Alphabets of Trust

CA. Ajay Mehta B.Com. F.C.A.
Chartered Accountant

INDEPENDENT AUDITOR'S REPORT

TO
THE MEMBERS OF
M/s. MODI PROPERTIES PRIVATE LIMITED

REPORT ON THE STANDALONE FINANCIAL STATEMENTS

OPINION

I have audited the accompanying standalone financial statements of **MODI PROPERTIES PRIVATE LIMITED ("the Company")** which comprise the Standalone Balance Sheet as at March 31, 2020, the Standalone Statement of Profit and Loss for the year then ended, the Standalone Statement of Cash Flows for the year then ended andnotes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion and to the best of my information and according to the explanations given to me, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2020, and profit for the year ended on that date.

BASIS OF OPINION

I conducted the audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. My responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the standalone Financial Statements section of my report. I am independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to the audit of the standalone financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and I have fulfilledother ethical responsibilities in accordance with these requirements and the Code of Ethics. I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

As per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

AJAY MEHTA * Chartered Accountant M.No.035449 * SECUNDERABAD

INFORMATION OTHER THAN THE STANDALONE FINANCIAL STATEMENTS AND AUDITORS' REPORT THEREON

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and auditor's report thereon.

My opinion on the standalone financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the standalone financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or my knowledge obtained during the course of my audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I are required to report that fact. I have nothing to report in this regard.

RESPONSIBILITY OF MANAGEMENT FOR THE STANDALONE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design,implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
Those Board of Directors are also responsible for overseeing the company's financial reporting process.

AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

My objective is to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

AJAY MEHTA * Chartered Accountant M.No.035449 SECUNDERABAD *

As part of an audit in accordance with SAs, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

Alphabets of Trust

CA. Ajay Mehta B.Com. F.C.A.
Chartered Accountant

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the Annexure "A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, I report that:

I have sought and obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purposes of the audit.

a) In my opinion, proper books of account as required by law have been kept by the Company so far as it appears from my examination of those books.

b) The Standalone Balance Sheet, the Standalone Statement of Profit and Lossdealt with by this Report are in agreement with the books of account.

c) In my opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

d) On the basis of the written representations received from the directors as on 31st March, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2020 from being appointed as a director in terms of Section 164 (2) of the Act.

e) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

   i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements.

   ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

   iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

Ajay Mehta
(Chartered Accountant)
(Membership No.035449)

Place: Secunderabad
Date: 23rd December, 2020
UDIN: 21035449AAAAAQ1813

ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

Referred to in Paragraph 1 under "Report on Other Legal and Regulatory Requirements" of my report of even date

1. In relation to the fixed assets:
    a. The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets;
    b. As explained to me, the fixed assets were physically verified during the year by the Management in accordance with a regular Program of verification which, in my opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanations given to me, no material discrepancies were noticed on such verification.
    c. The title deeds of immovable properties are held in the name of the company.
2. As explained to me, inventories were physically verified during the year by the management at reasonable intervals no material discrepancies were noticed.
3. According to the Information given to me the Company has not granted any loans, secured or unsecured to companies, firms or other parties covered in the Register maintained under section 189 of the Companies Act.
4. In my opinion and according to the information and explanations given to me, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.
5. In my opinion and according to the information and explanations given to me, the Company has not accepted any deposits during the year, hence reporting under clause 3(v) of the Order are not applicable to the Company.
6. The Central Government has not prescribed maintenance of cost records by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under Section 148(1) of the Companies Act, 2013.Hence, reporting under clause 3(vi) of the Order are not applicable to the company.
7. According to the information and explanations given to me, in respect of statutory dues:
    a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax,Customs duty, Excise duty, Cess, and other material statutory dues applicable to it with the appropriate authorities.
    b) There areno disputed amount payable in respect of Income tax, Provident Fund, Employees' State Insurance, Sales-tax, Value Added Tax, Wealth tax, Service tax,Customs duty, Excise duty, Cess, and other material statutory dues in arrears as at March 31st 2020 for a period of more than 6 months from the date they become payable.
    c) There were no dues of Service Tax, value Added Tax, Service Tax, Wealth Tax, Custom Duty, Excise Duty and Cess which have not been deposited as at March 31, 2020 on account of dispute.
8. In my opinion and according to the information and explanations given to me, the Company has not defaulted in the repayment of any dues to banks and financial institutions. The company has not issued any debentures during the year.

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

9. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans and hence reporting under clause 3 (ix) of the Order is not applicable.

10. To the best of my knowledge and according to the information and explanations given to me, no fraud by the Company and no fraud on the Company by its officers or employees has been noticed or reported during the year.

11. The provisions of Section 197 of the Act are not applicable to the company and hence reporting under clause 3(xi) of the order is not applicable to the company.

12. The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.

13. In my opinion and according to the information and explanations given to me, all the transactions with related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements etc. as required by the applicable accounting standards.

14. During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause 3(xiv) of the Order is not applicable to the Company.

15. Pursuant to provisions of section 192 of the Act, the company has not entered into any non-cash transactions with directors of persons connected with him.

16. The Company is not required to be registered under Section 45-I of the Reserve Bank of India Act, 1934.

AJAY MEHTA * Chartered Accountant M.No.035449 SECUNDERABAD

Ajay Mehta
(Chartered Accountant)
Membership No.035449

Place: Secunderabad
Date: 23rd December, 2020
UDIN: 21035449AAAAAQ1813

Alphabets of Trust

CA. Ajay Mehta B.Com. F.C.A.
Chartered Accountant

Date: 30-December-2020

To,
The Board of Directors
Modi Properties Private Limited,
5-4-187/3&4, Soham Mansion,
2nd floor, M.G. Road,
Secunderabad, Telangana – 500003

Dear Sir,

Re: Consent & Certificate for appointment as auditor under the Companies Act, 2013.

Further to our discussions and oral communication inquiring for my consent and eligibility for being appointed as statutory auditors of **Modi Properties Private Limited** for five consecutive financial years beginning from FY 2020-21 to FY 2025-26, I Ajay Mehta, Chartered Accountant, practicing in Individual name hereby certify that:

1. I hereby give my consent to be appointed as Auditor of the Company u/s 139 of the Act;
2. I am not disqualified for appointment under the provisions of Chartered Accountants Act, 1949 and rules and regulations made thereunder;
3. The proposed appointment would be as per the term provided under the Act;
4. The proposed appointment is within the limits laid down by or under the authority of the Act;
5. There are no proceeding pending against the firm with respect to professional matter of conduct before the Institute of Chartered Accountants of India, any competent authority, or any court.

I hereby declare that the appointment, if made shall be in accordance with the conditions prescribed under Rule 4(1) of the Companies (Audit and Auditors) Rules, 2014 and as provided in section 141 of the Companies Act, 2013.

Thanking You,

Yours sincerely,

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

(Ajay Mehta)
Chartered Accountant
Membership No. 035449

MODI PROPERTIES

Modi Properties & Investments Pvt. Ltd. Since: 1968

EXTRACT OF CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE ANNUAL GENERAL MEETING OF MEMBERS OF MODI PROPERTIES PRIVATE LIMITED ON 31ST DECEMBER 2020, 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD, TELANGANA – 500003.

The following resolution has been passed in the Annual General meeting:

REAPPOINTMENT OF STATUTORY AUDITORS:

To consider reappointment Mr Ajay Mehta, Chartered Accountants, having Membership no. 035449 as the Statutory Auditors and to fix the remuneration and in this regard to consider and if thought fit, to pass, with or without modification(s), the following resolution as an Ordinary Resolution:

"**RESOLVED THAT** pursuant to the provisions of Section 139, 142 and other applicable provisions, if any, of the Companies Act, 2013 and the Rules framed thereunder, as amended from time to time, the Company hereby approves the reappointment of Mr Ajay Mehta, Chartered Accountant, having Membership no 035449 as the Statutory Auditors of the Company to hold office from the conclusion of **Twenty Sixth** Annual General Meeting (AGM) till the conclusion of **Thirty First** Annual General Meeting, at a remuneration as may be mutually agreed between the Board of Directors and Mr. Ajay Mehta., Chartered Accountants."

RESOLVED FURTHER THAT Mr. Soham Satish Modi and/or Mrs. Tejal Soham Modi, director of the Company, be and are hereby authorized to sign all such forms, returns and documents and to do all such acts, deeds and things as may be necessary to give effect to the above resolution.

For **Modi Properties Private Limited**

Director

(Soham Satish Modi)

Managing Director

DIN: 00522546

MODI PROPERTIES

LETTER OF REPRESENTATION FOR STATUTORY AUDIT

To,
Ajay Mehta,
Chartered Accountant
5-4-187/3&4,
Soham Mansion,
1st Floor, M.G Road,
Secunderabad -500003.

This representation letter is provided in connection with your audit of the financial statements of M/s Modi Properties Private Limited for the year ended 31st March, 2019 for the purpose of expressing an opinion as to whether the financial statements give a true and fair view of the financial position as of 31st March, 2019 and the results of its operations for the year then ended.

We acknowledge our responsibility for the preparation of the financial statements in accordance with the accounting principals generally accepted in India, including the Accounting Standards specified under Section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014.

We confirm that a detailed assessment of the reporting requirements under the Schedule III has been made by the Management and appropriate disclosures/presentation, as required under the Schedule III, have been made in the financial statements. The previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

Classification of items in the Balance Sheet as current and non-current is on the basis specified in the General Instructions for preparation of Balance Sheet in the Schedule III.

Due consideration has been given to the requirements of the Accounting Standards and the requirements of the Statutory provisions in case of conflict with the Schedule III requirements as specified in the Schedule III.

We confirm to the best of our knowledge and belief, and having made appropriate enquiries of other officials of the company, the following representations:

- There have been no irregularities involving management or employees who have a significant role in the accounting and internal control systems or that could have a material effect on the financial statements. We also state that the internal control procedures are commensurate with the size of the company and nature of the business. No major weakness in the internal control procedures were noticed during the year.
- We acknowledge our responsibility of maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
- We have made available to you all books of account and supporting documentation and all minutes of meetings of shareholders and the board of directors

- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- All known, actual, or possible non-compliance with laws and regulations, together with the actual or contingent consequences, which may arise there from, the effects of which should be considered when preparing financial statements, have been disclosed to you and have been appropriately dealt with by us in the financial statements.
- We have complied with the provisions of Companies Act, 2013 and other material laws and regulations applicable to the company.
- The effects of uncorrected misstatements, if any, are immaterial, both individually and in the aggregate, to the financial statements as a whole.
- The company has complied with all aspects of contractual agreements that could have a material effect on the financial statements in the event of non-compliance. There has been no non-compliance with requirements of regulatory authorities that could have a material effect on the financial statements in the event of non-compliance.
- The accounting policies which are material or critical in determining the results of operations for the year or financial position are set out in the financial statements and are consistent with those adopted in the financial statements for the previous year. The financial statements are prepared on accrual basis.
- The results for the year were not materially affected by the following, except as disclosed in the accounts :

    a) Transactions of a nature not usually undertaken by the company;
    b) Circumstances of an exceptional nature or non-recurring nature;
    c) Charges or credits relating to prior years;
    d) Changes in accounting policies
- We confirm the completeness of the information provided regarding the identification of related parties.
- The identity of, and balances and transactions with, related parties have been properly recorded and, when appropriate, adequately disclosed in the financial statements.
- We have no plans or intentions that may materially alter the carrying value or classification of assets and liabilities reflected in the financial statements.
- The company has satisfactory title to all assets and there are no liens or encumbrances on the company's assets except charges created in favour of banks/financial institutions. The company carries out verification of its fixed assets in phased manner over period of 3 years. No material discrepancies were noticed during the verification.
- The net book values at which fixed assets are stated in the balance sheet are arrived at :
    a) After taking into account all capital expenditure on additions thereto, but no expenditure properly chargeable to revenue;
    b) After eliminating the cost and accumulated depreciation relating to items sold, discarded, demolished or destroyed.
    c) After providing depreciation as prescribed in Schedule II to the Companies Act 2013 on fixed assets during the period.
- At the balance sheet date, there were no outstanding commitments for capital expenditure.
- Inventory is verified at reasonable intervals by the management and the procedures adopted for physical verification is reasonable and adequate in relation to size and nature of business. Proper records of inventories are kept. There were no material discrepancies noticed during physical verification.
- We have recorded or disclosed, as appropriate, all liabilities, both actual and contingent, there are no other contingent liabilities as at the balance sheet date.
- There have been no events subsequent to year-end which require adjustment of or disclosure in the financial statements or notes thereto excepting those disclosed in the Notes to the financial statements.

