



List of documents

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



Project cost & estimates

Name of firm/company:		Mehta & Modi Reality Kowkur LLP		Prepared by:		S.Nagamalleswar Rao	
Name of project:		Greenwood Heights		Date:		11-May-21	
Details od documents.				Details for period:		Jan to Mar-21	
							(Amounts in Rs.)
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for the Year 2019-20	Actual cost/revenue for current qtr Apr-Mar 21	Actual total Exp/revenue till date	Balance Cost	
A	Land cost + reg. charges + brokerage	17,12,590	17,12,590	-	17,12,590	-	
B	Permit fees & charges	1,72,87,720	1,72,87,720	-	1,72,87,720	-	
C	Construction/ development expenses	35,50,62,200	78,99,344	2,72,66,565	3,51,65,909	31,98,96,291	
D	Admin & sales expenses	2,94,40,200	55,70,350	62,41,848	1,18,12,198	1,76,28,002	
E	Finance Expenses	66,25,000	11,59,949	10,32,682	21,92,631	44,32,369	
F	Total project cost (sum of A TO E)	41,01,27,710	3,36,29,953	3,45,41,095	6,81,71,049	34,19,56,662	
G	Revenue from sales	47,11,47,805	5,00,31,000	3,21,31,000	8,21,62,000	38,89,85,805	
H	Investment from promoters		3,19,71,538	-	3,19,71,538		
I	Secured and unsecured loans		55,39,349		55,39,349		
J	Gross profit (G-A-B-C)	9,70,85,295	2,31,31,345		2,31,31,345		
K	Net Profit (G-F)	6,10,20,095	1,64,01,047		1,64,01,047		
L	Gross profit in percentage (J/G*100)	21			28		
M	Net profit in percentage (K/G*100)	13			20		
	Revenue from sales - details (Developers share)	No. of units	Total area in sft	Rate in Rs./ sft.	Total revenue is Rs.	Remarks	
A	Sold units	23	38,685	3,570	13,81,04,555		
B	Unsold Units	53	93,815	3,550	33,30,43,250		
	Total	76	1,32,500		47,11,47,805		
	Construction/ development expenses	No. of units	Total area in sft	Rate in Rs./ sft.	Total exp. is Rs.	Remarks	
A	Construction cost	-	2,07,060	1,300	26,91,78,000		
B	Land development exp.		77,924	800	6,23,39,200		
C	Amenities cost		9,418	2,500	2,35,45,000		
	Total	-	2,94,402	4,600	35,50,62,200		
Notes:							
1	Construction/ Development cost = WIP - permit cost						
2	Admin & sales expenses = Indirect exp - finance exp.						

