

AGH Project financial status statement

Project cost & estimates

Name of firm/company:		Modi Realty Miryalaguda LLP		Prepared by:		Swathi.K		
Name of project:		AVR Gulmohar Homes		Date:		16-Nov-20		
Project cost and estimates.				Details for period upto		31-10-2020		
							(Amounts in Rs.)	
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for FY 16- 17	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 FY 20-21	Actual total Exp/revenue till date
A	Land cost + reg. charges + brokerage	-	-	-	-	-		-
B	Permit fees & charges	72,63,903	-	45,28,218	-	-		45,28,218
C	Construction/ development expenses	27,02,25,000	96,55,457	3,08,90,407	4,09,26,430	6,48,86,861		14,63,59,155
D	Admin & sales expenses	2,25,98,000	33,95,720	70,18,265	65,20,373	50,66,164		2,20,00,522
E	Finance Expenses	67,79,400	-	-	-	44,41,626		44,41,626
F	Total project cost (sum of A TO E)	30,68,66,303	1,30,51,177	4,24,36,890	4,74,46,803	7,43,94,651		17,73,29,521
G	Revenue from sales	33,89,70,000	5,36,61,000	1,30,10,000	7,28,48,000	6,26,66,500		20,21,85,500
H	Investment from promoters	NA	-	-	-	-		-
I	Secured and unsecured loans	NA	-	-	-	40,00,000		40,00,000
J	Gross profit (G-A-B-C)	6,14,81,097						
K	Net Profit (G-F)	3,21,03,697						
L	Gross profit in percentage (J/G*100)	18						
M	Net profit in percentage (K/G*100)	9						
	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	49	89,840	3,000	26,95,20,000			
B	Unsold Units	10	23,150	3,000	6,94,50,000			
	Total	59	1,12,990	6,000	33,89,70,000			
	Construction/ development expenses	No. of units	Total area in sft	Rate in Rs./ sft.	Total exp. is Rs.	Remarks		
A	Construction cost	91	1,66,070	1,500	24,91,05,000			
B	Land development exp.	-	-	-	-			
C	Amenities cost		9,600	2,200	2,11,20,000			
	Total	91	1,75,670	3,700	27,02,25,000			
Notes:								
1	Construction/ Development cost = WIP - permit cost							
2	Admin & sales expenses = Indirect exp - finance exp.							

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Unit Details

Name of firm/company:			Modi Realty Miryalaguda LLP				Prepared by:	Swathi.K
Name of Project:			AVR Gulmohar Homes				Date:	16-Nov-20
Units Details								
Sl. No.	Block	Villa 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	2	1,045	2,340	-	-	Mortgaged	Developer
2	A	3	1,045	2,340	-	-	Mortgaged	Developer
3	A	4	1,065	2,340	-	-	Mortgaged	Developer
4	A	5	1,065	2,340	-	-	Mortgaged	Developer
5	A	6	1,280	2,340	-	-	No	Developer
6	A	16	1,280	2,340	-	-	No	Developer
7	A	18	1,065	2,340	-	-	No	Developer
8	A	19	1,045	2,340	-	-	No	Developer
9	A	21	1,065	1,250	-	-	No	Developer
10	A	22	1,065	1,250	-	-	No	Developer
11	A	24	1,280	2,340	-	-	No	Developer
12	A	25	1,280	2,340	-	-	No	Developer
13	A	27	1,045	2,340	-	-	No	Developer
14	A	28	1,045	2,340	-	-	No	Developer
15	A	29	1,065	1,250	-	-	No	Developer
16	A	30	1,065	1,250	-	-	No	Developer
17	A	31	1,280	1,250	-	-	No	Developer
18	A	32	1,280	2,340	-	-	No	Developer
19	A	33	1,280	1,250	-	-	No	Developer
20	A	34	1,065	1,250	-	-	No	Developer
21	A	35	1,045	1,250	-	-	No	Developer
22	A	37	1,065	1,250	-	-	No	Developer
23	A	38	1,065	2,340	-	-	No	Developer
24	A	39	1,280	2,340	-	-	No	Developer
25	A	40	1,280	2,340	-	-	No	Developer
26	A	41	1,280	1,250	-	-	No	Developer
27	A	42	1,065	2,340	-	-	No	Developer
28	A	43	1,045	2,340	-	-	No	Developer
29	A	45	1,065	2,340	-	-	No	Developer
30	A	46	1,065	2,340	-	-	No	Developer
31	A	48	1,280	1,250	-	-	No	Developer
32	A	49	1,280	2,340	-	-	No	Developer
33	A	51	1,045	2,340	-	-	No	Developer
34	A	52	1,045	2,340	-	-	No	Developer
35	A	54	1,065	2,340	-	-	No	Developer
36	A	55	1,280	2,340	-	-	No	Developer
37	A	56	1,280	1,250	-	-	No	Developer
38	A	57	1,280	1,250	-	-	No	Developer
39	A	58	1,065	2,340	-	-	No	Developer
40	A	59	1,045	2,340	-	-	No	Developer
41	A	60	1,045	1,250	-	-	No	Developer
42	A	61	1,065	1,250	-	-	No	Developer
43	A	63	1,280	1,250	-	-	No	Developer

