

CERTIFICATE FOR QUARTERLY WORK PROGRESS AS ON 30.06.2021

I, on the basis of relevant records produced and information & explanations given by the management hereby certify that **M/s. Modi Realty Mallapur LLP**, a Limited Liability Partnership incorporated under the LLP Act, 2008 and having its registered office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G Road, Secunderabad 500 003 have incurred expenditure, including deposits to landlords under the Joint Development Agreement and repayment of Loans, of **Rs. 32,51,06,057/- (Rupees Thirty-Two Crores Fifty-One Lakhs Six Thousand and Fifty-Seven Only)** as on **30.06.2021** on the housing project undertaken by the LLP, named as **Gulmohar Residency** located at Sy. No.19, Mallapur Village, Uppal Mandal, Medchal Malkajgiri District.

The details of the Construction expenses incurred and the Sources of Funds is as given below:

S.No.	Particulars	Cost Estimated (INR)	Revised Estimate (INR)	Amount Incurred (INR)	Yet to be incurred (INR)
1	Sanction Cost	4,50,70,807	16,61,360	4,67,32,167	-
2	Land Acquisition/JDA	1,50,14,400	-	1,50,14,400	-
3	Construction Cost	92,30,26,000	-	19,56,65,918	72,73,60,082
4	Financial Cost	1,24,34,922	-	1,02,79,851	21,55,071
5	Admin Cost	4,01,58,000	-	2,35,41,001	1,66,16,999
6	Re-payment-TATA Capital	4,50,00,000	-	3,38,72,720	1,11,27,280
	Total	108,07,04,129	16,61,360	32,51,06,057	75,72,59,432
	<u>Source of Funds</u>				
1	Receipts from Customers	-	-	30,52,59,185	-
2	Loan from NBFC (Tata Cap)	-	-	4,50,00,000	-
3	Unsecured Loan from Others	-	-	1,07,00,000	-
4	Promoters Contributions	-	-	-2,18,20,715	-
	Total	-	-	33,91,38,470	-

This certificate is issued at the request of the client for the purposes of loan processing and review by Tata Capital Financial Services Limited and is not to be used for any other purposes.

(Ajay Mehta)
Chartered Accountant
M. No.035449
Date: 16-07-2021
Place: Hyderabad
ICAI-UDIN:

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List of documents

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:		N Rajyalakshmi			
Name of project:		Gulmohar Residency		Date:		19-Apr-21			
Details of documents.				Details for period:		Apr to Jun 2021			
Sl. No.	Description	Details / Remarks.	Document available	Scan ID	Scan ID	Scan ID	Scan ID	Scan ID	Scan ID
1	Trial Balance - upto last end of last qtr.		Yes	34513	34515	34517	34518	44242	
2	P & L Account - upto last qtr.		Yes	34538	34540	34542	34543	44110	44230
3	Bank statements - last 12 months		Yes	36308	36310	36311	36312/36424	42472	44252
4	IT return FY 18-19		No	36641					
5	IT return FY 17-18		Yes	20593					
6	IT return FY 16-17		No						
7	Building permit		Yes	18041					
8	Basic title document i.e. JDA or sale deed.		Yes	19643	19636				
9	Title / Link documents - full set		Yes	32893	32896	32899			
10	Draft AOS / Booking form/ AOC/ Sale Deed		Yes	24870	24894	24864			
11	Firm/Company - registration certificate		Yes	19975					
12	Firm/Company - partners/shareholding details - CA/CS certified		Yes	35760					
13	Firm/Company - Deeds / MOA/ AOA		Yes	20221					
14	RERA certificate		Yes	35761					
15	CA progress report for current & last qtr.		Yes	20114	36319				
17	Engg. progress report for current & last qtr.		Yes	20116					
19	Other report for current & last qtr.	Rera ArchitectCertificate	Yes	20110	20696				
21	GST / VAT / Service tax registration		Yes	33159					
22	PAN card + TAN Letter		Yes	20299					
24	Proof of address		Yes	33041					
25	Directors DIN		Yes	33038					
26	Bank a/c. details		Yes	36315					
27	Director / Partner 1 -KYC - PAN, AADHAR, 6 m bank statement	MPPL	Yes	33376	36403				
28	Director / Partner 2 -KYC - PAN, AADHAR, 6 m bank statement	Soham Modi	Yes	34552	34557				
29	Director / Partner 3 -KYC - PAN, AADHAR, 6 m bank statement	Anand Mehta	Yes	34555	34559				
30	Director / Partner 4 -KYC - PAN, AADHAR, 6 m bank statement	Hari Mehta	No	36405	36406				
31	Company profile		Yes	36313					
32	Project write-up		Yes	36317					
33	Project Brochure		Yes	36323	36325				
34	Latest PPT		Yes	33046					
35	Latest EC	17-04-2019	Yes	36573	36575				
36	Director / Partner -Net worth certificate		No						
37	Director / Partner -Bio-data		No						
38	Secured loan - loan offer letter, latest loan repayment statement		No	36318					

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Project cost & estimates

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:		Rajyalakshmi			
Name of project:		Gulmohar Residency		Date:		15-Jul-21			
Project cost and estimates.				Details for period upto		Apr to Jun 2021			
								(Amounts in Rs.)	
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for FY 2008-17	Actual cost/ revenue for FY 17-18	Actual cost/ revenue for FY 18-19	Actual cost/ revenue for FY 19-20	Actual cost/ revenue for FY 20-21	Actual cost/ revenue for FY 21-22	Actual total Exp/revenue till date
A	Land cost + reg. charges + brokerage	-	-	-	-	40,89,400	-	-	40,89,400
B	Permit fees & charges	4,43,30,807	-	45,24,518	8,11,817	3,89,94,472	7,40,000	16,61,360	4,67,32,167
C	Construction/ development expenses	92,30,26,000	44,07,955	11,60,191	14,42,732	4,28,75,899	8,90,56,637	5,67,22,504	19,56,65,918
D	Admin & sales expenses	4,01,58,000		1,38,620	10,88,163	89,60,401	1,17,03,678	16,50,139	2,35,41,001
E	Finance Expenses	1,24,34,922		-	3,780	49,93,409	45,09,294	7,73,370	1,02,79,851
F	Total project cost (sum of A TO E)	1,01,99,49,729	44,07,955	58,23,329	33,46,492	9,99,13,581	10,60,09,609	6,08,07,372	28,03,08,338
G	Revenue from sales	1,39,16,00,000	-	-	-	6,52,46,588	14,44,66,030	-	20,97,12,617
H	Investment from promoters	NA	-	-	-	1,17,10,163	-49,91,716	-2,85,39,162	-2,18,20,715
I	Secured and unsecured loans	NA	-	-	-	-	-	2,18,27,280	2,18,27,280
J	Gross profit (G-A-B-C)	42,42,43,193							-
K	Net Profit (G-F)	37,16,50,271							-
L	Gross profit in percentage (J/G*100)	30							-
M	Net profit in percentage (K/G*100)	27							
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	109		1,64,740	4,000	65,89,60,000			
B	Unsold Units	115		1,75,000	4,000	70,00,00,000			
	Total	224		3,39,740	4,000	1,35,89,60,000			
Construction/ development expenses		No. of units		Total area in sft	Rate in Rs./ sft.	Total exp. is Rs.	Remarks		
A	Construction cost	354		5,35,440	1,300	69,60,72,000			
B	Land development exp.			2,03,830	800	16,30,64,000			
C	Amenities cost			25,556	2,500	6,38,90,000			
	Total	354		7,64,826	4,600	92,30,26,000			
Notes:									
1 Construction/ Development cost = WIP - permit cost									
2 Admin & sales expenses = Indirect exp - finance exp.									

