Sep-20	Oct-Dec-20
Finance charges			1107000
Interest on Secured Loan	11,33,630	-	-
BG Charges	26,019	-	-
Bank Charges	300	-	-
Total Finance charges	11,59,949	-	1107000
Admin Expenses			
Promotions Expenes:			
Advertiesment	42,678	-	-
Advertisement @ 5%	44,163	-	-
Advertising Services@18%	11,03,578	-	-
Business Promotion @ 5 %	1,62,250	1,78,113.00	-
Business Pramotional @ 12%	17,540	3,060	-
Business Pramotional Compd	4,500	-	-
Business Promotion @ 18%	1,74,993	77,715	-
Business Promotion Urd	2,53,720	15,594	-
Car Hirecharges	55,932	-	-
Car Hire Charges @ 18%	6,785	-	-
Hoarding Rental Services	1,52,640	-	-
Hording Rental Service Com	25,440	48,000	-
Salaries & Employee benefits			
Commission Urd	83,731	9,200	-
Conveyance Exp	995	739	-
Employees State Insurance	5,598	-	-
Mobile Allowance	19,613	15,412	6,384.00
Providend Fund	24,150	-	-
Salaries	11,73,580	9,16,976	8,61,953.00
Staff Conveyance	2,626	-	470.00
Insurance	-	25,930	-
Incentives	-	-	34,701.00
Staff Welfare	5,450	4,892	-
Services charges:			
Admin and Marketing Service	3,79,604	6,08,553	3,67,173.85
Admin Service Charges@18%	7,11,171	-	31,783.00
Admin Services Charges	30,647	-	12,951.08
Cr Consultation Charges	1,29,139	3,30,973	-
Service Charges Po @ 18 %	29,144	12,965	-
Penalties:			
Income Tax Exp	1,000	-	-
Interest on TDS	3,296	9,133	-
Late Filling Fees - GST	50	66	1,000.00
Other Indirect expenses:			
Office Expenses	14,382	1,640	-
Printing and Stationery	5,97,855	60,496	80,983.00
Repairs & Maintenance Com	12,947	1,168	3,350.00
Act Fiber Net	4,378	-	-
Audit Fees	31,626	-	-
Consultancy Charges	39,484	-	-
Courier and Postage @ 18%	9,854	-	-
Courier & Postage Exp Urd	2,475	-	-
Internet/ Telephone Charges	4,779	-	-
Legal Expenses	39,820	-	-
Miscellaneous Expenses @5%	840	-	-
Miscellaneous Expenses	54,095	4,595	-
Processing Charges	10,000	-	-
Registration Misc Charges	25,740	-	8,885.00
Rera Account Charges	17,700	-	-
Rera Application Fee @ 18%	35,400	-	-
Rera Filling Fee	590	-	-
Rounding Off	50	2	-1.54
Sundry Balance Writurn Off	90	-	-
Tours & Travels	22,882	-	-
Vehicle Maintenance	1,350	4,000	-
Total Admin Exp	55,70,350	23,29,223	14,09,632.39

Particulars	2019-20	2020-21
CONSTRUCTIONEXPENSES		
Building Materials:		
Building Material	5,66,583	75,030
Carpentry	25,822	
Cement		23,500
Chemicals		11,265
Cement Bricks	3,82,200	1,87,800
Consumables	86,709	15,989
Electrical Material	1,78,585	73,701
GRANITE	13,810	
Mud	38,665	
Painting Material	30,104	2,103
Plumbing Material	4,87,753	44,11,089
Robo Sand	91,515	
Steel	1,08,690	76,533
Steel Tubes	1,23,264	21,717
Stone Dust	1,25,725	
Tiles	2,41,866	16,800
Tools	40,675	28,418
Borewell	70,000	
Doors/Windows	45,200	2,19,622
Equipment	81,022	1,96,004
Equipment @ 18%	3,75,560	
Fabrication Material	2,29,167	2,01,205
Gardening Material Composite	57,003	37,537
Hardware Marerial @18%	1,133	
Hardware Material	5,990	
Metal	10,500	
Metal @5%	69,465	53,481
Paints	5,000	
Redbricks	4,10,060	
RMC @ 18%	2,07,000	
Split AC	60,156	
Stone	8,064	
Stone 5%	67,847	
Sundry Purchases Urd	80	95,218
Allowance for Const Equipment		
Anirudh Dhal-Allow for Equipment	3,975	42,425
B Raminaidu Allow for Const Equip	3,274	2,61,063
KoteshwarRao.B Allow for Equip	50,999	
K Padma Allow for Equip	3,925	
MD Khudoos Allow for Equip	3,000	
M.Shivakumar-Allow for Equipment	2,850	
MVR Constructions-Allow for Equipment	41,875	
Pajjuri Jayaram Allow for Const Equip	26,776	
P.Jayaram Allow for Equip	3,150	
P.Praveen Kumar-Allowance for Equipment	10,616	
Shaik Moiz Allow for Equip	1,100	
T.Kurmannna Allow for Equip	4,05,275	
T Srinivas Allow for Const Equip	10,950	
Y Radha Krishna-Allowance for Equip	3,000	
Y Ramesh Allow for Const Equip	5,200	
Hirecharges for Equipment-Urd		
Aaron Associates-Hirecharges for Equip	8,084	1,15,181
B.Ramesh Hire Charges	28	
B.Rami naidu	-	15,368