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Unit Details

Sl. No.	Block	Villa 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
44	A	64	1,280	1,250	-	-	No	Developer
45	A	65	1,280	2,340	-	-	No	Developer
46	A	66	1,065	2,340	-	-	No	Developer
47	A	67	1,045	2,340	-	-	No	Developer
48	A	69	1,065	2,340	-	-	No	Developer
49	A	70	1,065	2,340	-	-	No	Developer
50	A	72	1,280	2,340	-	-	No	Developer
51	A	73	1,280	2,340	-	-	No	Developer
52	A	74	1,065	1,250	-	-	No	Developer
53	A	75	1,045	1,250	-	-	No	Developer
54	A	76	1,045	1,250	-	-	No	Developer
55	A	81	1,280	2,340	-	-	No	Developer
56	A	82	1,065	2,340	-	-	No	Developer
57	A	84	1,280	1,250	-	-	No	Developer
58	A	87	1,545	1,250	-	-	No	Developer
59	A	91	1,065	1,250	-	-	No	Developer
	Total		67,765	1,12,990	-	-		

AGH Project financial status statement - Project details

Name of firm/company:		Modi Realty Miryalguda LLP		Prepared by:	Swathi.k
Name of project:		AVR Gulmohar Homes		Date:	16-Nov-20
Project details.					
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	26,184.12	Sq Mts	6.47	Acres
2	Net land area of project	26,184.12	Sq Mts	31,315.00	Sq. Yds
3	Type of development	Villas		-	-
4	Total no. of units	91	Nos.	-	-
5	Type of agreement	JDA		-	-
6	Building permit no.			-	-
7	Building permit issued by:	GHMC		-	-
8	RERA no.			-	-
9	Units falling to share of owners	32	Nos.	-	-
10	Units falling to share of developer	59	Nos.	-	-
11	Total proposed construction	14,208.40	Sq Mtrs	152933.64	sft
12	Total sellable area		Sq Mtrs		sft
13	In case of apartments total parking area		Sq Mtrs		sft
14	In case of villas total area of plots	14,164.45	Sq Mtrs	152933.64	sft
Project - Current status			Qty / Remarks		
1	Number of units completed		31		
2	Number of units under construction		60		
3	Number of units not started		0		
4	Number of units sold		65		
5	Number of units unsold (include mortgaged)		26		
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		