Unit Details

Name of firm/company:			Modi Realty Mallapur LLP			Prepared by:	Rajyalakshmi	
Name of project:			Gulmohar Residency			Date:	30-Jun-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	102	945	1089	1360	69.13	sold	Developer
2	A	103	945	1089	1360	69.13	sold	Developer
3	A	105	945	1089	1360	69.13	sold	Developer
4	A	106	945	1089	1360	69.13	sold	Developer
5	A	108	945	1089	1360	69.13	sold	Developer
6	A	109	945	1089	1360	69.13	sold	Developer
7	A	202	945	1089	1360	69.13	sold	Developer
8	A	203	945	1089	1360	69.13	sold	Developer
9	A	206	945	1089	1360	69.13	sold	Developer
10	A	208	945	1089	1360	69.13	sold	Developer
11	A	209	945	1089	1360	69.13	sold	Developer
12	A	302	945	1089	1360	69.13	sold	Developer
13	A	303	945	1089	1360	69.13	sold	Developer
14	A	305	945	1089	1360	69.13	sold	Developer
15	A	306	945	1089	1360	69.13	sold	Developer
16	A	308	945	1089	1360	69.13	sold	Developer
17	A	309	945	1089	1360	69.13	sold	Developer
18	A	402	945	1089	1360	69.13	sold	Developer
19	A	403	945	1089	1360	69.13	sold	Developer
20	A	405	945	1089	1360	69.13	sold	Developer
21	A	406	945	1089	1360	69.13	sold	Developer
22	A	408	945	1089	1360	69.13	sold	Developer
23	A	409	945	1089	1360	69.13	sold	Developer
24	A	502	945	1089	1360	69.13	sold	Developer
25	A	503	945	1089	1360	69.13	sold	Developer
26	A	505	945	1089	1360	69.13	sold	Developer
27	A	506	945	1089	1360	69.13	sold	Developer
28	A	508	945	1089	1360	69.13	sold	Developer
29	A	509	945	1089	1360	69.13	sold	Developer
30	B	102	1,185	1329	1660	84.38	sold	Developer
31	B	103	1,185	1329	1660	84.38	sold	Developer
32	B	105	1,185	1329	1660	84.38	sold	Developer
33	B	106	1,185	1329	1660	84.38	sold	Developer
34	B	108	1,185	1329	1660	84.38	sold	Developer
35	B	201	1,185	1329	1660	84.38	sold	Developer
36	B	203	1,185	1329	1660	84.38	sold	Developer
37	B	204	1,185	1329	1660	84.38	sold	Developer
38	B	206	1,185	1329	1660	84.38	unsold	Developer
39	B	207	1,185	1329	1660	84.38	unsold	Developer
40	B	301	1,185	1329	1660	84.38	sold	Developer
41	B	302	1,185	1329	1660	84.38	sold	Developer
42	B	304	1,185	1329	1660	84.38	sold	Developer
43	B	305	1,185	1329	1660	84.38	sold	Developer
44	B	308	1,185	1329	1660	84.38	sold	Developer
45	B	402	1,185	1329	1660	84.38	sold	Developer
46	B	403	1,185	1329	1660	84.38	sold	Developer
47	B	405	1,185	1329	1660	84.38	sold	Developer
48	B	406	1,185	1329	1660	84.38	sold	Developer
49	B	408	1,185	1329	1660	84.38	sold	Developer
50	B	501	1,185	1329	1660	84.38	sold	Developer
51	B	503	1,185	1329	1660	84.38	sold	Developer

Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built- up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
52	B	504	1,185	1329	1660	84.38	sold	Developer
53	B	506	1,185	1329	1660	84.38	sold	Developer
54	B	507	1,185	1329	1660	84.38	sold	Developer
55	B	601	1,185	1329	1660	84.38	sold	Developer
56	B	602	1,185	1329	1660	84.38	sold	Developer
57	B	604	1,185	1329	1660	84.38	sold	Developer
58	B	605	1,185	1329	1660	84.38	unsold	Developer
59	B	607	1,185	1329	1660	84.38	unsold	Developer
60	B	608	1,185	1329	1660	84.38	unsold	Developer
61	C	102	1,185	1329	1660	84.38	sold	Developer
62	C	103	1,185	1329	1660	84.38	sold	Developer
63	C	105	1,185	1329	1660	84.38	sold	Developer
64	C	106	1,185	1329	1660	84.38	sold	Developer
65	C	201	1,185	1329	1660	84.38	unsold	Developer
66	C	202	1,185	1329	1660	84.38	unsold	Developer
67	C	204	1,185	1329	1660	84.38	sold	Developer
68	C	205	1,185	1329	1660	84.38	unsold	Developer
69	C	207	1,185	1329	1660	84.38	sold	Developer
70	C	301	1,185	1329	1660	84.38	sold	Developer
71	C	303	1,185	1329	1660	84.38	unsold	Developer
72	C	304	1,185	1329	1660	84.38	unsold	Developer
73	C	306	1,185	1329	1660	84.38	sold	Developer
74	C	307	1,185	1329	1660	84.38	sold	Developer
75	C	402	1,185	1329	1660	84.38	sold	Developer
76	C	405	1,185	1329	1660	84.38	sold	Developer
77	C	406	1,185	1329	1660	84.38	sold	Developer
78	C	501	1,185	1329	1660	84.38	sold	Developer
79	C	502	1,185	1329	1660	84.38	unsold	Developer
80	C	504	1,185	1329	1660	84.38	unsold	Developer
81	C	505	1,185	1329	1660	84.38	sold	Developer
82	C	507	1,185	1329	1660	84.38	sold	Developer
83	C	601	1,185	1329	1660	84.38	unsold	Developer
84	C	603	1,185	1329	1660	84.38	unsold	Developer
85	C	604	1,185	1329	1660	84.38	unsold	Developer
86	C	606	1,185	1329	1660	84.38	unsold	Developer
87	C	607	1,185	1329	1660	84.38	unsold	Developer
88	D	102	1,185	1329	1660	84.38	unsold	Developer
89	D	103	1,185	1329	1660	84.38	unsold	Developer
90	D	105	1,185	1329	1660	84.38	sold	Developer
91	D	106	1,185	1329	1660	84.38	sold	Developer
92	D	108	1,185	1329	1660	84.38	sold	Developer
93	D	201	1,185	1329	1660	84.38	unsold	Developer
94	D	203	1,185	1329	1660	84.38	unsold	Developer
95	D	204	1,185	1329	1660	84.38	unsold	Developer
96	D	206	1,185	1329	1660	84.38	unsold	Developer
97	D	207	1,185	1329	1660	84.38	unsold	Developer
98	D	301	1,185	1329	1660	84.38	sold	Developer
99	D	302	1,185	1329	1660	84.38	unsold	Developer
100	D	304	1,185	1329	1660	84.38	sold	Developer
101	D	305	1,185	1329	1660	84.38	sold	Developer
102	D	307	1,185	1329	1660	84.38	unsold	Developer
103	D	308	1,185	1329	1660	84.38	sold	Developer
104	D	402	1,185	1329	1660	84.38	unsold	Developer
105	D	403	1,185	1329	1660	84.38	unsold	Developer
106	D	405	1,185	1329	1660	84.38	sold	Developer

Unit Details

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

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Unit Details

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

Unit Details

Sl. No.	Block	Unit No.	Carpet area in sft	Built-up area in sft	Super built- up area in sft	Undivided share of land or plot area in sq yds	Status - Mortgaged to local authority	Allotted to Owner / Developer
217	H	504	945	1089	1360	69.13	unsold	Developer
218	H	505	945	1089	1360	69.13	unsold	Developer
219	H	507	945	1089	1360	69.13	unsold	Developer
220	H	601	945	1089	1360	69.13	unsold	Developer
221	H	603	945	1089	1360	69.13	unsold	Developer
222	H	604	945	1089	1360	69.13	unsold	Developer
223	H	606	945	1089	1360	69.13	unsold	Developer
224	H	607	945	1089	1360	69.13	unsold	Developer
	Total		2,39,760	2,72,016	3,39,740	17,269		