- Trade receivables and Trade Payables as at the Balance sheet date are subject to confirmation. However, in the opinion of the Management all the current assets are approximately of the value stated in books, if realized in the ordinary course of business.

We additionally confirm that:

- No Directors of the company are disqualified from being appointed as directors under section 164(2) of the Companies Act, 2013.
- There are no contributions made to any political party during the year.
- No loans have been granted to parties required to be listed in the register u/s 189 of the Companies Act and / or to companies under the same management.
- The management has assessed & reviewed the impairment of fixed assets (tangible and intangible assets) as on 31st March, 2019. There is no impairment required for Fixed Assets.
- The company uses forward contracts to hedge its risks associated with foreign currency fluctuations relating to firm commitments and forecasted transactions. The company has not entered into forward exchange contracts which are intended for speculative purpose.
- Based on information received from vendors, we confirm that there are no Micro, Small and Medium Enterprises, as defined in the Micro, Small and Medium Enterprises Development Act, 2006 to whom the Company owes on account of principal amount together with interest and accordingly no additional disclosures have been made.
- Deferred Tax Assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available to realize these assets. At each Balance sheet date, the carrying amount of deferred tax assets is reviewed to reassure realization.
- TDS Certificate to be issued by the company is downloaded from TRACES within the time prescribed by the Income Tax Act, 1961.
- As per the amendment in Schedule II to the Companies Act, 2013 dated August 29, 2014 notified by the MCA, the requirement of Component Accounting is mandatory for financial statements in respect of financial years commencing on or after April 1, 2015.

We represent that the same has been carried out by the company in accordance with the said schedule.
As required under section 143(1) of the Companies Act, 2013 we confirm that:-

- There are no transactions represented merely by book entries by the Company which are prejudicial to the interests of the Company.
- Company does not have any shares or securities which have been sold at a price less that at which they are purchased.
- There are no loans and advances made by the Company which have been shown as deposits.
- There are no personal expenses charged to the revenue account except as permitted contractually.

Yours faithfully,
For Modi Properties Private Limited

(Soham Modi)
Director
DIN : 00522546

Place: Secunderabad
Date: 29/09/2019

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	AABCM4761E		
Name	MODI PROPERTIES PRIVATE LIMITED		
Address	5-4-187/ 3AND4, 3RD FLOOR, SOHAM MANSION, MG 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	212525021150121

Section	Particulars	No.	Amount
Taxable Income and Tax details	Current Year business loss, if any	1	66343497
	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	507326
	(+)Tax Payable /(-)Refundable (6-7)	8	-507330
Dividend Distribution Tax details	Dividend Tax Payable	9	0
	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	Accreted Income as per section 115TD	14	0
	Additional Tax payable u/s 115TD	15	0
	Interest payable u/s 115TE	16	0
	Additional Tax and interest payable	17	0
	Tax and interest paid	18	0
	(+)Tax Payable /(-)Refundable (17-18)	19	0

Income Tax Return submitted electronically on 15-01-2021 14:13:01 from IP address 124.123.189.142 and verified by SOHAM MODI having PAN ABMPM6725H on 15-01-2021 14:13:01 from IP address 124.123.189.142 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

Name Of Assessee	**: Modi Properties Private Limited**		
PAN	**: AABCM4761E**		
Office Address	: 5-4-187/ 3and4, 3rd Floor, Soham Mansion, Mg Road, Ranigunj, Secunderabad, Telangana-500003		
Status	: PUB NOT INT	Assessment Year	: 2020 - 2021
Ward No	: DCIT/ACIT, CIR-16(2),HYD	Financial Year	: 2019 - 2020
D.O.I.	: 28/06/1994		
Phone No.	: 0-0	Mobile No.	: 9866671123
Email Address	: ebanking@modiproperties.com		
Name Of Bank	: Hdfc Bank Ltd		
Micr Code	: 500240003		
Ifs Code	: Hdfc0000042		
Address	: Hyderabad - Secunderabad		
Account No.	: 0422000001120		
Return	: Original (Filing Date : 15/01/2021 & No. : 212525021150121)		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession

			0
Modi Properties Private Limited			
Profit Before Tax As Per Profit And Loss Account		11807989	
Add :			
Depreciation Disallowed	4150023		
Disallowed U/s 36	173392		
Disallowed U/s 37	114913	4438328	
		16246317	
Less :			
Interest On Fd	586366		
Interest On It Refund	116046		
Share Of Income From Firm	79731171		
Allowed Depreciation	2858643	-83292226	
		-67045909	

Out Of Loss Of Rs. 67045909, Unabsorbed Depreciation Is Rs. 2858643 & Business Loss Is Rs. 64187266

Profit From Firm : Summit Builders	
Profit	-16656
Less: Profit Exempt U/s 10(2A)	16656
Profit From Firm : Alpine Estates	
Profit	-86117
Less: Profit Exempt U/s 10(2A)	86117
Profit From Firm : Kadakia And Modi Housing	
Profit	4049822
Less: Profit Exempt U/s 10(2A)	-4049822
Profit From Firm : B And C Estaes	
Profit	-2392032
Less: Profit Exempt U/s 10(2A)	2392032
Profit From Firm : Silver Oak Realty	
Profit	19163472
Less: Profit Exempt U/s 10(2A)	-19163472

Profit From Firm : Paramount Builders		
Profit	2468177	
Less: Profit Exempt U/s 10(2A)	-2468177	
Profit From Firm : Summit Sales Llp		
Profit	10113465	
Less: Profit Exempt U/s 10(2A)	-10113465	
Profit From Firm : Mehta And Modi (Realty Suryapet)		
Profit	-6787	
Less: Profit Exempt U/s 10(2A)	6787	
Profit From Firm : Silver Oak Villas Llp		
Profit	1003886	
Less: Profit Exempt U/s 10(2A)	-1003886	
Profit From Firm : Modi Realty Pocharam Llp		
Profit	-251193	
Less: Profit Exempt U/s 10(2A)	251193	
Profit From Firm : Modi Realty Mallapur Llp		
Profit	-3223952	
Less: Profit Exempt U/s 10(2A)	3223952	
Profit From Firm : Aides Developers		
Profit	-1514694	
Less: Profit Exempt U/s 10(2A)	1514694	
Profit From Firm : East Side Residency Annoziguda Llp		
Profit	-749192	
Less: Profit Exempt U/s 10(2A)	749192	
Profit From Firm : Modi Realty Kowkur Llp		
Profit	-3302716	
Less: Profit Exempt U/s 10(2A)	3302716	
Profit From Firm : Modi Realty Muraharapally Llp		
Profit	1510	
Less: Profit Exempt U/s 10(2A)	-1510	
Profit From Firm : Matrix Real Estates Consultants Llp		
Profit	54343	
Less: Profit Exempt U/s 10(2A)	-54343	
Income From Other Sources		702412
Interest On It Refund	116046	
Interest On Fd	586366	

Total		702412	
Inter-head Adjustment Of Losses U/s 71			
Business Loss Set Off From Income From Other Sources			-702412
Current Year Losses Carried Forward			
Business Loss Of Rs. 63484854			
Unabsorbed Depreciation Of Rs. 2858643			
Gross Total Income			Nil
Total Income			Nil

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	12143748		
Add:			
Depreciation	4150023		
Share Of Income Tax In Partnership Firms	55449033		
Share Of Loss From Partnership Firms	11543338		
	83286142		
Deduct:			
Deferred Tax	-335759		
Share Of Profit From Partnership Firms	-79731172		
Depreciation	-4150023		
	-930812		
Less Tax Deducted At Source			
Section 194c: Contractors And Sub-contractors	1084		
Section 194j: Fees For Professional Or Technical Services	135310		
Section 194a: Other Interest	201179		
Section 194i(b): Section 194i(b)	19380		
Section 194-ia: Tds On Sale Of Immovable Property	150373	507326	
		-507326	
Refundable		(507326)	
Tax Rounded Off U/s 288B		(507330)	

SOHAM MODI
(Managing Director)

Information regarding Turnover/Gross Receipt Reported for GST	
GSTR No.	36AABCM4761E1ZM
Amount of turnover/Gross receipt as per the GST return filed	193264574

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2019	Addition		Deduction	Total	Dep for the Year	WDV as on 31/03/2020
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
AIR COOLER	15%	27,028.00	0.00	0.00	0.00	27,028.00	4,054.00	22,974.00
BI-CYCLE	15%	220.00	0.00	0.00	0.00	220.00	33.00	187.00
CAMERA	15%	11,248.00	0.00	0.00	0.00	11,248.00	1,687.00	9,561.00
CELL PHONES	15%	5,320.00	0.00	0.00	0.00	5,320.00	798.00	4,522.00
CONSTRUCTION MACHINERY	15%	2,779.00	0.00	0.00	0.00	2,779.00	417.00	2,362.00
FOUR WHEELERS	15%	58,65,820.00	0.00	0.00	0.00	58,65,820.00	8,79,873.00	49,85,947.00
GENERATOR	15%	2,998.00	0.00	0.00	0.00	2,998.00	450.00	2,548.00
OFFICE EQUIPMENT	15%	1,36,701.00	0.00	0.00	0.00	1,36,701.00	20,505.00	1,16,196.00
TWO WHEELERS	15%	41,574.00	0.00	54,500.00	0.00	96,074.00	10,324.00	85,750.00
BUILDING	10%	0.00	49,00,000.00	0.00	0.00	49,00,000.00	4,90,000.00	44,10,000.00
FURNITURE AND FIXTURE								
FURNITURE & FIXTURES	10%	77,899.00	0.00	0.00	0.00	77,899.00	7,790.00	70,109.00
COMPUTERS								
COMPUTERS	40%	15,828.00	0.00	71,625.00	0.00	87,453.00	20,656.00	66,797.00
PLANT AND MACHINARY								
SOFTWARE	40%	0.00	0.00	8,50,000.00	0.00	8,50,000.00	1,70,000.00	6,80,000.00
VEHICLES								
MOTOR CAR	15%	83,47,042.00	0.00	0.00	0.00	83,47,042.00	12,52,056.00	70,94,986.00
Total		1,45,34,457.00	49,00,000.00	9,76,125.00	0.00	2,04,10,582.00	28,58,643.00	1,75,51,939.00

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2020-21	Ordinary Business	-	-	63484854
2020-21	Unabsorbed Depreciation	-	-	2858643

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
2009-10	-	85567	85567	85567	-	-	-	85567
2014-15	-	247043	247043	247043	-	-	-	332610
2016-17	-	500652	500652	500652	-	-	-	833262
2018-19	1220087	2264914	2264914	1044827	-	-	-	1878089
2019-20	38208	-	38208	-	-	38208	-	1839881

As per Form 26AS [File Creation Date: 13-01-2021] last imported on 13-01-2021 11:19 AM

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
194A : Other Interest								
1.	HYDM04919F		MODI HOUSING PRIVATE LIMITED	1252611	31/03/2020	125261	125261	
			Sub-Total (TAN)	1252611		125261	125261	
1.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/03/2020	5000	5000	
2.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	30/06/2019	5000	5000	
3.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	30/06/2019	5000	5000	
4.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/05/2019	5000	5000	
			Sub-Total (TAN)	200000		20000	20000	
1.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	2770	03/01/2020	277	277	
2.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	13712	09/12/2019	1371	1371	
3.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	60218	23/09/2019	6022	6022	
4.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	321670	25/07/2019	32167	32167	

			Sub-Total (TAN)	398370		39837	39837
1.	MUMY02084F		YES BANK LIMITED	7692	27/02/2020	769	769
2.	MUMY02084F		YES BANK LIMITED	13847	18/02/2020	1385	1385
3.	MUMY02084F		YES BANK LIMITED	11500	10/01/2020	1150	1150
4.	MUMY02084F		YES BANK LIMITED	13009	06/01/2020	1301	1301
5.	MUMY02084F		YES BANK LIMITED	2055	23/09/2019	206	206
6.	MUMY02084F		YES BANK LIMITED	34934	23/09/2019	3493	3493
7.	MUMY02084F		YES BANK LIMITED	4005	19/08/2019	401	401
8.	MUMY02084F		YES BANK LIMITED	6452	03/07/2019	645	645
9.	MUMY02084F		YES BANK LIMITED	48317	03/07/2019	4832	4832
10.	MUMY02084F		YES BANK LIMITED	2829	03/07/2019	283	283
11.	MUMY02084F		YES BANK LIMITED	16163	03/07/2019	1616	1616
			Sub-Total (TAN)	160803		16081	16081
			Total (Section)	2011784		201179	201179