AGH Project financial status statement
RERA sold units details

Name of firm/company:				Modi Realty Miryalaguda LLP									Prepared by:		Swathi.K	
Name of project:		AVR Gulmohar Homes									Date:			16-Nov-20		
Details required as per RERA rules.											Statement for period upto :		Oct' 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 16-17	Receipts - FY 17-18	Receipts - FY 18-19	Receipts - FY 19-20	Receipts - FY 20 -21	Total Receipts	Balance receivable			
1	6	2340	1,923	Chilukuri Gopinath	22-Jan-17	45,00,000	2,25,000	75,000	-	40,00,000	2,55,000	45,55,000	-55,000			
2	16	2340	1,771	Elamsetti / Ranga Madhavi	9-Mar-19	41,44,000	-	-	2,25,000	18,68,040	-	20,93,040	20,50,960			
3	19	2340	1,923	Modi & Modi Realty Hyd LLP	2-Mar-20	45,00,000				-	45,00,000	45,00,000	-			
4	21	1250	2,880	Vijay Kumar	22-Jan-17	36,00,000	1,75,000	20,25,000	6,50,000	6,76,000	-	35,26,000	74,000			
5	22	1250	2,880	Mr. Ram Kumar Kunchakuri	22-Jan-17	36,00,000	2,25,000	4,50,000	28,60,000	5,81,263	-	41,16,263	-5,16,263			
6	24	2340	2,564	Modi Housing Pvt Ltd		60,00,000					60,00,000	60,00,000	-			
7	25	2340	1,923	Modi & Modi Realty Hyd LLP	2-Mar-20	45,00,000				-	45,00,000	45,00,000	-			
8	29	1250	3,360	Netala Chaitanya	30-Aug-18	42,00,000	-	-	17,98,500	15,72,500	10,23,000	43,94,000	-1,94,000			
9	30	1250	2,960	M.Parameshwar	22-Jan-17	37,00,000	2,25,000	21,87,000	-	10,88,000	4,53,000	39,53,000	-2,53,000			
10	31	1250	3,360	S. Rambabu	7-Jan-19	42,00,000	-	-	2,25,000	31,26,000	-	33,51,000	8,49,000			
11	32	2340	2,276	Boora Srinivasa Ramanujan	4-Feb-17	53,25,000	2,25,000	7,80,000	50,24,941	-	-	60,29,941	-7,04,941			
12	33	1250	3,400	Sri Priya	14-Feb-19	42,50,000	-	-	2,50,000	35,55,304	8,93,170	46,98,474	-4,48,474			
13	34	1250	3,000	Narendra Tangella	1-Feb-18	37,50,000	7,00,000	-	-	22,72,500	10,65,000	40,37,500	-2,87,500			
14	35	1250	2,960	Vasantha Kumari	22-Jan-17	37,00,000	2,25,000	21,87,000	5,44,000	5,34,000	50,000	35,40,000	1,60,000			
15	37	1250	2,960	V.Rama Koti Reddy	22-Jan-17	37,00,000	7,80,000	14,00,000	7,00,000	4,00,000	3,00,000	35,80,000	1,20,000			
16	38	2340	1,709	K. Shekhar Reddy	18-Dec-18	40,00,000	-	-	2,25,000	26,82,500	-	29,07,500	10,92,500			
17	39	2340	1,603	Miryala Nagamani	8-Dec-18	37,50,000	-	-	11,65,000	15,00,000	3,00,000	29,65,000	7,85,000			
18	40	2340	2,540	N Manju Vani	28-Feb-19	59,44,000	-	-	6,25,000	31,00,000	5,00,000	42,25,000	17,19,000			
19	41	1250	3,195	Paduru Vinay	3-Apr-19	39,94,000	-	4,25,000	21,81,040	8,93,980	2,95,000	37,95,020	1,98,980			
20	42	2340	2,564	Modi & Modi Realty Hyd LLP		60,00,000					56,00,000	56,00,000	4,00,000			
21	43	2340	1,923	Modi & Modi Realty Hyd LLP	2-Mar-20	45,00,000				-	45,00,000	45,00,000	-			
22	45	2340	2,564	Modi & Modi Realty Hyd LLP	2-Mar-20	60,00,000				-	60,00,000	60,00,000	-			
23	46	2340	2,051	Bhanu	5-Sep-19	48,00,000				20,50,000	3,00,000	23,50,000	24,50,000			
24	48	1250	2,880	G.Sanjeeva	22-Jan-17	36,00,000	6,00,000	17,46,000	5,27,000	9,27,000	-	38,00,000	-2,00,000			
25	49	2340	1,923	Modi & Modi Realty Hyd LLP	2-Mar-20	45,00,000				-	45,00,000	45,00,000	-			
26	51	2340	2,564	Modi & Modi Realty Hyd LLP	2-Mar-20	60,00,000				-	60,00,000	60,00,000	-			
27	52	2340	2,564	Modi & Modi Realty Hyd LLP	2-Mar-20	60,00,000				-	60,00,000	60,00,000	-			
28	54	2340	1,923	Modi Housing Pvt Ltd	2-Mar-20	45,00,000				-	60,00,000	60,00,000	-15,00,000			