Unit Details

Name of firm/company		Mehta & Modi Reality Kowkur LLP				Prepared by:	S Nagamalleswara rao	
Name of project:		Greenwood Heights				Date:	11-May-21	
Units Details								
Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built-up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
1	A	101	1247	1321	1715	72.72	Blocked	Developer
2	A	103	1247	1321	1715	72.72	Blocked	Developer
3	A	104	1247	1321	1715	72.72	Blocked	Developer
4	A	115	0	0	1945	0.00	Blocked	Developer
5	A	116	0	0	1945	0.00	Blocked	Developer
6	A	117	0	0	1945	0.00	Blocked	Developer
7	A	201	1247	1321	1715	72.72	Mortgage	Developer
8	A	202	1247	1321	1715	72.72	Mortgage	Developer
9	A	203	1247	1321	1715	72.72	Mortgage	Developer
10	A	204	1247	1321	1715	72.72	Mortgage	Developer
11	A	205	1247	1321	1715	72.72	Mortgage	Developer
12	A	214	0	0	1945	0.00	Mortgage	Developer
13	A	215	0	0	1945	0.00	Mortgage	Developer
14	A	216	0	0	1945	0.00	Mortgage	Developer
15	A	301	1247	1321	1715	72.72	Blocked	Developer
16	A	302	1247	1321	1715	72.72	Blocked	Developer
17	A	304	1247	1321	1715	72.72	Blocked	Developer
18	A	305	1247	1321	1715	72.72	Blocked	Developer
19	A	314	0	0	1945	0.00	Blocked	Developer
20	A	316	0	0	1945	0.00	Blocked	Developer
21	A	317	0	0	1945	0.00	Blocked	Developer
22	A	402	1247	1321	1715	72.72	Blocked	Developer
23	A	403	1247	1321	1715	72.72	Blocked	Developer
24	A	405	1247	1321	1715	72.72	Mr.MVR Murthy & Mrs.Shipra Gupta	Developer
25	A	414	0	0	1945	0.00	Mr.Kowshik chakraborty	Developer
26	A	415	0	0	1945	0.00	Blocked	Developer
27	A	417	0	0	1945	0.00	Blocked	Developer
28	A	503	1247	1321	1715	72.72	Blocked	Developer
29	A	515	0	0	1945	0.00	Blocked	Developer
30	A	516	0	0	1945	0.00	Blocked	Developer
31	A	601	1247	1321	1715	72.72	Blocked	Developer
32	A	602	1247	1321	1715	72.72	Blocked	Developer
33	A	605	1247	1321	1715	72.72	Blocked	Developer
34	A	617	0	0	1945	0.00	Blocked	Developer
35	A	702	1247	1321	1715	72.72	Blocked	Developer
36	A	703	1247	1321	1715	72.72	Blocked	Developer
37	A	705	1247	1321	1715	72.72	Blocked	Developer
38	A	714	0	0	1945	0.00	Blocked	Developer
39	A	715	0	0	1945	0.00	Blocked	Developer
40	A	717	0	0	1945	0.00	Blocked	Developer
41	B	106	1247	1321	1715	72.72	Mr. Thachat Ragash & Mrs. Sikha Ragash	Developer
42	B	107	1247	1321	1715	72.72	No	Developer
43	B	109	1247	1321	1715	72.72	No	Developer
44	B	110	1247	1321	1715	72.72	No	Developer
45	B	112	1247	1321	1715	72.72	Mr.Piyush Kumar	Developer
46	B	113	0	0	1220	0.00	Blocked	Developer
47	B	206	1247	1321	1715	72.72	Mortgage	Developer
48	B	207	1247	1321	1715	72.72	Mortgage	Developer
49	B	208	1247	1321	1715	72.72	Mortgage	Developer
50	B	209	1247	1321	1715	72.72	Mortgage	Developer
51	B	210	1247	1321	1715	72.72	Mortgage	Developer



Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built-up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
52	B	211	1247	1321	1715	72.72	Mortgage	Developer
53	B	212	1247	1321	1715	72.72	Mortgage	Developer
54	B	213	0	0	1220	0.00	Mortgage	Developer
55	B	307	1247	1321	1715	72.72	Mr.Dennis Antony & Mrs.Jennifer Dennis	Developer
56	B	308	1247	1321	1715	72.72	Mrs.Madhukara Veni / Mr.K Srinivasan	Developer
57	B	310	1247	1321	1715	72.72	No	Developer
58	B	313	0	0	1220	0.00	Mrs.Divya Uday	Developer
59	B	406	1247	1321	1715	72.72	Mr.Gangadhar Kiran Kumar	Developer
60	B	408	1247	1321	1715	72.72	Mr.Vikash Sahu & Mrs.Meena Sahu	Developer
61	B	409	1247	1321	1715	72.72	Mr.Ratan N Mulani / Mrs.Suman R Mulani	Developer
62	B	411	1247	1321	1715	72.72	Mrs.T Saraswathi	Developer
63	B	412	1247	1321	1715	72.72	Mrs.Nidhi Sinha & Mr.SP.Vijaya Kumar	Developer
64	B	506	1247	1321	1715	72.72	Mr.Prasenjit Das & Mrs.Himani Das	Developer
65	B	509	1247	1321	1715	72.72	Mrs.Suman R Mulani / Mr.Ratan N Mulani.	Developer
66	B	512	1247	1321	1715	72.72	Mrs.Deepa Suraj Premi & Mr.Suraj Premi	Developer
67	B	513	0	0	1220	0.00	Mrs.Tabitha Prem Kaza.	Developer
68	B	607	1247	1321	1715	72.72	Mrs.Bhavana Lulla Mehta	Developer
69	B	608	1247	1321	1715	72.72	Mrs. Rashmi Singh & Mr. Ashish Singh	Developer
70	B	610	1247	1321	1715	72.72	Mrs.Kamalesh	Developer
71	B	611	1247	1321	1715	72.72	No	Developer
72	B	706	1247	1321	1715	72.72	No	Developer
73	B	708	1247	1321	1715	72.72	Mrs.Bhavana Lulla Mehta	Developer
74	B	709	1247	1321	1715	72.72	Ms.Chandra P Mulani / Mr.Jayesh Pradeep Mula	Developer
75	B	711	1247	1321	1715	72.72	Mrs.Vibha Anand Mehta	Developer
76	B	712	1247	1321	1715	72.72	Mrs.Vibha Anand Mehta.	Developer
Total			67,338	71,334	132500			