194C : Contractors and sub-contractors

1.	HYDN07468G		NILGIRI ESTATE OWNERS ASSOCIATION	6850	30/09/2019	137	137
2.	HYDN07468G		NILGIRI ESTATE OWNERS ASSOCIATION	6850	31/07/2019	137	137
3.	HYDN07468G		NILGIRI ESTATE OWNERS ASSOCIATION	6850	31/07/2019	137	137
4.	HYDN07468G		NILGIRI ESTATE OWNERS ASSOCIATION	6500	30/06/2019	130	130
5.	HYDN07468G		NILGIRI ESTATE OWNERS ASSOCIATION	19500	30/04/2019	390	390
			Sub-Total (TAN)	46550		931	931
1.	HYDV15736A		VILLA ORCHIDS OWNER"S ASSOCIATION	7670	30/06/2019	153	153
			Sub-Total (TAN)	7670		153	153
			Total (Section)	54220		1084	1084

194I(B) : SECTION 194I(B)

1.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	31/03/2020	740	740
2.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	29/02/2020	740	740
3.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	31/01/2020	740	740
4.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	31/12/2019	740	740
5.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	30/11/2019	740	740
6.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	31/10/2019	740	740
7.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	30/09/2019	740	740
8.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	31/08/2019	740	740
9.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	31/07/2019	740	740
10.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	30/06/2019	740	740
11.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	31/05/2019	740	740
12.	HYDA13042B		AAD CORPORATION PRIVATE LIMITED	7400	30/04/2019	740	740
			Sub-Total (TAN)	88800		8880	8880
1.	RKTE00150D		NAYARA ENERGY LIMITED	9200	31/03/2020	920	920
2.	RKTE00150D		NAYARA ENERGY LIMITED	9200	31/03/2020	920	920
3.	RKTE00150D		NAYARA ENERGY LIMITED	9200	11/03/2020	920	920
4.	RKTE00150D		NAYARA ENERGY LIMITED	9200	11/03/2020	920	920
5.	RKTE00150D		NAYARA ENERGY LIMITED	1800	30/12/2019	180	180
6.	RKTE00150D		NAYARA ENERGY LIMITED	9200	27/12/2019	920	920
7.	RKTE00150D		NAYARA ENERGY LIMITED	9200	23/12/2019	920	920
8.	RKTE00150D		NAYARA ENERGY LIMITED	8000	31/10/2019	800	800
9.	RKTE00150D		NAYARA ENERGY LIMITED	8000	28/09/2019	800	800
10.	RKTE00150D		NAYARA ENERGY LIMITED	8000	23/08/2019	800	800
11.	RKTE00150D		NAYARA ENERGY LIMITED	8000	23/08/2019	800	800
12.	RKTE00150D		NAYARA ENERGY LIMITED	8000	28/06/2019	800	800
13.	RKTE00150D		NAYARA ENERGY LIMITED	8000	16/05/2019	800	800
			Sub-Total (TAN)	105000		10500	10500
			Total (Section)	193800		19380	19380

194J : Fees for professional or technical services

1.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	31/03/2020	367	367
2.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	11252	31/03/2020	1125	1125
3.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	29/02/2020	367	367
4.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	11252	29/02/2020	1125	1125
5.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	31/01/2020	367	367
6.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	11252	31/01/2020	1125	1125
7.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	31/12/2019	367	367
8.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	11252	31/12/2019	1125	1125
9.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	11252	30/11/2019	1125	1125
10.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	30/11/2019	367	367
11.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	31/10/2019	367	367
12.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	11252	31/10/2019	1125	1125
13.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	30/09/2019	367	367
14.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	11252	30/09/2019	1125	1125

15.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	31/08/2019	367	367	
16.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	10755	31/08/2019	1076	1076	
17.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	31/07/2019	367	367	
18.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	10755	31/07/2019	1076	1076	
19.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	30/06/2019	367	367	
20.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	10755	30/06/2019	1076	1076	
21.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	31/05/2019	367	367	
22.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	10755	31/05/2019	1076	1076	
23.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	3674	30/04/2019	367	367	
24.	HYDJ03195D		JMK GEC REALTORS PRIVATE LIMITED	10235	30/04/2019	1024	1024	
			Sub-Total (TAN)	**176107**		**17607**	**17607**	
1.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/03/2020	5000	5000	
2.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/01/2020	5000	5000	
3.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/01/2020	5000	5000	
4.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/12/2019	5000	5000	
5.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/10/2019	5000	5000	
6.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	30/09/2019	5000	5000	
7.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	30/09/2019	5000	5000	
8.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	960	30/09/2019	96	96	
9.	HYDM14910A		MODI REALTY (MIRYALAGUDA) LLP	50000	31/07/2019	5000	5000	
			Sub-Total (TAN)	**400960**		**40096**	**40096**	
1.	HYDN03561F		NILGIRI ESTATES	50000	31/03/2020	5000	5000	
2.	HYDN03561F		NILGIRI ESTATES	50000	31/03/2020	5000	5000	
3.	HYDN03561F		NILGIRI ESTATES	50000	31/01/2020	5000	5000	
4.	HYDN03561F		NILGIRI ESTATES	50000	31/12/2019	5000	5000	
5.	HYDN03561F		NILGIRI ESTATES	50000	31/12/2019	5000	5000	
6.	HYDN03561F		NILGIRI ESTATES	50000	31/10/2019	5000	5000	
7.	HYDN03561F		NILGIRI ESTATES	50000	31/10/2019	5000	5000	
8.	HYDN03561F		NILGIRI ESTATES	50000	30/09/2019	5000	5000	
9.	HYDN03561F		NILGIRI ESTATES	50000	31/07/2019	5000	5000	
10.	HYDN03561F		NILGIRI ESTATES	50000	31/07/2019	5000	5000	
11.	HYDN03561F		NILGIRI ESTATES	50000	30/06/2019	5000	5000	
12.	HYDN03561F		NILGIRI ESTATES	50000	30/04/2019	5000	5000	
			Sub-Total (TAN)	**600000**		**60000**	**60000**	
1.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	31/03/2020	367	367	
2.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	11252	31/03/2020	1125	1125	
3.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	29/02/2020	367	367	
4.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	11252	29/02/2020	1125	1125	
5.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	31/01/2020	367	367	
6.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	11252	31/01/2020	1125	1125	
7.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	31/12/2019	367	367	
8.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	11252	31/12/2019	1125	1125	
9.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	30/11/2019	367	367	
10.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	11252	30/11/2019	1125	1125	
11.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	31/10/2019	367	367	
12.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	11252	31/10/2019	1125	1125	
13.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	30/09/2019	367	367	
14.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	11252	30/09/2019	1125	1125	
15.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	31/08/2019	367	367	
16.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	10755	31/08/2019	1076	1076	
17.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	31/07/2019	367	367	
18.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	10755	31/07/2019	1076	1076	
19.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	30/06/2019	367	367	
20.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	10755	30/06/2019	1076	1076	
21.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	31/05/2019	367	367	
22.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	10755	31/05/2019	1076	1076	
23.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	3674	30/04/2019	367	367	
24.	HYDS36828B		SDNMKJ REALTY PRIVATE LIMITED	10235	30/04/2019	1024	1024	
			Sub-Total (TAN)	**176107**		**17607**	**17607**	
			Total (Section)	**1353174**		**135310**	**135310**	
			Grand Total	**3612978**		**356953**	**356953**	

Details of Tax Deducted at Source on Sale of Immovable Property u/s 194IA

Sr. No.	TDS Certificate Number	Name of Deductor	PAN of Deductor	Acknowledgement Number	Total Transaction Amount	Transaction Date	TDS Deposited / TDS B/F	Date of Deposit	Date of Deduction	TDS Credit Claimed in own hands
1	XBIFVHA	MILXXX XADHAVRAO CHALLAWAR	AAPPC5200K	BG0898225	3111336	29/03/2020	31113	29/04/2020	29/03/2020	31113
2	XBIEYBA	VENXXXXSWAR REDDY GOGIREDDY	AEQPG1065F	BG0855175	1125000	02/04/2019	11250	26/04/2020	02/04/2019	11250
3	XBINEIA	SUPXXXX SABBANI	EKXPS7203A	BG0906172	1000000	31/03/2020	10000	30/04/2020	31/03/2020	10000

4	XBIYBJA	RAZXX XXAMED	AKHPR3580P	BG0898774	3634000	24/03/2020	36340	30/04/2020	24/03/2020	36340
5	XBINDIA	SHAXX XXAND BASHA	AKMPB2187K	BG0917162	2174000	24/03/2020	21740	30/04/2020	24/03/2020	21740
6	XBIPHIA	ZAHXXX XHAMED SHAIK HUSSAIN SHAIK ABDUL	AZAPS6875J	BG0897956	3993000	24/03/2020	39930	29/04/2020	24/03/2020	39930
				Grand Total	15037336		150373			150373

DISALLOWED U/S 36

Sr. No.	Particulars	Amount
1	EMPLOYEE CONTRIBUTION OF ESI PAID AFTER DUE DATE	19436.00
2	EMPLOYEE CONTRIBUTION OF PF PAID AFTER DUE DATE	153956.00
	Total	173392.00

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	GST late fee and Interest	107435.00
2	Interest on TDS	3906.00
3	Interest on ESI	469.00
4	Interest on Professional Tax	1550.00
5	Interest on Provident Fund	1553.00
	Total	114913.00

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Balance Sheet as at 31st March, 2020

(in `)

	Particulars	Note No.	As at 31st March, 2020		As at 31st March, 2019	
I.	**EQUITY AND LIABILITIES**					
1	**Shareholders' funds**					
	(a) Share Capital	2	922,000		922,000	
	(b) Reserves and Surplus	3	334,725,672	335,647,672	322,581,925	323,503,925
2	**Non-current Liabilities**					
	(a) Long Term Borrowings	4	24,282,698		7,616,597	
	(b) Deferred Tax Asset	11	-	24,282,698	-	7,616,597
3	**Current liabilities**					
	(a) Short Term Borrowings	5	38,236,664		3,941,806	
	(b) Trade Payables	6	39,327,180		800,158	
	(c) Short term Provison	7	-		2,340,568	
	(d) Other Current Liabilities	8	44,914,533	122,478,377	4,911,269	11,993,802
	TOTAL			**482,408,748**		**343,114,323**
II.	**ASSETS**					
1	**Non-current assets**					
	(a) Fixed assets					
	(i) Tangible assets	9	14,044,355		12,318,256	
	(b) Non-current investments	10	230,569,858		247,481,730	
	(c) Deferred tax asset	11	911,971		576,212	
	(d) Long-term loans and advances	12	28,472,252	273,998,436	16,672,247	277,048,444
2	**Current assets**					
	(a) Inventories	13	80,262,683		34,562,538	
	(b) Trade Receivables	14	35,804,508		1,563,035	
	(c) Cash and Bank balances	15	10,335,578		19,018,790	
	(d) Short-term loans and advances	16	25,475,892		10,921,515	
	(e) Other current assets	17	56,531,651	208,410,312	-	66,065,878
	TOTAL			**482,408,748**		**343,114,323**
	Significant Accounting Policies	1				
	Notes to Financial Statements	2 to 25				

As per my Report of even data

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

(Ajay Mehta)
Chartered Accountant
M.NO.035449
Place : Secunderabad
Date : 23-12-2020
UDIN : 21035449AAAAAQ1813

For and on behalf of the Board

(Soham Modi)
Managing Drector
DIN:00522546

(Tejal Modi)
Drector
DIN:06983437

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Profit and Loss for the year ended 31st March, 2020

(in `)