GMR financial status statement 30-06-2021 ver11 - Project details

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:	Rajyalakshmi
Name of project:		Gulmohar Residency		Date:	30-Jun-21
Project details.					
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	32,384.29	Sq Mts	8.00	Acres
2	Net land area of project	22,752.07	Sq Mts	27,211.24	Sq. Yds
3	Type of development	Flats		-	-
4	Total no. of units	345	Nos.	-	-
5	Type of agreement	JDA		-	-
6	Building permit no.	1/C1/09930/2019		-	-
7	Building permit issued by:	GHMC		-	-
8	RERA no.	P02200001129		-	-
9	Units falling to share of owners	121	Nos.	-	-
10	Units falling to share of developer	224	Nos.	-	-
11	Total proposed construction	49,611.62	Sq Mtrs	5,34,019.47	sft
12	Total sellable area	32,320.70	Sq Mtrs	3,47,900.00	sft
13	In case of apartments total parking area	15,781.74	Sq Mtrs	1,69,874.75	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		170		
3	Number of units not started		54		
4	Number of units sold		109		
5	Number of units unsold (include mortgaged)		115		
6	Electric power supply provided		No		
7	Water supply provided		No		
8	OC received		No		
9	OC date		No		
10	Project fully completed in all respects		No		

GMR financial status statement 30-06-2021 ver11

RERA sold units details

Name of firm/company:				Modi Realty Mallapur LLP	Prepared by:		Rajyalakshmi				
Name of project:				Gulmohar Residency	Date:		15-Jul-21				
Details required as per RERA rules.					Statement for period upto		Apr to Jun 2021				
Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Total Receipts	Total Receipts without GST
1	A-102	1360	4,186	Mrs. M Prabhavathi & Mr. GLN Sas	30-Sep-19	56,93,000	15,34,640	32,55,300	15,00,000	62,89,940	59,90,419
2	A-103	1360	4,236	Mr. Nishin Neelambram & Mrs. Div	30-Dec-19	57,61,000	15,31,000	31,36,000	-	46,67,000	44,44,762
3	A-105	1360	3,985	Mrs. Bathula Bhagya	9-Sep-19	54,20,000	13,55,000	22,50,000	7,00,000	43,05,000	41,00,000
4	A-106	1360	4,085	CH. Bharathi Pushpanjali & CH.S.R	8-Sep-19	55,56,000	15,03,890	26,79,400	-	41,83,290	39,84,086
5	A-108	1360	3,524	Dr. Khadirun Sunkesula	20-Oct-19	47,93,000	6,20,000	30,90,000	8,83,000	45,93,000	43,74,286
6	A-109	1360	4,085	Mrs. Pagadala Varalakshmi	6-Sep-19	55,56,000	14,89,000	21,48,000	-	36,37,000	34,63,810
7	A-202	1360		Mr.Ratan N Mulani	8-Apr-21	56,94,000	-	-	56,94,000	56,94,000	54,22,857
8	A-203	1360		M/s.Modi Housing Pvt Ltd	24-Apr-21	62,74,000	-	-	62,74,000	62,74,000	59,75,238
9	A-206	1360		Mrs.Chandra P Mulani & Mr.Jayesh	8-Apr-21	56,94,000	-	-	56,94,094	56,94,094	54,22,947
10	A-208	1360		M/s.Modi Housing Pvt Ltd	24-Apr-21	62,74,000	-	-	62,74,000	62,74,000	59,75,238
11	A-209	1360	4,885	Mrs.Shalini Singh & Mr.Manoj Kum	8-Jan-21	66,43,000	-	12,21,000	41,78,000	53,99,000	51,41,905
12	A-302	1360	3,563	Mrs. Bera Sandhya Rai	16-Oct-19	48,45,000	6,71,000	29,40,000	8,83,000	44,94,000	42,80,000
13	A-303	1360	4,085	Mr. Lanka Sridhar	15-Sep-19	55,56,000	14,89,000	17,19,000	12,89,000	44,97,000	42,82,857
14	A-305	1360	4,085	Mr N.CH.V.S.Sekhar	14-Sep-19	55,56,000	15,03,890	18,64,510	13,53,450	47,21,850	44,97,000
15	A-306	1360	3,985	Mrs. Susmitra Samantara & Mr. Lax	6-Sep-19	54,20,000	14,56,000	28,91,479	-	43,47,479	41,40,456
16	A-308	1360	3,385	Mr. Rahul Mehta	30-Aug-19	46,04,000	-	-	-	-	-
17	A-309	1360	3,885	Mr. S. V. Subba Reddy	10-Sep-19	52,84,000	14,35,000	16,27,000	12,20,000	42,82,000	40,78,095
18	A-402	1360	3,885	Mrs.P Chaithanya & Mr.B Rajashe	7-Sep-19	52,84,000	13,25,000	-	37,03,804	50,28,804	47,89,337
19	A-403	1360	4,185	Mr. Kunwar Kant	15-Sep-19	56,92,000	15,20,000	17,65,000	13,24,000	46,09,000	43,89,524
20	A-405	1360	3,885	Mrs.Srikakolapu Mani & Mr.S.S.S. S	8-Sep-19	52,84,000	14,41,270	16,27,000	-	30,68,270	29,22,162
21	A-406	1360	4,035	Mr. Navin Kumar Patalay	30-Sep-19	54,88,000	14,72,000	16,96,000	12,72,000	44,40,000	42,28,571
22	A-408	1360	4,236	Mr Yerram Srinivas	3-Nov-19	57,61,000	8,75,116	24,24,000	-	32,99,116	31,42,015
23	A-409	1360	4,285	Mr. Pavan Kumar Shakhai	14-Nov-19	58,27,000	15,52,000	18,11,000	16,00,000	49,63,000	47,26,667
24	A-502	1360	4,085	Mr. Ramesh Chouti & Mrs. Navitha	8-Sep-19	55,56,000	14,89,000	17,19,000	-	32,08,000	30,55,238
25	A-503	1360	3,563	Mrs.Thatikunda Lalitha	16-Oct-19	48,45,000	6,71,000	17,66,000	10,00,000	34,37,000	32,73,333
26	A-505	1360	3,985	Mr. Amit Roy	8-Sep-19	54,20,000	14,70,560	16,45,893	-	31,16,453	29,68,050
27	A-506	1360	3,395	Mr. J Harinath Goud	22-Sep-19	46,17,000	2,35,000	4,18,000	-	6,53,000	6,21,905
28	A-508	1360	4,236	Mr pothalaiah Sake	7-Nov-19	57,61,000	10,64,000	22,35,000	-	32,99,000	31,41,905
29	A-509	1360	3,885	Mr. A.Praveen Kumar Reddy	7-Sep-19	52,84,000	14,27,000	16,27,000	-	30,54,000	29,08,571
30	B-102	1660	4,215	Mr.U Nagaraju	24-Feb-20	69,97,000	2,25,000	51,42,000	-	53,67,000	51,11,429
31	B-103	1660	4,716	Mr.J Shankar Rao	28-Dec-20	78,29,000	-	64,25,000	12,46,000	76,71,000	73,05,714
32	B-105	1660	4,247	Mr.T Sunil	1-Nov-19	70,50,000	12,82,000	47,40,800	-	60,22,800	57,36,000
33	B-106	1660	4,216	Mr. V Sharath Chandra	30-Oct-19	69,99,000	14,99,000	43,96,850	-	58,95,850	56,15,095
34	B-108	1660	4,015	Mrs. Shailaja	6-Sep-19	66,65,000	38,45,001	22,52,000	-	60,97,001	58,06,668
35	B-201	1660	4,116	Mr.Jayesh P Mulani	8-Apr-20	68,33,000	-	-	68,33,094	68,33,094	65,07,709