GHT_financial status statement_ 31-03-2021_ver8..xlsx - Project details

Name of firm/company:		Mehta & Modi Reality Kowkur L		Prepared by:	S.Nagamalleswar Rao	
Name of project:		Greenwood Heights		Date:	11-May-21	
Details od documents.				Details for period	Jan to Mar-21	
Sl. No.	Description	Quantity	Units	Quantity	Units	
1	Total land area	8099.63	Sq Mts	2.00	Acres	
2	Net land area of project	7340.89	Sq Mts	8779.63	Sq. Yds	
3	Type of development	Flats		0.00	0.00	
4	Total no. of units	119.00	Nos.	0.00	0.00	
5	Type of agreement	JDA		0.00	0.00	
6	Building permit no.			0.00	0.00	
7	Building permit issued by:	GHMC		0.00	0.00	
8	RERA no.	P02200001314		0.00	0.00	
9	Units falling to share of owners	43.00	Nos.	0.00	0.00	
10	Units falling to share of developer	76.00	Nos.	0.00	0.00	
11	Total proposed construction	19236.50	Sq Mtrs	207060.00	sft	
12	Total sellable area		Sq Mtrs	132500.00	sft	
13	In case of apartments total parking area	6491.45	Sq Mtrs	69873.38	sft	
14	In case of villas total area of plots	-	Sq Mtrs	-	sq. yds	
Project - Current status			Qty / Remarks			
1	Number of units completed		0			
2	Number of units under construction		119			
3	Number of units not started		0			
4	Number of units sold		23			
5	Number of units unsold (include mortgaged)		96			
6	Electric power supply provided		Yes			
7	Water supply provided		Yes			
8	OC received		No			
9	OC date		No			
10	Project fully completed in all respects		No			