	Particulars	Note No.	As at 31st March, 2020		As at 31st March, 2019	
	INCOME :					
I.	Revenue from operations	18	111,169,551		15,128,871	
II.	Other income	19	80,508,076		21,104,827	
III.	**Total Revenue(I+II)**			191,677,627		36,233,698
IV.	**EXPENSES :**					
	Cost of materials consumed	20	75,601,034		-	
	Employee benefits expense	21	15,311,810		7,980,476	
	Finance costs	22	4,543,461		1,059,260	
	Depreciation	9	4,150,023		3,961,955	
	Share of loss from partnership firms	23	11,543,338		3,816,750	
	Other Expenses	24	68,719,973		11,750,821	
	Total expenses			179,869,638		28,569,262
V.	**Profit before tax**			11,807,989		7,664,436
VI.	Tax expense:					
	(1) Current tax		-		75,654	
	(2) Income tax earliers		-		-	
	(3) Deferred tax		(335,759)		318,960	
				(335,759)		394,614
VII.	**Net Profit for the period(V-VI)**			12,143,748		7,269,822
VIII.	Earnings per equity share:					
	(1) Basic			1,317		788
	Significant Accounting Policies	1				
	Notes to Financial Statements	2 to 25				

As per my Report of even data

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

(Ajay Mehta)
Chartered Accountant
M.NO.035449
Place : Secunderabad
Date : 23-12-2020
UDIN : 21035449AAAAAQ1813

For and on behalf of the Board

(Soham Modi)
Managing Drector
DIN:00522546

(Tejal Modi)
Drector
DIN:06983437

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

Cash Flow statement for the year ended 31st March 2020

(in `)

Particulars	As at 31st March, 2020	As at 31st March, 2019
Net Profit before taxation	11,807,989	7,664,436
Adjustments for:		
Depreciation and Amortization	4,150,023	3,961,955
Interest expense	4,543,461	1,059,260
Other non-operating Expense	16,000	-
Share of Firm tax	55,449,033	6,583,999
Share of (Profit)/Loss from Partneship firms	(68,187,834)	(15,388,233)
Profit on sale of fixed Asset	-	(252,609)
Interest income	(702,412)	(1,345,455)
Operating profit before working capital changes	**7,076,259**	**2,283,352**
Adjustments for changes in working capital		
(Increase)/Decrease in Trade receivables	(34,241,473)	133,135
Increase/(Decrease) in Trade Payables	38,527,022	-
(Increase)/Decrease in Loans & Advances	(14,169,928)	(6,885,084)
(Increase)/Decrease in inventories	(45,700,146)	(25,468,733)
Increase/(Decrease) in Short term borrowings	34,294,858	(3,697,670)
(Increase)/Decrease in other current Assets	(56,531,651)	3,012,541
Increase/(Decrease) in Current Liabilities	40,003,264	(1,257,276)
(Increase)/Decrease in Short	(2,340,568)	
Cash generated from operations	**(33,082,363)**	**(31,879,734)**
Less:		
Direct Taxes Paid (Net of refunds)	(384,449)	(1,477,474)
Net cash from operating activities	**(33,466,812)**	**(33,357,207)**
Cash flow from investing activities		
(Purchase)/Sale of fixed assets	(5,876,122)	(8,326,111)
Loans and advances	(11,800,005)	(8,020,967)
Share of Firm tax	(55,449,033)	(6,583,999)
Share of Profit/(Loss) from Partneship firms	68,187,834	15,388,233
Interest Income received	702,412	1,345,455
Investment in partnership firms	16,911,872	39,372,989
Net cash from / (used in) investing activities	**12,676,958**	**33,175,601**
Cash flow from financing activities		
Interest (Net)	(4,559,461)	(1,059,260)
Long Term Borrowings	16,666,101	4,137,957
Net cash from / (used in) financing activities	**12,106,640**	**3,078,697**
Net increase / (decrease) in cash and cash equivalents	**(8,683,213)**	**2,897,091**
Cash and cash equivalents at the beginning of the year	**19,018,790**	**16,121,699**
Cash and cash equivalents at the end of the year	**10,335,578**	**19,018,790**

Components of cash and cash equivalents		
Cash on Hand	183,416	209,009
With banks on current accounts	10,152,162	809,781
With banks on Fixed Deposits	-	18,000,000
Total cash and cash equivalents	**10,335,578**	**19,018,790**

(Ajay Mehta)
Chartered Accountant
M.NO.035449
Place : Secunderabad
Date : 23-12-2020
UDIN : 21035449AAAAAQ1813

(Soham Modi)
Managing Drector
DIN:00522546

(Tejal Modi)
Drector
DIN:06983437

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financial Statements for the Year ended 31st March, 2020

(in `)

2	Share Capital	As at 31st March, 2020	As at 31st March, 2019
	Authorised Share Capital		
	10,000 Equity Shares of ` 100/- each	1,000,000	1,000,000
	Issued, Subscribed & Paid up Share Capital		
	9,220 Equity Shares of ` 100/- each fully paid	922,000	922,000
	Total	**922,000**	**922,000**

2.1 The reconciliation of the number of shares outstanding is set out below : (in `)

Particulars	As at 31st March, 2020		As at 31st March, 2019	
	No. of shares	Amount	No. of shares	Amount
Shares outstanding at the beginning of the year	9,220	922,000	9,220	922,000
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	9,220	922,000	9,220	922,000

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	% of Holding	No. of shares	% of Holding
1	Soham Modi	9,020	97.83%	9,020	97.83%
	Total	9,020	97.83%	9,020	97.83%

(in `)

3	RESERVES AND SURPLUS	As at 31st March, 2020		As at 31st March, 2019	
	a General Reserve				
	As per last balance sheet	-	3,000,000		3,000,000
	b Surplus as per statement of profit and loss				
	As per last balance sheet	319,581,925		312,312,103	
	Add/Less: Profit / (Loss) for the year	12,143,748	331,725,672	7,269,822	319,581,925
	Total		**334,725,672**		**322,581,925**

(in `)

4	Long Term Borrowings	As at 31st March, 2020	As at 31st March, 2019
	Secured		
	(a) Vehicle loans from banks		
	(i) Yes Bank	4,967,637	4,967,637
	(Secured against hypothecation of vehicle)		
	(ii) Kotak Bank Ltd (refer note below)	2,648,960	2,648,960
	(Secured against hypothecation of Vehicle)		
	(iii) Tata Capital Financial Services Limited	16,666,101	-
	Total	**24,282,698**	**7,616,597**

A.J. MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

(in `)

5	SHORT TERM BORROWINGS	As at 31st March, 2020	As at 31st March, 2019
	Unsecured Loan		
	Loans, Deposits & Advances from related parties		
	From Directors	22,631,253	3,002,755
	From Others	15,605,411	939,051
	Total	**38,236,664**	**3,941,806**

6	Trade Payables	As at 31st March, 2020	As at 31st March, 2019
	Trade Payables	39,327,180	800,158
	Total	**39,327,180**	**800,158**

(in `)

7	SHORT TERM PROVISION	As at 31st March, 2020	As at 31st March, 2019
	Provision for Tax	-	2,340,568
	Total	**-**	**2,340,568**

(in `)

8	Other Current Liabilities	As at 31st March, 2020	As at 31st March, 2019
	(a) Current Maturities of Longterm Liabilities	-	1,968,438
	(b) Statutory Dues	5,952,605	2,643,834
	(c) Others		
	Audit Fees Payable	50,657	29,500
	Salary Payable	553,931	269,497
	(d) Other Liabilities	38,357,341	-
	Total	**44,914,533**	**4,911,269**

11	Deferred Tax Asset	As at 31st March, 2020	As at 31st March, 2019
	Deferred Tax Opening	576,212	895,172
	Addition during the year	335,759	(318,960)
	Total	**911,971**	**576,212**

(in `)

12	Long Term Loans and Advances	As at 31st March, 2020	As at 31st March, 2019
	(Unsecured and considered good)		
	Security Deposits	28,472,252	10,861,837
	Long Term Loans and Advances - Other Parties	-	5,810,410
	Total	**28,472,252**	**16,672,247**

AJAY MEHTA * Chartered Accountant M.No.035449 SECUNDERABAD *

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financial Statements for the Year ended 31st March, 2020

(in `)

13	Inventory	As at 31st March, 2020	As at 31st March, 2019
	Work in Progress sy.No.82/1	30,464,447	30,269,447
	Kompally work in progress	122,131	-
	Timmapur work in progress	49,193	-
	Kolathur Sy No 554	1,614	-
	Work in Progress - Mayflower	49,625,298	4,293,090
	Total	**80,262,683**	**34,562,538**

(in `)

14	Trade Receivables	As at 31st March, 2020	As at 31st March, 2019
	Over six months		
	Unsecured, considered good	-	-
	Unsecured, considered doubtful		
		-	-
	Others		
	Unsecured, considered good	35,804,508	1,563,035
	Unsecured, considered doubtful	-	-
		35,804,508	1,563,035
	Total	**35,804,508.44**	**1,563,035.48**

(in `)

15	Cash and Bank balances	As at 31st March, 2020	As at 31st March, 2019
	a. Balances with banks		
	in current account	10,152,162	809,781
	in Fixed Deposit	-	18,000,000
	b. Cash on hand	183,416	209,009
	Total	**10,335,578**	**19,018,790**

16	Short-term loans and advances	As at 31st March, 2020	As at 31st March, 2019
	(Unsecured and considered good)		
	Others		
	Loans and advances to other parties.	23,127,584	-
	Balance with Revenue authorities	2,348,307	4,490,014
	Others	-	6,431,501
	Total	**25,475,892**	**10,921,515**

17	Other current assets	As at 31st March, 2020	As at 31st March, 2019
	Other Receivables	56,531,650	-
	Total	**56,531,650**	-

AJAY MEHTA * Chartered Accountant M.No.035449 * SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

(in `)

18	Revenue from Operations	As at 31st March, 2020	As at 31st March, 2019
	Admin Expenses & Maintenance reimbursement	1,694,243	2,806,914
	Management Supervision/Service charges	1,526,738	1,332,326
	Royalty/Consultancy charges	-	10,400,000
	Sales & Project Management Charges	-	589,631
	Revenue Recognized- Mayflower	107,948,570	-
	Total	**111,169,551**	**15,128,871**

(in `)

19	Other Income	As at 31st March, 2020	As at 31st March, 2019
	Rent Receipts	19,500	44,000
	Interest on FD	586,366	1,184,820
	Interest on IT Refund	116,046	-
	Interest Received on Unsecured Loans.	-	160,635
	Miscellaneous Receipts	30,000	41
	Rounded Off	-15	7
	Share of Income Tax Refund	800	-
	Share of Profit From Partnership Firms	79,731,172	19,204,984
	Forfeit Income	23,810	-
	Sundry Balance Written Off	396	-
	Profit on sale of Car	-	252,609
	Profit on sale of Flats	-	257,730
	Total	**80,508,076**	**21,104,827**

(in `)

20	Cost of materials consumed	As at 31st March, 2020	As at 31st March, 2019
	Cost Recognized - Mayflower	75,601,034	-
	Total	**75,601,034**	-

(in `)

21	Employee Benefits Expense	As at 31st March, 2020	As at 31st March, 2019
	Salaries	8,222,554	6,853,885
	Directors Remuneration	3,600,000	-
	Bonus	157,786	104,854
	PF Contribution	413,195	146,950
	ESI Contribution	105,497	57,635
	Gratuity	2,000,000	-
	Conveyance	50,588	27,045
	Incentives	16,665	34,789
	Insurance	35,353	107,845
	Allowance	163,313	74,405
	Retainership Allowance	497,606	569,475
	Reimbursements	44,978	-
	Staff Welfare	4,275	3,593
	Total	**15,311,810**	**7,980,476**

AJAY MEHTA * Chartered Accountant M.No.0354

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

(in `)

22	Finance costs	As at 31st March, 2020	As at 31st March, 2019
	a) Interest expense		
	Secured Loans	3,893,506	614,788
	Unsecured Loans	649,955	444,472
	Total	4,543,461	1,059,260

(in `)

23	Share of Loss From Partnership Firms	As at 31st March, 2020	As at 31st March, 2019
	Share of Loss	11,543,338	3,816,750
	Total	11,543,338	3,816,750

(in `)