AGH Project financial status statement

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 16-17	Receipts - FY 17-18	Receipts - FY 18-19	Receipts - FY 19-20	Receipts - FY 20 -21	Total Receipts	Balance receivable
29	55	2340	2,479	Indrakanti Rajesh Kiran	28-Feb-19	58,00,000	-	-	10,95,000	27,02,000	-	37,97,000	20,03,000
30	56	1250	3,360	Ramana	14-Feb-19	42,00,000	-	-	2,25,000	28,11,228	6,00,000	36,36,228	5,63,772
31	57	1250	2,960	Kurakula Gopinath	22-Jan-17	37,00,000	5,25,000	18,87,000	-	8,14,000	6,03,000	38,29,000	-1,29,000
32	59	2340	2,350	R.vamshi Krishna	17-Aug-19	55,00,000	-	-	10,50,000	29,50,000	11,50,000	51,50,000	3,50,000
33	60	1250	2,640	K. Srinivas	9-Mar-19	33,00,000	-	-	2,25,000	15,83,000	8,00,000	26,08,000	6,92,000
34	61	1250	2,960	B.Vijayalaxmi	22-Jan-17	37,00,000	-	11,75,000	17,81,000	5,44,000	-	35,00,000	2,00,000
35	63	1250	3,133	P.Gurumurthy	22-Jan-17	39,16,000	2,25,000	23,29,560	-	8,18,560	9,27,641	43,00,761	-3,84,761
36	64	1250	3,133	Mrs. Yedula Durga Rani	22-Jan-17	39,16,000	2,25,000	23,29,560	5,80,720	7,26,984	6,13,130	44,75,394	-5,59,394
37	65	2340	2,315	Ambati Giri Prasad	14-May-18	54,16,000	-	-	35,44,580	8,35,720	-	43,80,300	10,35,700
38	66	2340	2,376	Mandhadi Sreeja	23-Jul-17	55,60,000	-	16,35,500	-	27,00,000	5,00,000	48,35,500	7,24,500
39	69	2340	1,709	G. Sunitha	9-Mar-19	40,00,000	-	-	-	20,14,000	-	20,14,000	19,86,000
40	70	2340	1,538	Ch. Srihari	9-Mar-19	36,00,000	-	-	2,46,500	5,00,000	10,00,000	17,46,500	18,53,500
41	72	2340	2,564	Modi Housing Pvt Ltd		60,00,000					60,00,000	60,00,000	-
42	74	1250	2,960	Mr. K. Chenna Keshwar Rao	11-Apr-17	37,00,000	-	13,25,000	16,31,000	7,44,000	3,00,000	40,00,000	-3,00,000
43	75	1250	2,618	B.V.Lakshmi	26-Aug-19	32,72,500	-	2,25,000	11,97,863	2,00,000	12,49,637	28,72,500	4,00,000
44	76	1250	2,512	Pratap Reddy	22-Jan-17	31,40,000	2,25,000	6,50,000	9,77,000	5,44,000	5,00,000	28,96,000	2,44,000
45	81	2340	2,540	Polisetty Anjaiah	28-Feb-19	59,44,000	-	-	11,16,600	33,20,664	9,25,480	53,62,744	5,81,256
46	82	2340	2,479	Polisetty Nageshwar Rao	28-Feb-19	58,00,000	-	-	10,95,000	38,53,704	11,51,500	61,00,204	-3,00,204
47	84	1250	3,680	Kesa Ravi	20-Aug-19	46,00,000				14,60,000		14,60,000	31,40,000
48	87	1250	3,440	S. Sharath Reddy	3-Jan-19	43,00,000	-	-	5,25,000	29,29,000		34,54,000	8,46,000
49	91	1500	2,376	Y.Ramakrishna	1-Jan-01	35,64,000	-	-	31,03,500	-	8,46,597	39,50,097	-3,86,097
	TOTAL	89840	1,26,266			22,01,85,500	45,80,000	2,28,31,620	3,53,94,244	6,28,77,947	7,62,01,155	20,18,84,966	1,83,00,534

Modi Realty Miryalaguda LLP - AVR Gulmohar Homes			
<u>Estimation of IT - Percentage Completion method</u>			
<u>PROECT ESTIMATION</u>			
	Sft	Rate	
Developer Share of Sale	1,12,990		
Owner Share of Sale	53,080		
Proposed Parking Area	-		
Club House Area	9,600		
Sale Revenue	1,12,990	3,000	33,89,70,000
			33,89,70,000
Land Cost			-
Sanction Cost			52,61,686
Construction Cost		1,500	16,94,85,000
Construction Cost Owner		1,500	7,96,20,000
Club House Construction Cost		2,200	2,11,20,000
Parking Area Construction Cost		-	-
			27,02,25,000
Profit			6,87,45,000
Profit %			20