RERA sold units details

Name of firm/company:			Mehta & Modi Reality Kowkur LLP		Prepared by:		S.Nagamalleswar Rao			
Name of project:			Greenwood Heights		Date:		11-May-21			
Details required as per RERA rules.					Statement for period upto		Jan to Mar-21			
Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts for earlier qtrs in this FY 19-20	Receipts for current qtr.20-21	Total Receipts	Balance receivable
1	A-405	1715	4,134	Mr.MVR Murthy & Mrs.Shipra Gupta	31-12-2020	70,89,000	-	13,14,000	13,14,000	57,75,000
2	B-106	1715	3,634	Mr. Thachat Ragash & Mrs. Sikha Ragash	22-12-2019	62,33,000	11,85,000	-	11,85,000	50,48,000
3	B-112	1715	3,732	Mr.Piyush Kumar	23-02-2020	64,00,000	25,000	51,35,000	51,60,000	12,40,000
4	B-307	1715	3,634	Mr.Dennis Antony & Mrs.Jennifer Dennis	31-10-2019	62,33,000	11,60,000	6,23,000	17,83,000	44,50,000
5	B-308	1715	3,784	Mrs.Madhukara Veni / Mr.K Srinivasan	29-06-2020	64,90,000	-	6,77,000	6,77,000	58,13,000
6	B-313	1220	4,180	Mrs.Divya Uday	25-09-2020	51,00,000	-	20,65,000	20,65,000	30,35,000
7	B-406	1715	3,732	Mr.Gangadhar Kiran Kumar	31-01-2020	64,00,000	11,85,000	5,22,000	17,07,000	46,93,000
8	B-408	1715	3,634	Mr.Vikash Sahu & Mrs.Meena Sahu	30-10-2019	62,33,000	11,60,000	6,23,000	17,83,000	44,50,000
9	B-409	1715	3,032	Mr.Ratan N Mulani / Mrs.Suman R Mulani	13-03-2020	52,00,000	48,60,000	3,40,000	52,00,000	-
10	B-411	1715	3,724	Mrs.T Saraswathi	02-06-2020	63,86,000	-	36,81,000	36,81,000	27,05,000
11	B-412	1715	3,634	Mrs.Nidhi Sinha & Mr.SP.Vijaya Kumar	30-10-2019	62,33,000	11,60,000	23,48,000	35,08,000	27,25,000
12	B-506	1715	3,634	Mr.Prasenjit Das & Mrs.Himani Das	31-10-2019	62,33,000	11,60,000	6,23,000	17,83,000	44,50,000
13	B-509	1715	3,032	Mrs.Suman R Mulani / Mr.Ratan N Mulani.	13-03-2020	52,00,000	48,60,000	3,40,000	52,00,000	-
14	B-512	1715	3,634	Mrs.Deepa Suraj Premi & Mr.Suraj Premi	25-10-2019	62,33,000	2,25,000	15,56,875	17,81,875	44,51,125
15	B-513	1220	4,276	Mrs.Tabitha Prem Kaza.	24-09-2020	52,17,000	-	15,75,000	15,75,000	36,42,000
16	B-607	1715	3,032	Mrs.Bhavana Lulla Mehta	01-06-2020	52,00,000	-	7,00,000	7,00,000	45,00,000
17	B-608	1715	3,634	Mrs. Rashmi Singh & Mr. Ashish Singh	25-12-2019	62,33,000	11,85,000	5,22,000	17,07,000	45,26,000
18	B-610	1715	3,984	Mrs.Kamalesh	21-07-2020	68,33,000	-	19,43,000	19,43,000	48,90,000
19	B-712	1715	3,032	Mrs.Vibha Anand Mehta.	01-06-2020	52,00,000	-	12,50,000	12,50,000	39,50,000
20	B-708	1715	3,032	Mrs.Bhavana Lulla Mehta	01-06-2020	52,00,000	-	7,00,000	7,00,000	45,00,000
21	B-709	1715	3,032	Ms.Chandra P Mulani / Mr.Jayesh Pradeep Mulani	15-06-2020	52,00,000	-	52,00,000	52,00,000	-
22	B-711	1715	3,032	Mrs.Vibha Anand Mehta	01-06-2020	52,00,000	-	12,50,000	12,50,000	39,50,000
23	A-414	1945	4,195	Mr.Kowshik chakraborty	10-03-2021	81,58,555	-	2,26,250	2,26,250	79,32,305
	Total	38685	3,570			13,81,04,555	1,81,65,000	3,32,14,125	5,13,79,125	8,67,25,430



Loan details

Name of firm/compar		Mehta & Modi Reality Kowkur LLP		Prepared by:		S.Nagamalleswar Rao			
Name of project:		Greenwood Heights		Date:		11-May-21			
Details od documents.				Details for period:		Jan to Mar-21			
Secured loans									