24	Other expenses	As at 31st March, 2020	As at 31st March, 2019
	Admin & Marketing Expenses	287,417	613,530
	Advertisement Expenses	644,131	10,310
	AMC Charges	-	11,800
	Annual Subscription Charges	75,000	50,000
	Bad Debits/Credits Written Off	1,748,966	35,695
	Bank Charges	40,979	27,506
	Camera	7,542	-
	Car Hirecharges	179,825	-
	Commission-URD	3,366,060	142,474
	Common Expenses	-	4,097
	Consultancy Charges	337,902	744,550
	Goods Transporation Charges	13,000	-
	Housekeeping Charges	16,000	-
	IT Representation Fees	32,524	-
	Labour License Fee	-	10,000
	Late fee & Interest on Statutory dues	114,913	39,668
	Legal Expenses	57,645	74,286
	Loan Prosessing fee	-	80,716
	Misc Expenses	70,149	83,211
	Newspaper/ Periodicals/ Books	1,920	6,280
	Plumbing & Sanitary	-	48,853
	Postage & Courier	4,476	361
	Power and Fuel	363,798	478,522
	Printing & Stationery	345,593	251,368
	Prior Period Items	3,652	-
	Processing Fee	373,300	-
	Promotion Charges	13,000	273,698
	Professional Tax	5,850	-
	Rates & Taxes	160,166	225,130
	Repair & Maintenance	768,422	703,509

AJAY MEHTA Chartered Accountant M.No 035449 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

	As at 31st March 2020	As at 31st March 2019
Rent	794,408	773,208
ROC Filing Fees	-	5,000
Security Charges	-	41,646
Services Charges	3,184,272	1,000
Share of Income tax of firm	55,449,033	6,583,999
Statutory Allowances	-	55,675
Telephone /Internet Charges	115,916	65,473
Vehicle Maintenance & Petrol Charges	83,808	235,106
Total	**68,659,667**	**11,676,671**

Audit fees	**As at 31st March, 2020**	**As at 31st March, 2019**
Payments to Auditor	60,306	74,150
Total	**60,306**	**74,150**

TOTAL OTHER EXPENSES	**68,719,973**	**11,750,821**

AJAY MEHTA
Chartered Accountants
M.No.035419
SECUNDERABAD

SM

JM

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financial Statements for the Year ended 31st March, 2020

Note: 9 (in ')

Fixed Assets	Gross Block				Accumulated Depreciation				Net Block	
	As at 01-04-2019	Additions	Disposals	As at 31-03-2020	As at 01-04-2019	For the year	Deductions\Adjustments	Upto 31-03-2020	As at 31-03-2020	As at 31-03-2019
Tangible Assets										
Air Cooler	217,070	-	-	217,070	183,394	5,746	-	189,140	27,930	33,676
Camera	31,470	-	-	31,470	24,490	5,300	-	29,790	1,680	6,980
Cell Phones	44,930	-	-	44,930	44,338	267	-	44,605	325	592
Computers	1,184,793	71,623	-	1,256,416	1,157,857	13,281	-	1,171,138	85,278	26,936
Software	-	850,000		850,000	-	74,523	-	74,523	775,477	-
Furniture & Fixtures	322,182	-	-	322,182	306,073	-	-	306,073	16,109	16,109
Generator	51,874	-	-	51,874	49,280	-	-	49,280	2,594	2,594
Two Wheelers	259,257	54,499	-	313,756	231,209	10,147	-	241,356	72,400	28,048
Machinery	70,477	-	-	70,477	68,121	-	-	68,121	2,356	2,356
Office Equipment	605,093	-	-	605,093	576,331	409	-	576,740	28,353	28,762
UPS	6,020	-		6,020	3,594	1,532	-	5,126	894	2,426
Printers	9,999	-		9,999	398	6,064	-	6,462	3,537	9,601
Cars	19,205,669	-	-	19,205,669	7,045,493	3,794,109	-	10,839,602	8,366,067	12,160,176
Soham Mansion	-	4,900,000		4,900,000	-	238,644	-	238,644	4,661,356	-
Total	**22,008,834**	**5,876,122**	**-**	**27,884,956**	**9,690,578**	**4,150,023**	**-**	**13,840,601**	**14,044,355**	**12,318,256**

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

SM

TM

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

Notes on Financials for the Year ended 31st March,2020

Note No.10 Noncurrent Investments

A.	Particulars	As at 31st March,2020	As at 31st March,2019
	Other Investments (Refere B below)		
	(a) Investment in Equity intruments	15,792,000	15,744,000
	(b) Investments in partnership firms	214,777,858	231,737,730
	Total	**230,569,858**	**247,481,730**

Particulars	As at 31st March,2020	As at 31st March,2019
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	15,792,000	15,744,000

Details of unquoted investments (stated at cost)

SL No	Name of Body Corporate	Subsidiary/ Associate/JV/ Controlled/ Entity /Others	No.of Shares/Units		Extent of Holdings (%)		Amount(`)	
			As at 31st March,2020	As at 31st March,2019	As at 31st March,2020	As at 31st March,2019	As at 31st March,2020	As at 31st March,2019
(a)	***Investment in Unquoted Equity Instruments- Fully Paid(Stated at Cost)***							
	Modi Housing Pvt.Ltd.	Subsidiary	10,400	10,400	50.98%	50.98%	15,704,000	15,704,000
	GVSH Manufacturing Facilities Pvt. Ltd.	Associate	5,000	-	50.00%	0.00%	50,000	-
	GV Research Centres Pvt. Ltd.	Associate	2,000	2,000	20.00%	20.00%	20,000	20,000
	GV Discovery Centrs Pvt. Ltd.	Associate	1,800	2,000	18.00%	20.00%	18,000	20,000
	Total						**15,792,000**	**15,744,000**

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

Notes on Financials for the Year ended 31st March,2020

B. Details of Other Investments

1 Investments in Partnership firms

Amount (`)

Name of the Firm	As at 31st March,2020	As at 31st March,2019
Aedis Developers LLP	3,917,442	15,916
Alpine Estates	1,665,830	1,421,947
B & C Estates - Partner	26,113,201	44,286,439
East Side Residency Annojiguda Llp	36,111,883	33,708,605
Kadakia & Modi HOusing - Partners Capital	-3,161,474	59,269
Matrix Real Estates Consultants LLP	-845,662	-
Mehta and Modi Realty	26,364,253	12,956
Mehta and Modi Realty (Suryapet)	-6,708	23,079
Modi Estates/ Modi Realty Mallapur LLP	5,583,825	19,531,274
Modi Realty Muraharipally Llp	106,432	23,272
Modi Realty Pocharam LLP	7,990,022	3,881,320
Paramount Avenue LLP	182,606	182,606
Paramount Builders	17,192,183	16,519,323
Paramount Estates - Parners Capital	-14,934,203	1,365,224
Silver Oak Realty	16,613,069	57,550,253
Silver Oak Villas LLP	72,530,304	25,247,860
Summit Builders	434,179	375,834
Summit Sales LLP	18,920,677	27,532,553
Total	**214,777,858**	**231,737,730**

Details investment in Partnership Firms

(i) The company is partner in a partnership firm M/s B & C Esates. The share of Profit/(Loss) for the year is ` **Rs.(95,68,128.31).** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Green Sopace (5%)	5.00%	(2,679,282)	5.00%	(200,875)
Chanda Srinivasarao (11%)	11.00%	(892,798)	11.00%	4,559,696
KV Subba Reddy (14%)	14.00%	(342,801)	14.00%	6,596,737
Bhavesh Mehta (12.5%)	12.50%	(1,062,928)	12.50%	5,133,088
Mehul V Mehta (6.25%)	6.25%	(1,101,464)	6.25%	1,996,544
Purvi M Mehta (6.25%)	6.25%	(1,101,464)	6.25%	1,996,544
K Nageswar Rao (5%)	5.00%	(1,921,171)	5.00%	557,235
K Nirmala (5%)	5.00%	(1,921,172)	5.00%	557,235
K Ashok (5%)	5.00%	(1,921,171)	5.00%	557,235
K Anuradha (5%)	5.00%	(1,921,171)	5.00%	557,235
MPPL (25%)	25.00%	26,113,201	25.00%	44,286,439

(ii) The company is partner in a partnership firm M/s Kadakia & Modi Housing. The share of Profit/(Loss) for the year is ` **79,40,827.23.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	51.00%	(3,161,474)	51.00%	59,269
Sharad J Kadakia	49.00%	(5,146,854)	49.00%	425,626

(iii) The company is partner in a partnership firm M/s Silver Oak REalty. The share of Profit/(Loss) for the year is ` **2,01,72,075.80.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	95.00%	16,613,069	95.00%	57,550,253
Ajeeta Mody	5.00%	1,217,449	5.00%	433,077

AJAY MEHTA Chartered Accountant M.No. HYDERABAD

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financials for the Year ended 31st March,2020

(iv) The company is partner in a partnership firm M/s Paramount Builders. The share of Profit/(Loss) for the year is ` **49,36,354.63.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	50.00%	17,192,182	50.00%	16,519,323
Snehalata Gangwal	12.50%	1,683,563	12.50%	1,066,519
Samit Gangwal	12.50%	703,675	12.50%	86,631
Naren Bakshi	25.00%	4,384,126	25.00%	3,150,038

(v) The company is partner in a partnership firm M/s Paramount Estates. The share of Profit/(Loss) for the year is ` **2,51,142.39.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	25.00%	(14,934,204)	25.00%	1,365,224
Snehalata Gangwal	25.00%	(4,766,798)	25.00%	(1,780,065)
Samit Gangwal	25.00%	(4,766,798)	25.00%	(1,780,065)
Ashish Modi	25.00%	33,859,961	25.00%	33,809,914

(vi) The company is partner in a partnership firm M/s Summit Builders. The share of Profit/(Loss) for the year is ` **(33,311).**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	50.00%	434,179	50.00%	375,834
Soham Modi	50.00%	57,170	50.00%	73,826

(vii) The company is partner in a partnership firm M/s Alpine Estates. The share of Profit/(Loss) for the year is ` **(3,44,468.93).**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	25.00%	1,665,830	25.00%	1,421,947
Anand Mehta	8.00%	(1,522,976)	8.00%	(1,495,418)
Y.Vijay Kumar	25.00%	899,721	25.00%	985,838
Mrs.K.Sridevi	25.00%	(1,592,694)	25.00%	(1,506,577)
Hari Mehta	8.00%	3,445	8.00%	31,002
Suresh Mehta	9.00%	15,289	9.00%	46,291

(viii) The company is partner in a LLP M/s Mehta & Modi Realty (Suryapet) LLP. The share of Profit/(Loss) for the year is ` **(13,573)/-.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	50.00%	(6,708)	50.00%	23,079
Anand Mehta	50.00%	15,229	50.00%	22,016

(ix) The company is partner in a LLP M/s Summit Sales LLP. The share of Profit/(Loss) for the year is ` **2,18,03,327.58/-.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	47.00%	18,920,677	47.00%	27,532,553
Modi Housing Pvt. Ltd.	48.00%	27,344,116	48.00%	10,814,691
Tejal Modi	5.00%	2,162,503	5.00%	1,274,312

(x) The company is partner in a LLP M/s. Silver Oak Villas LLP. The share of Profit/(Loss) for the year is ` **50,69,965.49.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	10.00%	(1,852,034)	10.00%	35,050,714

AJAY MEHTA Chartered Accountant M.No. 35449

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financials for the Year ended 31st March,2020

(xi) The company is partner in a LLP M/s. Paramount Avenues LLP. The share of Profit/(Loss) for the year is ` (5,911).The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Anand Mehta	25.00%	(8,842)	25.00%	(7,364)
Hari Mehta	25.00%	(8,842)	25.00%	(7,364)
Modi Properties Pvt. Ltd.	25.00%	182,606	25.00%	182,606
Soham Modi	25.00%	75,028	25.00%	76,506

(xii) The company is partner in a LLP M/s. Modi Realty Pocharam LLP. The share of Profit/(Loss) for the year is ` **(8,37,309.02).**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	30.00%	7,990,022	30.00%	3,881,320
Anand Kumar	20.00%	(169,090)	20.00%	(1,628)
Karunakar Reddy	20.00%	(177,874)	20.00%	(10,413)
Ashish Modi	30.00%	(266,812)	30.00%	(15,619)

(xiii) The company is partner in a LLP M/s. Modi Realty Muraharipally LLP. The share of Profit/(Loss) for the year is ` **4,314/-.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	30.00%	106,432	30.00%	23,272
Ashish Modi	20.00%	29,813	20.00%	(1,481)
Balram Reddy	30.00%	34,782	30.00%	(1,728)