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RERA sold units details

Sl no	Unit no.	Super-built-up area in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Total Receipts	Total Receipts without GST
36	B-203	1660	4,116	Mr.Suman R Mulani	8-Apr-20	68,33,000	-	-	68,33,000	68,33,000	65,07,619
37	B-204	1660	4,666	Mr. D.Bhairava Prasad	9-Nov-20	77,46,000	-	63,05,114	-	63,05,114	60,04,870
38	B-301	1660	3,815	Mr. P.Kiran Kumar	13-Sep-19	63,33,000	16,71,000	25,83,000	5,00,000	47,54,000	45,27,619
39	B-302	1660	4,515	Mr.K A Jayarajashekhar	6-Feb-21	74,95,000	2,00,000	2,00,000	55,50,223	59,50,223	56,66,879
40	B-304	1660	3,482	Mr. Satish Reddy.N & Mrs. Rishita	29-Sep-19	57,80,000	13,22,000	31,60,000	-	44,82,000	42,68,571
41	B-305	1660	4,096	Mrs. Priyanka Kose & Mr. Hemanth	21-Oct-19	67,99,000	17,79,000	21,42,000	16,00,000	55,21,000	52,58,095
42	B-308	1660	3,815	Mr. Valiveti Purushottam & Mrs. Su	18-Sep-19	63,33,000	16,71,000	19,83,000	17,44,000	53,98,000	51,40,952
43	B-402	1660	4,116	Mrs. Neelofer Sultana	9-Nov-19	68,33,000	20,33,000	21,05,050	16,15,000	57,53,050	54,79,095
44	B-403	1660	4,169	Mrs. Jyoti Jain & Mr. Gautam Jain	22-Dec-19	69,20,000	18,09,000	21,83,000	16,37,000	56,29,000	53,60,952
45	B-405	1660	4,105	Mr.I.Shiv Kumar	29-Sep-19	68,14,000	17,84,000	37,10,985	-	54,94,985	52,33,319
46	B-406	1660	3,815	Mr. Gandluri Phani Kumar & Mrs. C	15-Sep-19	63,33,000	16,71,000	19,83,000	14,87,000	51,41,000	48,96,190
47	B-408	1660	3,915	Mr. Naga Madhusudan Sarma Vishn	8-Sep-19	64,99,000	17,10,000	37,29,000	-	54,39,000	51,80,000
48	B-501	1660	3,815	Mr. Srinivasulu Chintapally	6-Sep-19	63,33,000	16,71,000	19,83,000	4,87,000	41,41,000	39,43,810
49	B-503	1660	4,096	Mr. Gajendra Likhithkar	1-Nov-19	67,99,000	17,79,000	21,42,000	13,58,000	52,79,000	50,27,619
50	B-504	1660	3,815	Mr. Kamlesh Patel & Mr. Deepak Pa	11-Sep-19	63,33,000	16,71,000	-	-	16,71,000	15,91,429
51	B-506	1660	3,315	Mr. Rahul Mehta	30-Aug-19	55,03,000	-	-	-	-	-
52	B-507	1660	4,217	Mr. Jawaharlal Amugothu	14-Nov-19	70,00,000	12,75,000	27,35,000	-	40,10,000	38,19,048
53	B-601	1660	4,865	Mr.Govada John Rakesh Kumar	16-Jun-21	80,76,000	-	-	25,000	25,000	23,810
54	B-602	1660	4,157	Mr.Ashutosh Sharma	1-Sep-20	69,00,000	-	12,25,000	5,44,000	17,69,000	16,84,762
55	B-604	1660	4,865	Mr.M.V.K Kishore	13-May-21	80,76,000	-	-	2,25,000	2,25,000	2,14,286
56	C-102	1660	4,715	Mr.Siva Niranjana Jammula	10-Jan-21	78,27,000	-	20,22,000	-	20,22,000	19,25,714
57	C-103	1660	4,716	Mr.Durga Bhaskar	25-Mar-21	78,28,000	-	25,000	13,03,500	13,28,500	12,65,238
58	C-105	1660	3,952	Mr.K.Uday Kumar Swapna	28-Oct-20	65,61,000	-	8,41,500	-	8,41,500	8,01,429
59	C-106	1660	3,952	Mr.M.R.K Prasad	26-Oct-20	65,61,000	-	8,41,500	-	8,41,500	8,01,429
60	C-204	1660	4,465	Mr. Sashi Kiran	25-Sep-20	74,12,000	-	8,45,000	-	8,45,000	8,04,762
61	C-207	1660	4,316	Mr.Pedapudi Arogya Kumar	24-Feb-20	71,64,000	2,27,250	17,06,000	-	19,33,250	18,41,190
62	C-301	1660	4,390	Mr. K Srirama	12-Jan-20	72,88,000	13,18,000	5,77,000	-	18,95,000	18,04,762
63	C-306	1660	4,277	Mr. A Praveen	19-Dec-19	71,00,000	12,90,000	30,09,750	-	42,99,750	40,95,000
64	C-307	1660	4,315	Mr.Raji Reddy	19-Feb-20	71,63,000	2,25,000	10,75,000	5,27,000	18,27,000	17,40,000
65	C-402	1660	4,615	Mr.Ravi Kanth & Mrs.Bharti	31-Oct-20	76,61,000	-	3,49,000	6,09,000	9,58,000	9,12,381
66	C-405	1660	4,290	Mr. R Prasad Rao	2-Jan-20	71,22,000	12,93,300	-	5,49,080	18,42,380	17,54,648
67	C-406	1660	4,073	Mr.S Satish	25-Oct-20	67,61,000	-	4,74,000	6,09,000	10,83,000	10,31,429
68	C-501	1660	4,316	Mr.O.Vasudeva Sharma/Mrs.O.Naga	19-Feb-20	71,64,000	13,00,000	5,66,000	-	18,66,000	17,77,143
69	C-505	1660	4,415	Mr. M.V.Mohan Rao	1-Jan-20	73,29,000	13,25,000	-	5,80,000	19,05,000	18,14,286
70	C-507	1660	4,315	Mrs. Shylaja Amaram	3-Jan-20	71,63,000	13,00,000	4,83,000	-	17,83,000	16,98,095
71	D-105	1660	4,766	Ms.Rachapudi Lakshmi Padamaja	16-Feb-21	79,12,000	-	14,37,000	5,91,000	20,28,000	19,31,429
72	D-106	1660	4,766	Mr.Ravi Prasad R.V.S.K	16-Feb-21	79,12,000	-	14,12,000	5,91,000	20,03,000	19,07,619
73	D-108	1660	4,715	Mr.A Ram Prasad	8-Jan-21	78,27,000	-	2,25,000	17,97,000	20,22,000	19,25,714
74	D-301	1660	4,865	Mrs.Seetha Reddy Narayana Reddy	12-Apr-21	80,76,000	-	-	19,36,000	19,36,000	18,43,810