GHT_financial status statement_ 31-03-2021_ ver8..xlsx - Financial Summary

Name of firm/company:		Mehta & Modi Reality Kowkur LLP		Prepared by:	S.Nagamalleswar Rao	
Name of project:		Greenwood Heights		Date:	11-May-21	
Details of documents.				Details for period:	Jan to Mar-21	
Sl. No.	Description	For earlier qtrs. in this FY-Apr-Mar 20	For current qtr. - April - Dec 20	For current qtr. - Jan - Mar 21	Total	
1	Source of funds					
2	Net receipts from sales	1,81,65,000	2,44,53,875	87,85,250	5,14,04,125	
3	Loans received - unsecured	55,39,349	-	-	55,39,349	
4	Loans received - secured	1,86,84,437	-	-	1,86,84,437	
5	Subtotal - funds	4,23,88,786	2,44,53,875	87,85,250	7,56,27,911	
6	Expenditure					
7	Towards land acquisition	17,12,590	-	-	17,12,590	
8	Towards security deposit for JDA	1,00,00,000	-	-	1,00,00,000	
9	Fees, charges, deposits for permits	1,72,87,720	-	-	1,72,87,720	
10	Finance charges (interest + fees)	11,59,949	11,07,000	10,32,683	32,99,632	
11	Administrative expenses	55,70,350	37,38,856	25,02,992.51	1,18,12,198	-
12	Work in progress	78,99,344	68,03,466	1,80,67,848	3,27,70,659	
13	Other expenses (if any)	-	-	-	-	
14	Advances paid to suppliers/contractors	96,40,387	-14,46,153	13,12,705	95,06,939	
15	Subtotal - exp.	5,32,70,340	1,02,03,169	2,29,16,229	8,63,89,738	
16	Investment from promoters	2,98,30,397	12,92,544	7,48,597	3,18,71,538	
17	By equity/partners capital	1,00,000	-	-	1,00,000	
18	By way of loans from promoters	-	-	-	-	
19	Subtotal - investment	2,99,30,397	12,92,544	7,48,597	3,19,71,538	
RERA - funds received Vs exp - comparison						
A	Project expenditure	5,32,70,340	1,02,03,169	2,29,16,229	8,63,89,738	
B	70% of net receipts (for RERA a/c)	1,27,15,500	1,71,17,713	61,49,675	3,59,82,888	
C	Loans received	2,42,23,786	-	-	2,42,23,786	
D	RERA a/c bank balance +FDs			67,54,198	67,54,198	
	Difference (A-B-C-D) - must be positive	1,63,31,054	-69,14,544	1,00,12,356	1,94,28,866	
Note:						
Net receipts or revenue = Receipts after deduction of receipts towards GST, Reg. charges, etc.						
Towards land acquisition = Land cost + reg. charges + brokerage						
Work in progress = WIP - permit cost.						





GREEN WOOD HEIGHTS PROJECT PROJECTION				
	Sft	Rate		
Developer Share of Sale	132500			
Owner Share of Sale	74560			
Proposed Parking Area	77924.00	69873.38		
Club House Area	9418	119180.81		
Sale Revenue	132500	3,570	47,30,21,935	
			47,30,21,935	
Land Cost			-	
Sanction Cost			1,54,07,925	
Construction Cost		1300	17,22,50,000	
Construction Cost Owner		1300	9,69,28,000	
Club House Construction Cost		2500	2,35,45,000	
Parking Area Construction Cost		800	6,23,39,200	
			37,04,70,125	
Other Indirect Expenses			3,70,47,013	
Project Direct Expenses			33,34,23,113	
Total Project Estimated Expenditure			37,04,70,125	
Profit			10,25,51,810	
Profit %			22	



Oth Admin Expsns

Particulars	2019-20	Apr-Dec-20	Jan - Mar 21
Finance charges		11,07,000	10,32,682.80
Interest on Secured Loan	11,33,630	-	-
BG Charges	26,019	-	-
Bank Charges	300	-	-
Total Finance charges	11,59,949	-	1032682.8
Admin Expenses			
Promotions Expeses:			
Advertiesment	42,678	-	-
Advertisement @ 5%	44,163	-	-
Advertising Services@18%	11,03,578	-	-
Business Pramotion @ 5 %	1,62,250	1,78,113.00	18,169.00
Business Pramotional @ 12%	17,540	3,060	1,59,399.00
Business Pramotional Compc	4,500	-	-
Business Promotion @ 18%	1,74,993	77,715	-
Business Promotion Urd	2,53,720	15,594	-
Car Hirecharges	55,932	-	-
Car Hire Charges @ 18%	6,785	-	-
Hoarding Rental Services	1,52,640	-	-
Hording Rental Service Com	25,440	48,000	-
Salaries & Employee benefits			
Commission Urd	83,731	9,200	1,28,000.00
Conveyance Exp	995	739	6,745.00
Employees State Insurance	5,598	-	26,225.00
Mobile Allowance	19,613	21,796	12,768.00
Providend Fund	24,150	-	1,09,707.00
Salaries	11,73,580	17,78,929	6,16,082.00
Staff Conveyance	2,626	470	9,811.00
Insurance	-	25,930	-
Incentives	-	34,701	52,486.00
Staff Welfare	5,450	4,892	-
Services charges:			
Admin and Marketing Service	3,79,604	9,75,727	6,92,790.48
Admin Service Charges@18%	7,11,171	31,783	17,723.00
Admin Services Charges	30,647	12,951	14,321.00
Cr Consultation Charges	1,29,139	3,30,973	18,500.00
Service Charges Po @ 18 %	29,144	12,965	3,82,664.00
Penalties:			
Income Tax Exp	1,000	-	-
Interest on TDS	3,296	9,133	-
Late Filling Fees - GST	50	1,066	219.00
Other Indirect expenses:			
Office Expenses	14,382	1,640	78,411.00
Printing and Stationery	5,97,855	1,41,479	71,909.00
Repairs & Maintenance Com	12,947	4,518	3,950.00
Act Fiber Net	4,378	-	-
Audit Fees	31,626	-	-
Consultancy Charges	39,484	-	12,810.00
Courier and Postage @ 18%	9,854	-	-
Courier & Postage Exp Urd	2,475	-	-
Internet/ Telephone Charges	4,779	-	-
Legal Expenses	39,820	-	10,000.00
Miscellaneous Expenses @5%	840	-	-
Miscelleneous Expenses	54,095	4,595	-
Processing Charges	10,000	-	-
Registration Misc Charges	25,740	8,885	60,300.00
Rera Account Charges	17,700	-	-
Rera Application Fee @ 18%	35,400	-	-
Rera Filling Fee	590	-	-
Rounding Off	50	1	3.03
Sundry Balance Writurn Off	90	-	-
Tours & Travels	22,882	-	-
Vehicle Maintenance	1,350	4,000	-
Total Admin Exp	55,70,350	37,38,856	25,02,992.51