(xiv) The company is partner in a LLP M/s. Modi Realty Mallapur LLP. The share of Profit/(Loss) for the year is ` **(1,28,95,806.17).**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	25.00%	5,583,824	25.00%	19,531,274
Anand Mehat	25.00%	(2,748,952)	25.00%	(273,498)
Hari Mehta	25.00%	5,954,052	25.00%	(273,498)
Soham Modi	25.00%	(3,198,952)	25.00%	(273,498)

(xv) The company is partner in a LLP M/s. East Side Residency Annogiguda LLP. The share of Profit/(Loss) for the year is ` **(9,98,923.18).**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	75.00%	36,111,883	75.00%	33,708,605
Soham Modi	25.00%	14,391,080	25.00%	(59,189)

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

Notes on Financials for the Year ended 31st March,2020

(xvi) The company is partner in a Partnership firm M/s. Aides Developers. The share of Profit/(Loss) for the year is ` **(30,29,388.44).**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	50.00%	3,917,442	50.00%	15,916
Dhanraj	50.00%	985,406	50.00%	-

(xvii) The company is partner in a LLP M/s. Modi Realty Kowkur LLP. The share of Profit/(Loss) for the year is ` **(60,05,431.76).** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	50.00%	26,364,253	50.00%	12,956
Anand Mehta	50.00%	3,564,741	50.00%	-

(xviii) The company is partner in a LLP M/s. Matrix Real Esates Consultants LLP. The share of Profit/(Loss) for the year is ` **(60,05,431.76).** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2020		As at 31st March,2019	
	% of share	Capital Balance	% of share	Capital Balance
Matrix Recon Pvt. Ltd.	50.00%	504,343	0.00%	-
Modi Properties Pvt. Ltd.	50.00%	(845,662)	0.00%	-

AJAY MEHTA * Chartered Accountant M.No.035449 SECUNDERABAD *

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

Asst.Year : 2020-21

Depreciation Statement As Per Income Tax Act

Sl.No.	Name of the Asset	Depreciation %	W.D.V as on 01.04.2019	Additions before 09.2019	Additions after 09.2019	Deletions	Total	Depreciation before 30.09.19	Depreciation after 30.09.19	Depreciation & Adjustments	WDV as on 31.03.2020
1	Air Cooler	15%	27,028	-	-	-	27,028	4,054	-	4,054	22,974
2	Bi-Cycle	15%	220	-	-	-	220	33	-	33	187
3	Camera	15%	11,248	-	-	-	11,248	1,687	-	1,687	9,561
4	Cell Phones	15%	5,320	-	-	-	5,320	798	-	798	4,522
5	Construction Machinery	15%	2,779	-	-	-	2,779	417	-	417	2,362
6	Four Wheelers	15%	5,865,820	-	-	-	5,865,820	879,873	-	879,873	4,985,947
7	Generator	15%	2,998	-	-	-	2,998	450	-	450	2,548
8	Office Equipment	15%	136,701	-	-	-	136,701	20,505	-	20,505	116,196
9	Two Wheelers	15%	41,574	-	54,499	-	96,073	6,236	4,087	10,324	85,749
10	Furniture & Fixtures	10%	77,899	-	-	-	77,899	7,790	-	7,790	70,109
11	Computers	40%	15,828	-	71,623	-	87,451	6,331	14,325	20,656	66,795
12	Moor Car	15%	8,347,042	-	-	-	8,347,042	1,252,056	-	1,252,056	7,094,986
14	Software	40%	-	-	850,000	-	850,000	-	170,000	170,000	680,000
15	Soham Mansion	10%	-	4,900,000	-	-	4,900,000	490,000	-	490,000	4,410,000
			14,534,457	4,900,000	976,122	-	20,410,579	2,670,231	188,412	2,858,643	17,551,936

AJAY MEHTA Chartered Accountant M.No.025449 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

Deferred Tax Liability/ Deferred Tax Asset calculation:

Effective Rate of Tax	**26.00%**		
1 Depreciation Effect:	Amount		
Depreciation as per Companies Act, 2013	4,150,023		
Depreciation as per Income Tax Act	2,858,643		
Difference		(1,291,380)	
DTL/(DTA)			(335,759)
2 WDV as on 01/04/2019			
Income Tax Act	14,534,457		
Companies Act	12,318,256		
Difference in Book Value		(2,216,201)	
Deferred Tax Liability as on 31/03/2019			(576,212)
Total DTL/(DTA) as on 31/03/2020			**(911,971)**
Cross Verification:			
WDV as on 31/03/2020			
Income Tax Act	17,551,936		
Companies Act	14,044,355		
Difference in Book Value		(3,507,581)	
Total DTL/(DTA) as on 31/03/2020			**(911,971)**
Difference			-

AJAY MEHTA
Chartered Accountant
M.No.035149
SECUNDERABAD

SM

TM

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2020

1

Unsecured Loans - Directors	As at 31st March 2020	As at 31st March 2019
Soham Modi	22,047,507	2,448,994
Tejal Modi	583,746	553,761
G V Research Centers Pvt Ltd	500,000	-
Modi Builders & Infrastructure Pvt. Ltd	15,105,411	-
Total	**38,236,664**	**3,002,755**

2

Deposits from Others	As at 31st March 2020	As at 31st March 2019
Happy Cards Deposits	-	379,551
Rent Deposits	-	19,500
VAT Deposits	-	450,000
ESI & PF Depsoit	-	90,000
Total	**-**	**939,051**

3

Deposits from Others (Regrouped to Other Currnt Liabilities)	As at 31st March 2020	As at 31st March 2019
Happy Cards Deposits	379,551	-
VAT Deposits	450,000	-
Instalments Received	37,498,022	-
IT Representation Fees Payable	29,768	-
Total	**38,357,341**	**-**

4

Statutory Dues	As at 31st March 2020	As at 31st March 2019
TDS Payable	1,071,516	965,700
ESI Payable	23,526	25,843
PF Payable	153,145	53,844
Professional Tax Payable	15,000	5,650
GST Payable	4,689,418	1,592,797
Total	**5,952,605**	**2,643,834**

5

Trade Payables	As at 31st March 2020	As at 31st March 2019
A Ramulu on A/c	10,258	-
A-105 Rahila Bhanu Liaquat	784,712	-
A306-Pradeep Kumar Nara	146,165	-
A502-Razia Ahamed	36,341	-
A-604 S.A Zaheer Ahmed	2,761,242	-
A-703 Bahadur Singh Malik	185,949	-
A803-Kailash Kaur Malik	185,386	-
A908-K Raghavendra Prasad	331,126	-
Ajay C Mehta	-	34,459
Akash Steels	1,271,739	-
Ashok -Saved Discount Incentive	539,672	-
Ashruti Consultants LLP	-	2,568
B Basappa on A/c	2,977	-
B1002-Thota Surya Kiran	155,800	-
B402-Dr.V Rajasree	225,000	-
B704-Bharadwaja Mudigonda/Niharika Kasturi	25,000	-
B705-Gaddam Shailaja/L.Ramesh Babu	836,250	-
B905-Kolli Baby Rani	2,106,675	-
Bhavesh Mehta -Other O/s Payable	20,289	-
C502-Kodumuri Rama Devi	236,250	-

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2020

	As at 31st March 2020	As at 31st March 2019
C504-Veeraganta Subramanyam/subhadra Devi	236,250	-
C602-Sai Phani Devi/Arunkanth	26,250	-
Cemex Infra	4,390,157	-
Common Exp -BNC	-	7,407
D-205 Mohd Abdul Razzak	-	14,490
Decor Marketing	2,762	-
Dwarak Auto Xerox	-	6,190
Elegant Enterprises	20,042	-
Expert Security Services	61,936	-
G Snehalatha -on A/c	-	243,966
G.P Buildcon Materials	6,990	18,500
Gaurang Kadakia	-	60,000
Gautham Enterprises	-	708
Group -Professional Tax	-	900
Happay Card SSLLP-Comman Expenses	-	-
Hi - Tech Infra Projects	2,207,599	-
Homeline-Deepa & Dhruva Running A/c	128,328	128,328
J Selva Kumar -Expense Card	1,360	-
Janardhan Prasad on A/c	491	-
Kadakia & Modi Housing (Admin & Marketing)	-	3,775
Kailash Pandey Construction A/c	5,376,136	-
MCMET	69,588	-
Mehul Mehta- O/s Payable	29,433	-
Modi Builders Methodist Complex -Staff Salaries	-	-
Modi Consultancy Services - Admi & Marketing	-	457
Modi Realty Miryalaguda LLP (Admin & Marketing)	-	1,012
Mody Consultancy Services	-	23
MOHAMMED ILYAS ON A/C	1,499,340	-
Mohammed Nadeem on A/c	8,800	-
Mohd Asim on A/c	206,154	-
MOHD ISHAQ -on A/c	1,001,944	-
Mohmmad Imtiyaz on A/c	29,591	-
N Dharma Rao Construction A/c	2,652,419	-
N Krishna -on A/c	55,237	-
N Ramakrishna Reddy on A/c	26,860	-
Nilgiri Estates - Admin & Marketing	-	3,909
Noor Timber Overseas	45,900	-
P Raghu Expense Card	220	-
Paramount Estates-Admin & Marketing	-	502
Paridhi Ispat	1,526,353	-
Praful Sanitary	51,078	-
Premier Engineering Corporation	7,467	-
Priyanka Printers	600	-
R.S Bajaj and Associates	10,800	-
Reflections Electricals Pvt Ltd	58,279	-
Sai Vishal Enterprises	81,568	-
Shah Traders	4,069	-
Shri Ganesh Pumps & Machinery Centre	2,360	-
Shubham Enterprises	65,558	-
Silver Oak Realty -Staff Salaries	-	-
Silver Oak Villas LLP (Admin & Marketing)	-	843
SL Infra	291,600	-
Social DNA	51,166	-

AJAY MEHTA * Chartered Accountant M.No.035449 * SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2020

	As at 31st March 2020	As at 31st March 2019
Soham Mansion Owners Association	34,743	-
Sree Sai Sharanya Enterprises	13,502	-
Sri Balaji Enterprises	208,841	-
Sri Rama Flyash Bricks	55,860	-
SSLLP-Common Expenditure	-	31,055
Statutory Payments -(Silver Oak Realty)	821,030	-
Statutory Payments-Summit Builders	173,607	-
Sudhir Mehta	-	50,000
Summit Builders	34,025	-
Summit Sales Llp Common Expenses	61,819	-
Summit Sales Llp Logistics	411,516	-
Summit Sales LLP- Supplier	-	93,002
Summit Sales LLP-Logistics	-	152
Supreme Agencies	6,348	-
Suspense	54,478	50,532
T Kurmanna	-	1,003
T.L.Services	22,265	-
Varna Media	9,126	18,880
Vasant Enterprises - Steel	7,313,233	-
Venkatramana Stationery & Binding Works	-	537
Vgreen Media Pvt Ltd	8,232	-
Villa Orchids LLP (Admin & Maketing)	-	26,957
Vista Homes (Admin & Marketing)	-	2
Yousuf Ali on A/c	3,039	-
Total	**39,327,180**	**800,158.02**

6	Security Deposits and Others	As at 31st March 2020	As at 31st March 2019
	Bhavesh V Mehta	6,000,000	4,000,000
	Deepak Uttamlal Mehta	2,435,000	-
	HARDIK MEHTA	805,000	-
	Harsha D Mehta	2,415,000	-
	Ruchi Hardik Mehta	805,000	-
	Sudhir Mehta	3,500,000	-
	Tejal Tejas Mehta	805,000	-
	TEJAS DEEPAK MEHTA	805,000	-
	A P Transco	17,500	17,500
	BPCL -ECMS (FLEET BUSINESS)	-	9,585
	Matrix Recon Pvt Ltd	-	500,000
	BPCL Deposit	100,000	100,000
	Cell Phone Deposit	9,000	9,000
	Coffe Machine -Rent Deposit	15,000	15,000
	Internet Deposit	1,000	1,000
	MCMET -1016 Sft Security Deposit	82,200	82,200
	MCMET - Rent Deposit	96,000	96,000
	Mehul V Mehta	9,000,000	6,000,000
	Statutory Payments-Summit Builders-Deposite	50,000	-
	Summit Sales LLP- Deposit	1,500,000	-
	Telephone Deposit	31,552	31,552
	Total	**28,472,252**	**10,861,837**