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RERA sold units details

Sl no	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts - FY 19-20	Receipts - FY 20-21	Receipts - FY 21-22	Total Receipts	Total Receipts without GST
75	D-304	1660	4,766	Mr.Chaganti Mallikarjuna Bhanu	24-Feb-21	79,12,000	-	25,000	17,00,000	17,25,000	16,42,857
76	D-305	1660	4,766	Mr.Shaik Saleem	17-Feb-21	79,12,000	-	25,000	5,00,000	5,25,000	5,00,000
77	D-308	1660	4,765	Mr.Kolipara Mohan Rao	4-Feb-21	79,10,000	-	14,80,500	-	14,80,500	14,10,000
78	D-405	1660	4,766	Mr.Jalapati Venu Gopal	4-Feb-21	79,12,000	-	8,25,000	5,87,000	14,12,000	13,44,762
79	D-406	1660	4,291	Mrs. B Jyothi Lakshmi & Mr. B Gop	15-Jan-20	71,23,000	12,93,000	-	-	12,93,000	12,31,429
80	D-408	1660	4,766	Mr.Kiran Kumar K	8-Feb-21	79,12,000	-	12,25,000	7,78,000	20,03,000	19,07,619
81	D-501	1660	3,863	Mr.Praneeth Mada	13-Feb-21	64,12,000	-	3,12,000	5,13,400	8,25,400	7,86,095
82	D-504	1660	4,473	Mrs.Santoshi Rajaram Naresh Peruri	11-Apr-21	74,26,000	-	-	8,12,250	8,12,250	7,73,571
83	D-507	1660	4,766	Mr.Chaitanya Gangadhar Dontabhak	24-Mar-21	79,12,000	-	25,000	8,00,000	8,25,000	7,85,714
84	D-605	1660	4,263	Mr.G Naveen Reddy		70,76,000	-	-	2,25,000	2,25,000	2,14,286
85	F-102	1360	4,785	Mr.Neeraja Sri Ram	18-Mar-21	65,08,000	-	2,25,000	20,36,000	22,61,000	21,53,333
86	F-106	1360	4,485	Mr.N V Maruthi Phanidhar	5-Aug-20	61,00,000	-	34,32,000	4,65,000	38,97,000	37,11,429
87	F-302	1360	4,284	Mr.Sanjay Majumder	5-Sep-20	58,26,000	-	15,74,400	-	15,74,400	14,99,429
88	F-303	1360	4,385	Mr.Syed Akbar Pasha	29-Feb-20	59,64,000	2,25,000	8,95,000	-	11,20,000	10,66,667
89	F-305	1360	4,435	Mrs. Jyothirmayee	5-Mar-20	60,32,000	-	9,00,000	-	9,00,000	8,57,143
90	F-306	1360	4,435	Mrs.T Vaishnavi/Mr.Srujan	26-Feb-20	60,32,000	2,25,000	9,00,000	-	11,25,000	10,71,429
91	F-402	1360	4,485	Mr.K Pranav	5-Aug-20	61,00,000	-	16,46,800	-	16,46,800	15,68,381
92	F-403	1360	3,724	Mr.Satya Amar Charanjevarao Vak	19-Feb-20	50,64,000	2,25,000	-	-	2,25,000	2,14,286
93	F-405	1360	4,535	Mrs.Naga Srinivasa	6-Oct-20	61,68,000	-	12,07,000	-	12,07,000	11,49,524
94	F-406	1360	4,485	Mr.Thatiparti Surekha & thatiparti s	18-Jun-20	61,00,000	-	36,20,000	-	36,20,000	34,47,619
95	F-502	1360	4,485	Mrs.S B V Naveena	18-Jun-20	61,00,000	-	11,20,000	-	11,20,000	10,66,667
96	F-503	1360	3,648	Mr. Roshan Singh Chouhan	8-Feb-20	49,61,000	2,35,000	-	4,54,000	6,89,000	6,56,190
97	F-506	1360	4,265	Mrs.G Shiva Kumari	5-Sep-20	58,00,000	-	19,38,500	-	19,38,500	18,46,190
98	G-103	1360	4,835	Mrs.Sushama Patwardhan	28-Dec-20	65,75,000	-	12,11,000	-	12,11,000	11,53,333
99	G-207	1360	4,081	Mrs.Renuka A	28-Dec-20	55,50,000	-	2,25,000	-	2,25,000	2,14,286
100	G-301	1360	4,785	Mr.Niresh Thalyyal	15-Mar-21	65,08,000	-	2,00,000	-	2,00,000	1,90,476
101	G-303	1360	3,950	Mr.Naveen Kumar Ginige	7-Jan-21	53,72,000	-	2,25,000	-	2,25,000	2,14,286
102	G-304	1360	4,787	Mrs.Y Shobha	17-Feb-21	65,10,000	-	25,000	-	25,000	23,810
103	G-306	1360	4,935	Mr.Sreekar Suri	13-Apr-21	67,12,000	-	-	17,62,000	17,62,000	16,78,095
104	G-307	1360	4,786	Mr.Shivaji S.Kadam	28-Dec-20	65,09,000	-	12,25,000	5,15,000	17,40,000	16,57,143
105	G-402	1360	4,908	Ms.S.Radhika & Mr.S.Giridhar	26-Apr-21	66,75,000	-	-	14,75,000	14,75,000	14,04,762
106	G-403	1360	4,786	Mrs.Shivarapu Radhika	28-Dec-20	65,09,000	-	11,91,000	-	11,91,000	11,34,286
107	G-501	1360	4,736	Panjola Ashok	6-Dec-20	64,41,000	-	11,91,000	-	11,91,000	11,34,286
108	G-504	1360	4,785	Mrs.Aruna & Mr.Chandra Sekhar Re	28-Mar-21	65,08,000	-	25,000	11,74,000	11,99,000	11,41,905
109	G-507	1360	4,785	Mr.PV Ravi Kiran	14-Mar-21	65,08,000	-	2,25,000	9,08,000	11,33,000	10,79,048
	TOTAL	149780	4,714			70,60,23,000	6,85,08,917	15,16,89,331	10,03,23,896	32,05,22,144	30,52,59,185

GMR financial status statement 30-06-2021 ver11

Loan details

Name of firm/compar		Modi Realty Mallapur LLP	Prepared by:		Rajyalakshmi					
Name of project:		Gulmohar Residency	Date:		15-Jul-21					
Loan Details			Statement for period upto		Apr to Jun 2021					
Secured loans										
Sl. No.	Loan type	Name of lender	Total loan amount in Rs.	Principal repaid upto FY 19-20 in Rs.	Principal repaid upto FY 20-21 in Rs.	Principal repaid upto FY 21-22 in Rs.	Balance loan upto end of this qtr. in Rs.	Loan start date	Loan end date	EMI or principal repayment per month in Rs.
1	Secured	Tata Capital Financial Services Ltd	4,50,00,000	82,23,459	1,41,82,166	1,14,67,095	1,11,27,280	10-08-2019	10-04-2023	10,00,000
2	Secured		-	-	-	-	-	NA	NA	NA
3	Secured		-	-	-	-	-	NA	NA	NA
4	Subtotal - Secured loans		4,50,00,000	82,23,459	1,41,82,166	1,14,67,095	1,11,27,280			
5	Un-secured	Rahul Mehta	1,07,00,000	-	-	-	1,07,00,000	NA	NA	NA
6	Un-secured	Paramount Builders	69,54,644	-	-	69,54,644	-	NA	NA	NA
7	Un-secured		-	-	-	-	-	NA	NA	NA
8	Un-secured		-	-	-	-	-	NA	NA	NA
9	Un-secured		-	-	-	-	-	NA	NA	NA
10	Subtotal - Un-secured loans		1,76,54,644	-	-	69,54,644	1,07,00,000			
11	Total		6,26,54,644	82,23,459	1,41,82,166	1,84,21,739	2,18,27,280			

GMR financial status statement 30-06-2021 ver11 - Financial Summary

Name of firm/company:		Modi Realty Mallapur LLP		Prepared by:			Rajyalakshmi
Name of project:		Gulmohar Residency		Date:			15-Jul-21
Financial Summary				Statement for period upto			Apr to Jun 2021
							(Amounts in Rs.)
Sl. No.	Description	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Total
1	Source of funds						
2	Net receipts from sales	-	-	6,52,46,588	14,44,66,030	9,55,46,567	30,52,59,185
3	Loans received - unsecured	-	-	-	1,07,00,000	-	1,07,00,000
4	Loans received - secured	-	-	-	4,50,00,000	-	4,50,00,000
5	Subtotal - funds	-	-	6,52,46,588	20,01,66,030	9,55,46,567	36,09,59,185
6	Expenditure						
7	Towards land acquisition	-	-	-	-	-	-
8	Towards security deposit for JDA	30,00,000	19,25,000	1,00,89,400	-	-	1,50,14,400
9	Fees, charges, deposits for permits	45,24,518	8,11,817	3,89,94,472	7,40,000	16,61,360	4,67,32,167
10	Finance charges (interest + fees)	-	3,780	49,93,409	45,09,294	7,73,370	1,02,79,851
11	Administrative expenses	1,38,620	10,88,163	89,60,401	1,17,03,678	16,50,139	2,35,41,001
12	Work in progress	55,68,146	14,42,732	4,28,75,899	8,90,56,637	5,67,22,504	19,56,65,918
13	Secured Loan Repayment (Tata Capital)	-	-	82,23,459	1,41,82,166	1,14,67,095	3,38,72,720
14	Advances paid to suppliers/contractors	-	-	-	-	-	-
15	Subtotal - exp.	1,32,31,284	52,71,492	11,41,37,040	12,01,91,775	7,22,74,467	32,51,06,058
16	Investment from promoters	-	-	1,16,10,162.83	-49,91,716	-2,85,39,162	-2,19,20,715
17	By equity/partners capital	-	-	1,00,000.00	-		1,00,000
18	By way of loans from promoters	-	-	-	-		-
19	Subtotal - investment	-	-	1,17,10,163	-49,91,716	-2,85,39,162	-2,18,20,715
RERA - funds received Vs exp - comparison							
A	Project expenditure	1,32,31,284	52,71,492	11,41,37,040	12,01,91,775	7,22,74,467	32,51,06,058
B	70% of net receipts (for RERA a/c)	-	-	4,56,72,611	10,11,26,221	6,68,82,597	21,36,81,429
C	Loans received	-	-	-	5,57,00,000	-	5,57,00,000
D	RERA a/c bank balance +FDs	-	-	32,80,881.07	1,07,83,549	-89,008.92	1,39,75,421
	Difference (A-B-C-D) - must be positive	1,32,31,284	52,71,492	6,51,83,547	-4,74,17,995	54,80,879	4,17,49,207
Note:							
Net receipts or revenue = Receipts after deduction of receipts towards GST, Reg. charges, etc.							
Towards land acquisition = Land cost + reg. charges + brokerage							
Work in progress = WIP - permit cost.							