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





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





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

Registration Charges

Registration Fee	17,12,590	
Total JDA registration charges	17,12,590	-

2,68,99,655





JDA Advances

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



**Mehta & Modi Realty Kowkur LLP**MG Road, Ranigunj
Secunderabad**Profit & Loss A/c**

1-Apr-20 to 31-Mar-21

Particulars	1-Apr-20 to 31-Mar-21	Particulars	1-Apr-20 to 31-Mar-21
Purchase Accounts	3,18,52,614.37	Sales Accounts	3,21,31,000.00
Construction Material-Registered Delears	81,62,919.77	REVENUE-From Unit Sales Exempt	1,07,10,336.00
Construction Materials-Composition Bills	2,82,592.00	REVENUE-From Unit Sales GST	2,14,20,664.00
Construction Materials-Unregistered Delears	1,36,962.00		
Department Work	4,12,333.00	Direct Incomes	14,640.00
Equipment Useage Charges	10,08,373.00	REVENUE-Misc Income	14,640.00
Job Work Charges	5,71,484.00		
Labour Services Registered	1,95,66,294.60	Gross Loss c/o	75,30,259.11
Labour Services Unregistered	17,11,656.00		
Direct Expenses	78,23,284.74		
Other Expenses	78,23,284.74		
	3,96,75,899.11		3,96,75,899.11
Gross Loss b/f	75,30,259.11	Indirect Incomes	1,23,394.45
Indirect Expenses	90,26,875.64	INCOME-Interest From Fixed Deposits	1,23,394.45
Financial Expenses	21,39,706.80		
Other Indirect Expenses	4,53,631.80	Nett Loss	1,64,33,740.30
Professional Services	25,09,658.23		
Promotion Expenses	9,73,358.81		
Salaries & Employee Benefits	29,40,102.00		
Statutory Interest & Penalties	10,418.00		
Total	1,65,57,134.75	Total	1,65,57,134.75





Mehta & Modi Realty Kowkur LLP

MG Road, Ranigunj
Secunderabad

Capital Account

Group Summary

1-Apr-20 to 31-Mar-21

Page 1

Particulars	Closing Balance	
	Debit	Credit
Fixed Capital		1,00,000.00
Paidup Capital		3,18,71,538.24
Grand Total		3,19,71,538.24





Mehta & Modi Realty Kowkur LLP

MG Road, Ranigunj
Secunderabad

Current Assets

Group Summary

1-Apr-20 to 31-Mar-21

Page 1

Particulars	Closing Balance	
	Debit	Credit
Deposits (Asset)	1,03,25,120.00	
Loans & Advances (Asset)	1,62,804.32	2,19,104.00
Sundry Debtors	71,41,674.98	47,28,250.00
Cash-in-Hand	60,605.00	
Bank Accounts	11,93,596.03	
Bank Fixed Deposits	55,00,000.00	
Grand Total	2,43,83,800.33	49,47,354.00