AJAY MEHTA Chartered Accountant M.No.025449 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2020

7

Long Term Loans and Advances - Other parties	As at 31st March 2020	As at 31st March 2019
Common Exp.	-	562,499
Expense Card	-	75,000
Group Staff Salary Account	-	-17,872
Dattatreya Rao on A/c	-	5,000
Salary Accounts	-	105,098
Statutory Payments	-	161,855
Silver Oak Villas LLP (Mayflower Platinum)	-	405,000
K.B.Consultants	-	68,750
Mayflower Platinium	-	196,400
Happy Card Payaments	-	1,351,816
Kulkarni Consultancy	-	348,000
Tata Capital Financial Services Limited	-	354,000
Other Loans & Advances	-	2,194,864
Total	**-**	**5,810,410**

8

Short Term Loans and Advances - Other parties	As at 31st March 2020	As at 31st March 2019
Common Exp.	4,809	-
Expense Card	89,579	-
Group Staff Salary Account	-	-
Silver Oak Estates	508,981	-
BPCL -ECMS (FLEET BUSINESS)	15,933	-
B.Vanaja	-	-
CHIDHAGNI CONSULTING PRIVATE LIMITED	247,000	-
Dattatreya Rao on A/c	5,000	-
G V Discovery Centers Pvt Ltd	2,581,501	-
JMK GEC Realtors Pvt Ltd (ICD)	-	-
Kores (India) Ltd	-	-
Matrix Recon Pvt Ltd	1,500,000	-
Modi Housing Pvt.Ltd	-	-
Modi Housing Pvt Ltd-Inter Corporate Deposit	-	-
Mr.Vikram Baru	11,008	-
Religare Finvest Ltd	90,179	-
SDNMKJ Realty Pvt Ltd (ICD)	-	-
Service Tax Payable	-	-
SSLLP-Common Expenditure	1,437	-
Summit Sales LLP Common Expenses	350,502	-
Summit Sales LLP-Logistics	11,227	-
Summit Sales LLP- Supplier	70,018	-
Tumbi Office Needs	21,134	-
Y Siddeshwar	1,000,000	-
Salary Accounts	178,677	-
Statutory Payments	258,457	-
Aryan Enterprises	400	-
Obel Systems Pvt Ltd	4,800	-
Purnima Mosaic Tiles	40,710	-
Rajadhani Tiles Company	24,570	-
Sri Sai Rohith Marketing.Co	20,308	-
Summit Sales LLP	158,164	-
Afsar Begum on A/c	85,761	-
Anisha Associates-on A/c	50,000	-
Ch Mallesham on A/c	4,050,000	-
G Snehalatha -on A/c	1,920,380	-
G Tirupati	6,490	-
Kailash Pandey on A/c	4,468,646	-
K Krishna - on A/c	522,303	-

AJAY MEHTA * Chartered Accountant M.No.035449 * SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2020

	As at 31st March 2020	As at 31st March 2019
Meeriyala Chandrakala on A/c	208,679	-
Nelli Dharma Rao -Mobilazation Advance	1,856,000	-
S Manjula on A/c	551,500	-
Ch Mallesham Loan Account	650,000	-
Mohd Ishaq Loan Account	99,103	-
Ashok Kumar C -Expense Card	10,000	-
CH Ramesh Expense Card	2,200	-
K Narender Reddy-Expense Card	10,000	-
M.Mahender Expenses Card	14,279	-
S VSUBBA REDDY -Expense Card	10,000	-
K.B.Consultants	-	-
Kulkarni Consultancy	1,407,345	-
Tata Capital Financial Services Limited	-	-
Salaries Accounts	10,505	-
Total	**23,127,584**	-

9

Sundry Debtors	As at 31st March 2020	As at 31st March 2019
Bloomdale Owners Association	-	7,497
Paramount Estates - Admin Charges	-	82,523
V A Tech Ventures Pvt Ltd.	-	51,816
Modi Farm House Hyderabad LLP-Admin & Marketin	-	9,937
Rajesh Kadakia - Greens Group	-	56,923
Sharad Kadakia - Greens Group	-	56,923
Vista Homes (Admin & Marketing)	-	-
AAD Corporation Private Limited	31,968	31,968
Alvia Mehdi	10,852	5,426
Dr.R.Narsimha Rao	17,420	77,420
Homeline Builders & Developers	-	215,350
Home Line Infra - Running Account	71,479	71,479
JMKGEC Realtors Pvt Ltd.	32,240	15,021
K.Saraswathi	182,305	182,305
Mehta and Modi Homes	416,280	416,280
Modi Realty Miryalaguda LLP-Admin Charges	108,000	8,048
Mr. Victor Gunday	6,161	4,339
Ms.Divya Reddy	15,576	-
Nayara Energy Limited (Essar Oil Limited)	34,976	18,080
Nilgiri Estates - Admin Charges	54,000	54,000
Rajesh Kumar Jayantilal Kadakia	43,242	3,719
SDNMKJ Realty Pvt Ltd.,	15,803	14,704
Sharad Kumar Jayantilal Kadakia	43,242	58,807
Syed Furqan Mehdi	-	2,386
Syed Mahmood Kamran Mehdi	-	2,386
Syed Mehdi	5,899	5,836
Vilas @ Silver Creek Owners Associations	-	6,612
Vista Homes Owners Association	14,572	22,242
Soham Mansion Owners Association	-	-
Mr.Vikram Baru	-	81,008
A1001 Sajja Mohan Srinivas Ravindra / Tirumalamba	11,688	-
A1003-Shed Mazhar Ali	89,849	-
A107-Ballary Madhavi Latha	2,132,963	-
A108-A Mohan Ganesh/G.Sita Madhavi	244,950	-
A301-T Sita Lakshmi	1,795,288	-

AJAY MEHTA Chartered Accountant M.No.03[illegible] SECUNDERABAD *

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2020

	As at 31st March 2020	As at 31st March 2019
A304-Mr.Peruri Suryanarayana Rao	181,675	-
A305-Shaini P Srinivas	1,730,545	-
A401-Dr.G Narasimha Rao	186,032	-
A402 Samir Christopher Hartnett	2,113,590	-
A403-Ramdas Duggirala	173,050	-
A404-Modem Chandra Shekhar	180,598	-
A407 - Pulakanti Rama Devi/ Mohan Rao	209,750	-
A408 - Puram Srinitha	209,750	-
A503 -Sabbani Supriya	2,599,063	-
A505-M Surekha	1,856,657	-
A506-Ankita Patnaik/Rakesh Kumar Pattnaik	2,150,060	-
A507-Milind Madhav Challawar	132,642	-
A601 - Samia Ali Khan	283,030	-
A602-Madgula Ashwini	57,458	-
A605-Mamilla Sunitha	54,949	-
A606-Jagana Lokesh/Lalitha Kumari P	2,833,859	-
A701-B.Hyma	13,301	-
A-704 Tummi Usha Rani	59,438	-
A707-Madgula Ashwini	66,174	-
A708-Nukala Sarika	14,163	-
A802-P.Vikas Harsha/V Sheetal Mohan Das	45,558	-
A805 -Ms Rashmi	61,125	-
A806-Gaurav Chawla	12,350	-
A-807 - Madhusudhan Rachakonda	70,913	-
A901-G Sree Lakshmi/G.Venkateshwar Reddy	40,826	-
A902-Evani Annapurna Soumya	56,051	-
A-904 - P S Arun	62,250	-
A-905 Ashwini Yenna / Hema Malathi Yenna	62,812	-
A906-Thota Raja Balasubramanyam	67,187	-
B105-Jagdish Balasubramaniam	779,436	-
B-301 Sanjeeb Dey	1,862,000	-
B302-Thilek Kumar Muniyappan	694	-
B-305 Sircilla Chandra Shekar	2,252,913	-
B-405 Sircilla Shiva Raj	175,094	-
B-501 Madhava Rao Nishal	198,250	-
B502-K.V.Lakshmi/K.Nageshwara Rao	13,188	-
B503-Shaik Chand Basha	75,125	-
B-601 Hameed Khan / Rukhaya Begum	2,307,344	-
B-605 Vavilala Raghavendra kumar	2,757,929	-
B-701 Gulshan Kumar	89,437	-
B702-Vijaya Bharathi Pandyala	1	-
B-801 -Dr. Sunkara Rajeshwara Rao/ Swarna Latha	90,906	-
B802-Kadali Lakshmi Surekha	41,150	-
B901-Indranil Mukherjee/Smita Deshpande	203,625	-
C605-B Prabhakar Bandar Palli	211,250	-
C705-Mr.Abhijit Chaudhari	108,825	-
Bhavesh Mehta L.O A/c	1,434,011	-
Mehul Mehta L.O A/c	2,239,721	-
Total	**35,804,508**	**1,563,035**

AJAY MEHTA * Chartered Accountant M.No.035449 SECUNDERABAD *

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2020

10

Cash at bank	As at 31st March 2020	As at 31st March 2019
Accrued Interest	-	153,873
AXIS Bank	1,693,486	-25,532
SBH A/c No :62448036298	219,912	-482,874
Yes Bank Ltd -009763700001633	2,509,621	755,025
KMBL Current A/c 1814131065	3,545,597	481,514
KMBL RERA A/C 1814597458	45,971	-97,225
Yes Bank -107063700000167	2,112,575	25,000
Yes Bank -Rera Account	25,000	-
Total	**10,152,162**	**809,781**

11

Receivables	As at 31st March 2020	As at 31st March 2019
Advances to Suppliers	56,531,650	-
Total	**56,531,650**	-

12

Balance with Revenue authorities	As at 31st March 2020	As at 31st March 2019
TDS Receivable for Current Year	384,449	1,477,474
TDS Receivable for Previous Years	1,963,859	3,012,540
Total	**2,348,307**	**4,490,014**

13

Other Short Term Loans and Advances	As at 31st March 2020	As at 31st March 2019
G V Research Center Pvt Ltd	-	1,500,000
G V Discovery Center Pvt Ltd	-	31,501
Soham Mansion 3rd floor	-	4,900,000
Total	-	**6,431,501**

AJAY MEHTA * Chartered Accountant M.No.035449 * SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2020

Rates & Taxes	**As at 31st March 2020**	**As at 31st March 2019**
Service tax	22,366	-
Property tax	27,397	-
Income Tax Earliers	110,403	225,130
Total	**160,166**	**225,130**

Repairs & Mainenance	**As at 31st March 2020**	**As at 31st March 2019**
Repairs & Maintenance - Computers	96,755	217,926
Repairs & Maintenance - Office Equipments	-	22,900
Consumables	8,582	-
Green Group Expenses	385,130	180,801
Electrical Material	50,249	1,976
Maintenance charges	92,040	88,380
Repairs & Maintenance - Office	135,667	191,526
Total	**768,422**	**703,509**

BM

TM

AJAY MEHTA
Chartered Accountant
M.No.35449
SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Consolidated Notes on Financial Statements for the Year ended 31st March, 2020

Note No 1 Significant Accounting Policies

a) Basis of Preparation

The accompanying consolidated financial statements include the accounts of Modi Properties & Investments Private Limited and its subsidiaries and associates (as defined by the Companies Act, 2013). All the subsidiaries/associates have been incorporated in India. The details of subsidiaries/associates are as follows:

Name of Subsidiary/Associates	Percentage of Holding	
	As at 31st March, 2020	As at 31st March, 2019
Modi Housing Private Limited	50.98%	50.98%
GV Research Centres Private Limited	20.00%	20.00%
GV Discovery Centres Private Limited	18.00%	20.00%
GV SH Manufacturing Private Limited	50.00%	0

These consolidated financial statements have been prepared in accordance with the Generally Accepted Accounting Principles in India ('Indian GAAP') to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013. The consolidated financial statements have been prepared under the historical cost convention on accrual basis.

The financial statements of the subsidiary are drawn up to the same reporting date as that of the Company i.e. March 31, 2020. The consolidated financial statements of the Group have been prepared based on line-by-line consolidation of the balance sheet, statement of profit and loss and cash flows of the Company and its subsidiaries. Inter-company balances and intra-company transactions and resulting unrealised profits have been eliminated on consolidation.