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

	Sft	Rate	
Developer Share of Sale	347900		
Owner Share of Sale	187540		
Proposed Parking Area	203830		
Club House Area	25556		
 Sale Revenue	 347900	 4,000	 1,39,16,00,000 1,39,16,00,000
Land Cost			-
Sanction Cost			4,43,30,807
Construction Cost		1,300	45,22,70,000
Construction Cost Owner		1,300	24,38,02,000
Club House Construction Cost		2,500	6,38,90,000
Parking Area Construction Cost		800	16,30,64,000
			96,73,56,807
 Profit			 42,42,43,193
 Profit %			 30

Particulars	Amount	Amount	Amount	Amount
	2008-2017	2017-18	2018-19	2019-20
<u>Building Material</u>				
Bamboos	-	-	-	1,400
Bricks/sand/chips/stone	-	8,850	-	46,998
Building Material	-	-	-	1,74,015
Capentary 0%	-	-	-	530
Carpentary @ 18%	-	-	-	608
Carpentary Exempt	-	-	-	5,688
Carpentry	-	-	-	43,528
Carpentry @ 18%	-	-	-	1,22,392
Cement	-	-	-	90,570
Cement @ 28%	-	-	-	1,37,147
Cement Brick Issued to Contractors	-	-	-	35,864
Cement Issued to Contractors	-	-	-	59,748
Cement Solid Bricks @ 5 %	-	-	-	60,200
Cement Solid Bricks Composition	-	-	-	5,67,940
Chemicals	-	-	-	21,387
Consumables	-	-	-	33,955
Consumables @ 12%	-	-	-	4,592
Consumables @ 18%	-	-	-	1,36,688
Consumables @ 5%	-	-	-	4,906
Consumables Composition	-	-	-	1,38,560
Consumables Nil Rated	-	-	-	10,650
Electrical Material	-	-	-	98,666
Electrical Material @ 18%	-	-	-	2,15,160
Electrical Material @ 5%	-	-	-	644
Electrical Material @12%	-	-	-	68,298
Electrical Material Urd	-	-	-	425
Eletrical Material	-	-	46,892	-
Eletrical Material Issued to Contractors	-	-	-	20,378
Equipment	-	-	5,721	-
Equipment	-	-	-	39,854
Equipment @ 12%	-	-	-	15,928
Equipment @ 18 %	-	-	-	3,55,109
False Ceiling Material	-	-	-	10,379
Gardening Material	-	-	-	13,150
Glass	-	-	-	370
Granite	-	98,578	-	-
Granite	-	-	-	759
Granite @ 18%	-	-	-	4,218
Grills @ 18 %	-	-	-	9,910
Hardware Material	-	-	-	55,473
Metal	-	7,028	-	-
Metal	-	-	-	89,429
Metal @ 5%	-	-	-	2,12,687
Painting Material	-	-	-	20,916
Painting Material - Contractor	-	-	-	7,748
Painting Material @ 18%	-	-	-	44,629
Plumbing Material Issued to Contractors	-	-	-	39,846
Plumbing & Sanitary @ 9%	-	-	-	86,050
Plumbing & Sanitary @12%	-	-	-	75,124
Plumbing & Sanitary Material	-	-	4,665	-

Particulars	Amount	Amount	Amount	Amount
	2008-2017	2017-18	2018-19	2019-20
Plumbing & Sanitary Material	-	-	-	3,24,842
Plumbing & Sanitary Material @ 18%	-	-	-	2,29,717
Plumbing & Sanitary Nil Rated	-	-	-	196
Ready Mix Concrete 18%	-	34,000	-	-
Ready Mix Concrete 18%	-	-	-	1,69,686
Ready Mix Concrete Exempt	-	-	-	25,139
Red Brick Issued to Contractors	-	-	-	1,740
Sand @ 5%	-	-	-	90,728
Sand/Redmud/Morram	-	85,434	-	-
Sand/Redmud/Morram	-	-	-	65,030
Shabad Stones @ 5%	-	-	-	1,74,000
Solid Bricks	-	-	-	3,92,080
Steel	-	-	-	10,53,512
Steel @ 18%	-	-	-	9,734
Steel Tubes	-	-	-	1,62,666
Steel Tubes @ 18%	-	-	-	1,82,257
Stone Dust @ 5%	-	-	-	58,343
Sundry Purchase	-	-	-	28,294
Sundry Purchase Urd	-	-	-	46,311
Tiles @ 18%	-	-	-	5,716
Tiles Exempted	-	-	-	1,029
Tools	-	-	-	27,727
Tools @ 18%	-	-	-	36,127
V Mallaiah Material Payment	-	-	-	44,016
Water Proofing Chemicals @ 18%	-	-	-	27,759
Water Proofing Material Exempt	-	-	-	1,154
Water Tanker	-	-	-	3,64,150
Water Tanker Urd	-	-	-	1,21,500
Waterproofing Material Issied to Contractors	-	-	-	14,842
Total	-	2,33,890	57,278	68,40,811
<u>Construction Expenses</u>				
Allowance for Const Equipt	44,07,955	34,031	-	-
Allowance for Const Equipt	-	-	-	1,600
Allowance for Consumables Urd	-	-	-	2,58,146
Allowance for Equip Urd	-	-	-	5,17,628
Allowance for Equipment	-	5,664	2,790	4,17,670
Allowance for Statutory Payments Contractor	-	-	-	1,07,304
Allowances for Consumables	-	1,888	930	2,08,052
Anirudh Allow for Constr Equip	-	-	-	9,850
B Komurelli Allow for Const Equip	-	-	-	1,665
Bikshapati Allowance for Equip hirecharges	-	3,575	-	-
Civil Work Turnkey Contract	-	-	-	1,63,61,296
Dharma Rao Allow for Equip	-	-	-	53,462
Dharma Rao Allow for Equip Urd	-	-	-	7,400
Diesel for Generator	-	-	-	6,000
Eletricity Bill Payment Service.No.18170203110	-	-	-	2,80,881
Eletricity Bill Payment Service.No.18170203110 Exe	-	-	-	69,086
Equipment Hire Charges Urd	-	-	-	21,300
G Snehaltha Allowance for Const Equip	-	1,07,347	-	-
G Tirupathi Allowance for Const Equip	-	1,46,675	-	-
G.Mannem -Departmental	-	30,450	-	-