**Mehta & Modi Realty Kowkur LLP**MG Road, Ranigunj
Secunderabad**Customers Accounts**

Group Summary

1-Apr-20 to 31-Mar-21

Page 1

Particulars	Opening Balance	Transactions		Closing Balance
		Debit	Credit	
CUST-Customers Suspense Account		25,000.00	25,000.00	
CUST-Flat No.A-405 Mr.M.Veera Ram Murthy		13,79,700.00	13,14,000.00	65,700.00 Dr
CUST-Flat No.A-414 Mrs.Parna Chakraborty/mr.Kowshik		2,36,250.00	2,26,250.00	10,000.00 Dr
CUST-Flat No.B-106 Mr.Thachat Ragash/ Mrs.Sikha	59,250.00 Dr	24,55,950.00		25,15,200.00 Dr
CUST-Flat No.B-112 Mr.Piyush Kumar	1,250.00 Dr	64,81,649.98	51,35,000.00	13,47,899.98 Dr
CUST-Flat No.B-307 Mr.Dennis Antony/ Mrs.Jennifer D	58,000.00 Dr	6,54,150.00	6,23,000.00	89,150.00 Dr
CUST-Flat No.B-308 Mrs.Madhukara Veni/Mr.K.Srinivas		12,33,750.00	6,77,000.00	5,56,750.00 Dr
CUST-Flat No.B-313 Mrs.Divya Uday		30,24,000.00	20,65,000.00	9,59,000.00 Dr
CUST-Flat No.B-406 Mr.Gangadhara Kiran Kumar	59,250.00 Dr	5,48,100.00	5,22,000.00	85,350.00 Dr
CUST-Flat No.B-408 Mr.Vikash Sahu/ Mrs.Meena Sahu	2,68,000.00 Dr	4,44,150.00	6,23,000.00	89,150.00 Dr
CUST-Flat No.B-409 Mrs.Suman R Mulani/mr.Ratan N Mu	2,43,000.00 Dr		3,40,000.00	97,000.00 Cr
CUST-Flat No.B-411 Mrs.T Saraswathi		38,65,050.00	36,81,000.00	1,84,050.00 Dr
CUST-Flat No.B-412 Mrs.Nidhi Sinha/mr.SP Vijay Kuma	58,000.00 Dr	24,65,400.00	23,48,000.00	1,75,400.00 Dr
CUST-Flat No.B-506 Mr.Prasenjit Das/mrs.Himani Das	58,000.00 Dr	6,54,150.00	6,23,000.00	89,150.00 Dr
CUST-Flat No.B-509 Mrs.Ratan N Mulani/mrs.Suman R M	2,43,000.00 Dr		3,40,000.00	97,000.00 Cr
CUST-Flat No.B-512 Mrs.Deepa Suraj Premi/mr.Suraj P	9,93,000.00 Dr	19,64,815.00	29,54,690.00	3,125.00 Dr
CUST-Flat No.B-513 Mrs.Tabitha Prem Kaza		16,53,750.00	15,75,000.00	78,750.00 Dr
CUST-Flat No.B-607 Mrs.Bhavana Lulla Mehta		10,55,250.00	7,00,000.00	3,55,250.00 Dr
CUST-Flat No.B-608 Mr.Ramesh Bahudur Singh	1,50,750.00 Cr	7,58,100.00	5,22,000.00	85,350.00 Dr
CUST-Flat No.B-610 Mrs.Kamalesh		20,40,150.00	19,43,000.00	97,150.00 Dr
CUST-Flat No.B-611 Mrs.Vibha Anand Mehta		10,55,250.00	12,50,000.00	1,94,750.00 Cr
CUST-Flat No.B-708 Mrs.Bhavana Lulla Mehta		10,55,250.00	7,00,000.00	3,55,250.00 Dr
CUST-Flat No.B-709 Ms.Chandra P Mulani/mr.Jayesh P		10,55,250.00	52,00,000.00	41,44,750.00 Cr
CUST-Flat No.B-711 Mrs.Vibha Anand Mehta		10,55,250.00	12,50,000.00	1,94,750.00 Cr
Grand Total	18,90,000.00 Dr	3,51,60,364.98	3,46,36,940.00	24,13,424.98 Dr