Chandrakala M Hirecharges	57,402	1,12,049
Ch Salman-Hirecharges for Equip-Urd	1,900	
Ch Salmon-Allow for Equip(Hire Charges)	4,000	
Crane Hire Charges	6,500	-
Kurmanna-Hirecharges for Equipment-Urd	67,885	
Laxmi Narayana Narboina-Allow for Equip Hire Charg	1,267	
Mannem-Hirecharges for Equip	13,500	
M Chandrakala -Allow for Equip Hire Charges	1,23,318	
P.Chanti	-	12,171
T.Kurmanna-Allowance for Equip(Hire Chagres)	5,74,119	2,91,390
Labour Allowances		
Allowance for Equipment	4,526	5,49,815
Allowance for Consumables URD	1,18,540	3,85,617
Allowance for Equipment URD	2,70,934	3,09,433
False Ceilling Exp Composite	23,340	-
Labour Charges URD	1,93,318	2,78,618
Labour Welfare	1,57,256	
Labour Service Charges		
Homeline Infra	-	1,34,00,000
A.Ramulu	-	1,01,931
B Jogaiah	-	12,230
B Pramod kumar	-	17,900
K Kumar	-	29,760
M Chandrakala	-	6,11,436
N Sharada	-	71,825
P Maisaiah	-	52,520
P Praveen kumar	-	52,500
Y Radhakrishna	-	18,167
Other Expenses		
Allowance for Statutory Compliance	18,736	
Borewell Permission Fee	5,000	
Consultancy Fee	4,51,000	39,406
Diesel Exp(for)Generator	20,000	
Electricity Charges	1,296	
Electricity Service No:TS2300005	1,22,658	
Electricity Bill Payment	1,50,751	21,803
Freight / Loading Charges @18%	5,016	
Gardening Charges	1,07,960	74,295
Goods Transportation Charges @ 18%	20,296	11,500
Housekeeping Charges	1,04,751	89,853
Loading & Un-Loading Charges @ 5%	3,000	
Miscellaneous Expenses @ 18 %	2,454	1,61,550
Print media	-	2,59,694
Registration & Misc Charges@18%	8,142	
Repairs & Maintenance	7,670	21,680
Security Charges	3,29,694	2,06,562
Site Misc Expenses	25,284	
Soil Testing Charges	42,000	
Transportation Charges	14,800	500
Transportation Charges @ 18 %	9,440	28,700
Ineligible ITC		38,62,613
Transportation Charges Composite	2,301	
Total WIP	78,99,344	2,72,66,565
Sanction Cost		
Airport Authorities Noc Fee	2,77,835	
Pre DCR Charges	10,000	
Building Permission Fee	1,54,07,925	

Fees paid to GHMC	3,00,000	
Nala Fee	6,96,960	
Water Connection Charges HWMS&SB	<u>5,95,000</u>	
Total Sanction cost	<u>1,72,87,720</u>	-

Registration Charges

Registration Fee	<u>17,12,590</u>	
Total JDA registration charges	<u>17,12,590</u>	-

2,68,99,655

JDA Advances

Particulars	2019-20
JDA & Other Advances	
Mukta Agarwal	16,50,000
Nilesh Agarwal	17,00,000
Nilesh Agarwal Huf	16,50,000
Prem Kumar Sanghi Deposit	17,00,000
Prem Kumar Sanghi Huf	16,50,000
Sushma Sanghi	16,50,000
Total JDA Deposits	1,00,00,000

Mehta & Modi Realty Kowkur LLP (20-21)

MG Road, Ranigunj

Secunderabad

Profit & Loss A/c

1-Apr-2020 to 31-Dec-2020

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	2,15,68,131.88	Sales Accounts	1,12,79,000.00
Construction Material-Registered Delears	53,29,384.88	REVENUE-From Unit Sales Exempt	37,59,668.00
Construction Materials-Composition Bills	2,62,095.00	REVENUE-From Unit Sales GST	75,19,332.00
Construction Materials-Unregistered Delears	65,527.00		
Department Work	2,32,308.00	Direct Incomes	
Equipment Useage Charges	4,30,978.00	Gross Loss c/o	1,59,87,565.29
Job Work Charges	5,00,357.00		
Labour Services Registered	1,34,82,100.00		
Labour Services Unregistered	12,65,382.00		
Direct Expenses	56,98,433.41		
Other Expenses	11,65,031.00		
Promotion Expenses	6,70,789.85		
Ineligible ITC	38,62,612.56		
	2,72,66,565.29		2,72,66,565.29
Gross Loss b/f	1,59,87,565.29	Indirect Incomes	1,10,422.45
		INCOME-Interest From Loans	1,10,422.45
Indirect Expenses	48,45,855.52	Nett Loss	2,07,22,998.36
Financial Expenses	11,07,000.00		
Other Indirect Expenses	2,29,058.77		
Professional Services	13,83,659.75		
Salaries & Employee Benefits	21,15,938.00		
Statutory Interest & Penalties	10,199.00		
Total	2,08,33,420.81	Total	2,08,33,420.81