Particulars	Amount	Amount	Amount	Amount
	2008-2017	2017-18	2018-19	2019-20
G.Mannem -Departmental	-	42,450	-	49,250
G.Mannem-Allowance for Const Equip	-	-	-	3,25,412
G.Snehalatha -Departmental	-	8,825	-	-
K Mohan Rao Allow for Constr Equip	-	-	-	18,005
K Ramakrishna Allow for Constr Equip	-	-	-	4,966
Labour Charges	-	10,620	930	-
Labour Charges	-	-	-	3,83,410
Labour Urd	-	-	-	5,14,005
Labour Welfare Expenses	-	-	-	8,110
Labour Welfare Expenses Urd	-	-	-	71,614
Mannem Allowance for Equip Urd	-	-	-	58,750
Meeriyala Chandrakala Allow for Equip	-	-	-	2,83,786
Meeriyala Chandrakala Allow for Equip Urd	-	-	-	2,13,364
N Ramakrishna Reddy Allow for Equip	-	-	-	10,600
N Ramakrishna Reddy Allow for Equip Urd	-	-	-	6,279
Obul Reddy Allow for Const Equip	-	-	-	28,218
Orsu.Swamy Allowance for Equip for Constr	-	-	-	3,00,521
P Praveen Kumar Allow for Constr Equip	-	-	-	33,575
Parshuramulu Allowance for Const Equip	-	5,508	-	-
R Anjaiah Allow for Equip Hirecharges	-	-	-	3,32,126
R Raja Chary - Allow for Equip for Constr	-	-	-	975
R Swapna Allow for Constr Equipment	-	-	-	12,980
Randheer Goud Karupothula Allow for Const Equip	-	-	5,000	5,400
Rekha Pande Allow for Equip (Unregistered)	-	-	-	52,569
S Ganesh Allow for Equip for Construction	-	-	-	54,511
Sri Srinivasa Constructions Allow for Const Equip	-	-	-	1,900
Srikanth Jena Allow for Equip Construction	-	-	-	4,125
Surasani Constructions Allow for Equip for HC	-	-	-	13,800
T Kurmanna Allow for Const Equip Urd	-	-	-	3,76,859
T Kurmanna Allow for Const Equip(Unregistered)	-	-	-	15,49,257
T Kurmanna Allow for Const Equip(Unregistered)	-	-	3,16,775	-
T Srinivasulu Allow for Equip for Hirecharges	-	-	-	20,709
T Srinivasulu Allow for Equip for Hirecharges Urd	-	-	-	1,170
Usha Varma Allow for Const Equip	-	-	-	8,775
V Mallaiak Allow for Equip Hire Charges	-	-	-	12,576
V Ravindra Chary Allow for Const Equip	-	-	-	4,300
V Ravindra Chary Allow for Const Equip	-	-	7,920	-
Y Ramesh Allowance for Const Equip	-	7,150	-	-
Total	#####	4,04,183	3,34,345	#####
Other Expenses				
Accidental Insurance-Labour	-	65,038	-	
Consultancy Fees	-	4,38,000	9,56,000	
Contractor All Risk Insurance Policies	-	-	46,011	
Transport Urd	-	-	-	4,150
Transportation Charges	-	-	-	5,401
Transportation Charges @ 12%	-	-	-	5,000
Transportation Charges @ 18%	-	-	-	11,953
Transportation Exmpt	-	-	-	7,379
Salaries - Constructions	-	-	-	17,39,622

Particulars	Amount	Amount	Amount	Amount
	2008-2017	2017-18	2018-19	2019-20
Salaries - Engg	-	-	-	5,574
Security Charges Urd	-	-	-	4,65,921
Soil Testing Charges	-	-	-	10,000
Misc Expenses at Site	-	-	-	63,864
Misc Expenses Site @ 18%	-	-	-	2,000
Miscellaneous Site Expenses Urd	-	-	-	38,156
Gardeing Charges	-	-	-	41,243
Goods Transportation Charges @ 18%	-	-	-	13,000
Housekeeping Charges	-	-	-	66,087
Housekeeping Charges Urd	-	-	-	86,944
Ineligible Input	-	-	-	37,69,181
JDA Registration Charges	-	-	-	40,89,400
Freight Charges	-	-	-	5,211
Car Hire Charges	-	-	-	44,192
Consultancy Charges Urd	-	-	-	30,346
Consultancy Fee @ 18%	-	-	-	1,47,700
Consultancy Fee IGST @ 18%	-	-	-	3,59,200
Consultancy Fees	-	-	-	4,33,900
Contractor All Risk Insurance Policies	-	-	-	45,536
Conveyance - Engg	-	-	-	4,365
Repair & Maintenance Others	-	-	-	5,900
Repair & Maintenance Pumps Urd	-	-	-	9,010
Marking Charges	-	-	16,000	
Security Charges	-	-	25,098	
Soil Testing Charges	-	7,080	-	
Survey Charges	-	12,000	8,000	
Total	-	5,22,118	#####	
<u>Building Permit & Sanction Cost</u>				
Rera Fee	-	-	-	
Fees & Permission	-	40,000	8,11,817	
Water Connection Charges	-	23,55,500	-	
Fees & Permission	-	-	-	3,86,69,662
Electrical Connection Charges	-	21,29,018	-	
Total	-	#####	8,11,817	
Grand Total	44,07,955	56,84,709	22,54,549	
	-	-	-	

Amount	Total
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Amount	Total
2020-21	

Amount	Total
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Amount	Total
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Company :	Modi Realty Mallapur LLP		Prepared by :	Rajyalakshmi	
Project :	Gulmohar Residency		Date :	21-Jul-20	
Admin Expenses					
Sl. No	Particulats	FY 17-18	FY 18-19	FY 19-20	
1	Admin Expenses	-	-	18,64,197	
2	Advertisements	-	12,500	3,26,488	
3	Audit Fees	8,169	-	59,112	
4	Bank Charges	590	65,510	8,692	
	Bad Debts	-	-	-47	
5	Business Pramotions	-	11,800	1,46,092	
6	Car Hire Charges Exempt	-	-	3,456	
7	Commission / Brokerage Urd	-	20,000	19,31,182	
8	Community welfare exp	65,000	-	-	
9	Consultancy Charges	43,834	1,87,660	35,365	
10	Consultancy Fee for Professional Services Urd	-	-	3,50,000	
11	CR Consultation Charges @ 18%	-	-	11,94,570	
12	Depreciation	159	135	33,829	
13	Happey Card Withdrawal Charges	-	-	80	
14	Hoarding Rent	-	-	69,999	
15	Insurance	-	5,420	-	
16	Interest on PF	-	-	1,029	
	Interest on TDS	-	150	-	
17	Internet / Telephone Charges	-	2,000	8,673	
18	Legal Expenses	10,660	1,54,224	48,592	
19	Loan Documents Registration Charges	-	4,50,000	3,00,008	
20	Loan Late Payment Charges	-	-	2,914	
21	Merger Expenditure	-	-	4,000	
22	Miscellaneous Expenses	460	35,763	72,211	
23	Office Expenses	-	-	67,218	
24	Other Insurance	-	-	65,490	
25	Penalty on hoarding	-	-	10,000	
26	Petrol/diesel Expenses	-	-	-	
27	PO Service Chagres 18%	-	-	39,840	
28	Printing & Stationery	8,305	5,680	2,49,427	
29	QC Charges	-	-	15,860	
30	Registration Expenses	-	40,447	6,800	
31	Repair & Maintenance Computers	2	-2	20,055	
32	Repair & Maintenance Exempt	-	-	2,076	
33	ROC filling fee	1,100	-	-	
34	Round Off	-	-	6	
35	Salaries & Employees Benefits	341	94,876	20,22,477	
36	Service Charges	-	2,000	24	
37	Sundry Balance wrtten off	-	-	18	
38	Xerox Charges	-	-	670	
	TOTAL	1,38,620	10,88,163	89,60,401	1,01,87,184
Finance Charges					
1	Interest on Secured Loan	-	-	32,40,598	
2	Interest Paid on Unsecured Loans	-	-	17,11,644	
3	Interest on OD	-	3,780	41,167	
	TOTAL	-	3,780	49,93,409	49,97,188
Building Permit & Sanction Cost					
1	Rera Fee	-	-	3,24,810	
2	Fees & Permission	40,000	8,11,817	3,86,69,662	
3	Water Connection Charges	23,55,500	-	-	
4	Electrical Connection Charges	21,29,018	-	-	
	TOTAL	45,24,518	8,11,817	3,89,94,472	3,98,06,289
JDA Deposits					
1	JDA Registration charges	-	-	40,89,400	
2	Jade Estates	15,00,000	5,00,000	30,00,000	
3	Gulmohar Residency	15,00,000	5,00,000	30,00,000	
4	Jade Estates	-	4,62,500	-	
5	Gulmohar Residency	-	4,62,500	-	
	TOTAL	30,00,000	19,25,000	1,00,89,400	1,20,14,400