The excess of cost of the parent company of its investment in the subsidiary over its portion of equity in the subsidiary, on the date of investments is recognised in the financial statements as goodwill. The parent portion of equity in such subsidiary is determined on the basis of book values of assets and liabilities as per the financial statement of the subsidiary as on the date of investment. Goodwill is amortised over a period of 5 years from date of acquisition/ investment.

b) Use of Estimates

The preparation of consolidated financial statements requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities and disclosures relating to the contingent liabilities as at the date of the financial statements and reported amounts of income and expense during the year. Future results could differ due to changes in these estimates and the difference between the actual result and the estimates are recognised in the period in which the results are known / materialise.

AJAY MEHTA Chartered Accountant M.No.35439 SECUNDERABAD

SM

TM

c) **Fixed Assets:**

Fixed Assets are stated at cost of acquisitions.

d) **Depreciation:**

Depreciation in respect of fixed assets is on written down value method as per the useful life prescribed under Schedule II to Companies Act, 2013.

e) **Retirement Benefits:**

<u>Short Term Employee Benefits:</u>

All employee benefits payable wholly within twelve months of rendering the service are classified as short term employee benefits. Benefits such as salaries, wages, expected cost of bonus etc. are recognized in the period in which the employee renders the related services.

<u>Post-Employment benefits (Defined Contribution Plan):</u>

The state governed provident fund scheme, employee state insurance scheme and employees' pension scheme are defined contribution plans. The contribution paid/payable under the scheme is recognized during the period in which the employee renders the related services.

f) **Investments:**

Investments are stated at cost. All the investments are long term investment.

g) **Revenue Recognition:**

Revenue from property development activity which are in substance similar to delivery of goods in recognized when all significant risks and rewards of ownership in the land and/or building are transferred to the customer and a reasonable expectation of collection of the sale consideration from the customer exists.

Revenue from these property development activities which have the same economic substance as that of a construction contract is recognized based on the 'Percentage of Completion method' (POC).

The revenue is recognized where the progress on the project has reached to a reasonable stage of 25% completion. The work percentage of work completion is determined with reference to the proportion of project cost incurred for work performed upto the balance sheet date bear to the estimated total cost of each project.

The estimated cost and revenue are reviewed by management periodically and effect of any change in such estimates is recognized in the period in which such changes are determined.

Interest is recognized on a time proportion basis taking into account the amount outstanding and the applicable rate of interest.

SM

AJAY MEHTA Chartered Accountant M.No. 025499 SECUNDERABAD

h) **Taxation**

Current Tax is determined as the amount of tax payable in respect of taxable income for the year. The deferred tax for timing difference between the book and tax profit for the year is accounted using tax rates and tax laws that have been enacted or substantially enacted at the balance sheet date. Deferred tax assets arising from the timing difference are recognized to the extent that there is reasonable certainty that sufficient future taxable income will be available.

i) **Impairment of Assets:**

At the Balance Sheet date, an assessment is done to determine whether there is any indication of impairment in the carrying amount of the Group's fixed assets. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. After recognition of impairment loss, the depreciation charge for the asset is adjusted in future periods to allocate the asset's revised carrying amount less its residual value, if any, on straight line basis over its remaining useful life.

SM

TM

AJAY MEHTA Chartered Accountant M.No 035449 SECUNDERABAD

Note. No.25

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financial Statements for the Year ended 31st March 2020

(in Rs.)

25.1 RELATED PARTY DISCLOSURES

A Key Management Personnel (KMP)
- Soham Modi - Director
- Tejal Modi - Director

B Subsidiary Company/jointly Controlled Entities/Associates
- Modi Housing Pvt. Ltd.
- Paramount Avenues LLP
- Kadakia & Modi Housing Pvt. Ltd.
- Silver Oak Realty
- B & C Estates
- Paramount Builders
- Paramount Estates
- Summit Builders
- Alpine Estates
- Mehta & Modi Realty Suryapet LLP
- Summit Sales LLP
- Silver Oak Villas LLP
- Modi Realty Mallapur LLP
- Modi Realty Pocharam LLP
- Aides Developers
- East Side Residency Annojiguda LLP
- Mehta & Modi Realty Kowkur LLP
- Modi Realty Muraharapally LLP
- Matrix Real Estate Consultants LLP
- GVSH Manufacturing facilities Pvt. Ltd.
- GV Research Centers Private Limited
- GV Discovery Centers Private Limited

C Enterprises in which KMP and/or their relatives are interested
- MC Modi Educational Trust

D Movement in Capital Accounts in Partnership Firms/LLP

Summary

	Tuesday, March 31, 2020	Sunday, March 31, 2019
Amounts invested during the year	219,675,552	219,023,907
Share of Income tax Refund	985	-
Amounts withdrawn during the year	(249,416,976)	(233,117,181)
Share of Income tax	(55,448,846)	(6,616,958)
Share of Profit / Loss	68,671,805	15,427,110
Capital Account Balance	215,624,512	231,720,095

Individual Entities

1 B & C Estates

	Tuesday, March 31, 2020	Sunday, March 31, 2019
Amounts invested during the year	-	28,817,829
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(10,000,000)	(12,067,829)
She of Income tax	(48,460,818)	-
Share of Profit / Loss	40,287,580	-
Capital Account Balance	26,113,201	44,286,439

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

Note. No.25

		(in Rs.)
2 **Kadakia & Modi Housing**		
Amounts invested during the year	2,616,657	9,500,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(9,250,000)	(13,800,000)
Share of Income tax	(637,222)	-
Share of Profit / Loss	4,049,822	3,713,962
Capital Account Balance	(3,161,474)	59,269
3 **Silver Oak Realty**		
Amounts invested during the year	16,051,400	12,538,424
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(71,891,650)	(3,900,000)
Share of Income tax	(4,260,406)	-
Share of Profit / Loss	19,163,472	(2,924,858)
Capital Account Balance	16,613,070	57,550,254
4 **Paramount Builders**		
Amounts invested during the year	24,638,025	34,415,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(26,433,343)	(53,375,000)
Share of Income tax	-	-
Share of Profit / Loss	2,468,177	(361,698)
Capital Account Balance	17,192,183	16,519,324
5 **Paramount Estates**		
Amounts invested during the year	7,204,386	15,732,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(23,553,860)	(31,235,000)
Share of Income tax	(12,739)	(6,533,940)
Share of Profit / Loss	62,786	5,758,611
Capital Account Balance	(14,934,204)	1,365,223
6 **Summit Builders**		
Amounts invested during the year	75,000	127,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-	(4,903,971)
Share of Income tax	-	-
Share of Profit / Loss	(16,656)	24,470
Capital Account Balance	434,179	375,834
7 **Alpine Estates**		
Amounts invested during the year	330,000	105,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	(55,232)
Share of Profit / Loss	(86,117)	-
Capital Account Balance	1,665,831	1,421,948

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

Note. No.25

(in Rs.)

8 Mehta & Modi Realty Suryapet LLP		
Amounts invested during the year	-	-
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(23,000)	-
Share of Income tax	-	-
Share of Profit / Loss	(6,787)	(8,219)
Capital Account Balance	(6,708)	23,079
9 Summit Sales LLP		
Amounts invested during the year	515,000	8,336,677
Share of Income tax Refund	800	-
Amounts withdrawn during the year	(18,017,032)	(8,545,287)
Share of Income tax	(1,895,535)	-
Share of Profit / Loss	10,785,690	9,200,944
Capital Account Balance	18,921,477	27,532,553
10 Modi Realty Mallapur LLP		
Amounts invested during the year	14,821,502	10,275,124
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(25,545,000)	(50,000)
Share of Income tax	-	-
Share of Profit / Loss	(3,223,952)	(262,009)
Capital Account Balance	5,583,825	19,531,275
11 Modi Realty Pocharam LLP		
Amounts invested during the year	6,360,000	1,991,650
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(2,000,105)	(80,000)
Share of Income tax	-	-
Share of Profit / Loss	(251,193)	(41,793)
Capital Account Balance	7,990,022	3,881,320
12 Paramount Avenues LLP		
Amounts invested during the year	-	50,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	-	-
Share of Income tax	-	-
Share of Profit / Loss	-	(5,915)
Capital Account Balance	182,606	182,606
13 Silver Oak Villas LLP		
Amounts invested during the year	98,341,794	63,365,218
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(52,285,923)	(105,040,124)
Share of Income tax	(182,313)	(27,786)
Share of Profit / Loss	1,003,886	506,997
Capital Account Balance	72,530,304	25,652,860

AJAY MEHTA Chartered Accountant

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

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

Note. No.25

		(in Rs.)
14 **Aides Developers**		
Amounts invested during the year	9,502,164	15,916
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(4,085,944)	-
Share of Income tax	-	-
Share of Profit / Loss	(1,514,694)	-
Capital Account Balance	3,917,442	15,916
15 **East Side Residency Annojiguda**		
Amounts invested during the year	7,652,471	33,961,173
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(4,500,000)	(75,000)
Share of Income tax	-	-
Share of Profit / Loss	(749,192)	(177,568)
Capital Account Balance	36,111,884	33,708,605
16 **Mehta & Modi Realty Kowkur LLP**		
Amounts invested during the year	30,166,969	12,956
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(512,956)	-
Share of Income tax	-	-
Share of Profit / Loss	(3,302,716)	-
Capital Account Balance	26,364,253	12,956
17 Modi Realty Muraharapally LLP		
Amounts invested during the year	1,400,000	25,000
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(1,318,350)	-
Share of Income tax	-	-
Share of Profit / Loss	1,510	(1,728)
Capital Account Balance	106,432	23,272
3 Matrix Real Estate Consultans LLP		
Amounts invested during the year	160,650	-
Share of Income tax Refund	-	-
Amounts withdrawn during the year	(1,060,655)	-
Share of Income tax	-	-
Share of Profit / Loss	54,343	-
Capital Account Balance	(845,662)	-

SM

TM

AJAY MEHTA Chartered

Note No. 25 Other Disclosures

E. Details of transactions with related parties

Amount in Rs.

Details of Transactions	Subsidiary Company/jointly		Key Management Personnel		Other Related Parties		Total	
	31-03-20	31-03-19	31-03-20	31-03-19	31-03-20	31-03-19	31-03-20	31-03-19
1. Transactions during the year:								
Royalty (Receipts)								
-Paramount Estates	-	12,272,000	-	-	-	-	-	12,272,000
Rent								
-MC Modi Educational Trust	-	-	-	-	773,208	773,208	773,208	773,208
Salary								
-Soham Modi	-	-	3,600,000	3,600,000	-	-	3,600,000	3,600,000
Loans accepted during the year								
-Soham Modi	-	-	45,560,300	45,135,983	-	-	45,560,300	45,135,983
-Tejal Modi	-	-	-	3,300,000	-	-	-	3,300,000
-GV Research Centre Pvt. Ltd.	40,000,000	-	-	-	-	-	40,000,000	-
-Modi Builders Infrastructure Pvt. Ltd.	-	-	-	-	15,000,000	-	15,000,000	-
Loans repaid during the year								
-Soham Modi	-	-	26,411,350	49,611,712	-	-	26,411,350	49,611,712
-Tejal Modi	-	-	-	2,999,965	-	-	-	2,999,965
-GV Research Centre Pvt. Ltd.	38,000,000	-	-	-	-	-	38,000,000	-
	78,000,000	12,272,000	75,571,650	104,647,660	15,773,208	773,208	169,344,858	117,692,868
2.Balance Outstanding								
Payable by the Company								
-Soham Modi	-	-	22,047,507	2,448,994	-	-	22,047,507	2,448,994
-Tejal Modi	-	-	583,746	397,535	-	-	583,746	397,535
-GV Research Centre Pvt. Ltd.	500,000	-	-	-	-	-	500,000	-
-MC Modi Educational Trust	-	-	-	-	69,588	-	69,588	-
	500,000	-	22,631,253	2,846,529	69,588	-	23,200,841	2,846,529

As per my Report of even date

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

(Ajay Mehta)
Chartered Accountants
M.NO.035449
Place : Secunderabad
Date : 23/12/2020
UDIN : 21035449AAAAAQ1813

For and on behalf of the Board

(Soham Modi)
Managing Director
DIN: 00522546

(Tejal Modi)
Director
DIN: 06983437