Description	Registered purchase	Unregistered purchase	Ineligible tax	Total	Remarks
Anirudha allow for constr equip	-	9,850	-	9,850	
B Komurelli allow for costr equip	-	1,665	-	1,665	
Dharma rao allow for equip urd	-	7,400	-	7,400	
K Mohan Rao allow for constr equip	-	18,005	-	18,005	
K Ramakrishna allow for constr equip	-	4,966	-	4,966	
Mannem allowance for equip urd	-	58,750	-	58,750	
N Ramakrishna Reddy allow for equip	-	4,250	-	4,250	
Orsu Swamy allowance for equip for c	-	2,98,321	-	2,98,321	
R Raja Chary allow for equip for cons	-	975	-	975	
R swapna allow for constr equip	-	12,980	-	12,980	
S Ganesh allow for equip for constr	-	53,175	-	53,175	
Srikanth jena allow for equip constr	-	4,125	-	4,125	
Sri Srinivasa Construction allow for co	-	1,900	-	1,900	
Meeriyala chandrakala allow for equip	-	2,13,364	-	2,13,364	
R Anjaiah allow for equip hire charges	-	3,32,126	-	3,32,126	
Surasani constructions allow for equip	-	13,800	-	13,800	
T Kurmanna allow for const equip urd	-	3,76,859	-	3,76,859	
allowance for const equip	-	1,600	-	1,600	
allowance for equipment	-	17,58,589	-	17,58,589	
allowance for consumables	-	7,54,672	-	7,54,672	
car hire charges	44,192	-	-	44,192	
Dharma rao allow for equip urd	-	53,462	-	53,462	
Freight charges	-	5,211	-	5,211	
Mannem allowance for equip urd	-	3,25,412	-	3,25,412	
Mannem department	-	49,250	-	49,250	
labour charges	-	14,76,649	-	14,76,649	
Meeriyala chandrakala allow for equip	-	2,76,132	-	2,76,132	
misc exp at site	-	63,864	-	63,864	
N Ramakrishna Reddy allow for equip	-	9,412	-	9,412	
obul Reddy allow for constr equip	-	25,000	-	25,000	
P Praveen Kumar allow for constr equ	-	33,575	-	33,575	
Randheer Goud K allow for constr equ	-	5,400	-	5,400	
Rekha pande allow for const equip	-	52,569	-	52,569	
T Kurmanna allow for const equip urd	-	15,49,257	-	15,49,257	
Transportation charges	-	5,401	-	5,401	
T Srinivasulu allow for equip	-	20,709	-	20,709	
usha varma allow for equip	-	8,775	-	8,775	
V Mallaika allowr for equip	-	12,576	-	12,576	
V Ravindra chary allow for equip	-	4,300	-	4,300	
water tanker	-	3,61,650	-	3,61,650	
News papers	-	4,186	-	4,186	
consultancy fees	4,00,000	15,000	18,900	4,33,900	
housekeeping charges	-	66,087	-	66,087	
labour welfare expenses	-	8,110	-	8,110	
repair & maintenance charges	5,900	-	-	5,900	
soil testing charges	-	10,000	-	10,000	
Transportation charges	16,953	4,950	6,579	28,482	
allowance for consumables	-	11,08,624	-	11,08,624	
allowance for equip urd	-	19,70,904	-	19,70,904	
car hire charges	43,125	-	-	43,125	
civil turnkey work gst bills	1,63,61,296	-	-	1,63,61,296	
consultancy fees	-	25,000	5,346	30,346	
consultancy fees	40,000	2,700	-	42,700	
consultancy fees	3,59,200	-	-	3,59,200	
equipment hire charges urd	-	21,300	-	21,300	
gardening charges	-	41,243	-	41,243	
Transportation charges	13,000	-	-	13,000	
housekeeping charges	-	86,944	-	86,944	
labour charges urd	-	22,14,961	-	22,14,961	
labour welfare expenses	-	71,614	-	71,614	
misc exp at site	-	38,156	-	38,156	
misc exp at site	2,000	-	-	2,000	
repair & maint pumps	-	9,010	-	9,010	
T Srinivasulu allow for equip	-	1,170	-	1,170	
water tanker	-	95,500	-	95,500	

Total	1,72,85,666	1,40,61,436	30,825	3,13,77,927	
Electricity Bills	3,49,967			3,49,967	
Salaries	8,31,318			8,31,318	
Contractor Risk Insurance	45,536			45,536	
Fees & Permissions	3,89,94,472			-	
JDA Registration charges	40,89,400			-	
Ineligible input	37,69,181			37,69,181	
StatutoryPayment - Labour PF & ESI	1,07,304			1,07,304	
Security charges	4,57,452			4,57,452	
Diesel	6,000			6,000	
Total	4,86,50,630	-	-	55,66,758	
Bamboos	-	1,400	-	1,400	
Sand	43,952	-	3,046	46,998	
Building Material	-	-	1,74,015	1,74,015	
Carpentary	43,528	-	-	43,528	
Chemicals	17,287	4,100	-	21,387	
Consumables	17,830	5,873	10,252	33,955	
Electrical items	91,093	-	7,573	98,666	
Equipment	39,854	-	-	39,854	
Glass	-	370	-	370	
Hardware Material	54,465	1,008	-	55,473	
Metal	84,857	-	4,572	89,429	
Painting Material	12,131	1,514	7,271	20,916	
Plumbing Material	2,93,738	-	31,104	3,24,842	
40mm metal	60,667	-	4,363	65,030	
Solid Bricks	3,92,080	-	-	3,92,080	
Steel	10,53,138	-	374	10,53,512	
Steel Tubes	1,44,820	-	17,846	1,62,666	
Sundry Purchase	24,580	3,714	-	28,294	
Tools	21,803	285	5,639	27,727	
Waterproofing	-	-	1,154	1,154	
Carpentary	1,22,922	-	5,688	1,28,610	
Cement	1,99,636	-	53,221	2,52,857	
Cement solid block	6,22,440	-	-	6,22,440	
Consumables	2,95,396	-	-	2,95,396	
Electrical items	2,80,633	425	-	2,81,058	
Falseceiling Material	10,379	-	-	10,379	
Granite	1,78,218	-	759	1,78,978	
Grills	9,910	-	-	9,910	
Painting Material	44,629	-	-	44,629	
Plumbing Material	3,90,620	-	-	3,90,620	
Steel	1,91,991	-	-	1,91,991	
Tiles	5,716	-	1,029	6,745	
Waterproofing	27,759	-	-	27,759	
Carpentary	608	-	-	608	
Equipment	15,928	-	-	15,928	
Equipment	3,44,009	-	-	3,44,009	
Metal	2,01,373	-	-	2,01,373	
RMC	1,68,883	-	-	1,68,883	
Sand	80,228	-	-	80,228	
Stone dust	51,632	-	-	51,632	
Sundry Purchase	-	44,319	-	44,319	
Tools	36,127	-	-	36,127	
V Mallaiah	-	44,016	-	44,016	
Materail supplied to turnkey contractor is the difference	-	-	-1,78,575	-1,78,575	
Total	56,74,860	1,07,024	1,49,330	59,31,214	
				4,28,75,898.92	
				85959770.42	
				-4,30,83,872	