CA

Alphabets of Trust

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

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF
SDNMKJ REALTY PRIVATE LIMITED

REPORT ON THE STANDALONE FINANCIAL STATEMENTS

OPINION

I have audited the accompanying Standalone financial statements of **SDNMKJ REALTY PRIVATE LIMITED ("the Company")** which comprise the Balance Sheet as at March 31, 2020, the Statement of Profit and Loss for the year then ended and notes 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 loss 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 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 financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and I have fulfilled other 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.

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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

AJAY MEHTA
Chartered Accountant
M.No.C35449
SECUNDERABAD

5-4-187/3 & 4, Soham Mansion, 1st Floor, M. G. Road, SECUNDERABAD - 500 003. (T.S.)
Cell : 98484 50353 E-mail : ajayca_12@yahoo.com / ajayca@kgmco.in

completeness of the 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.

In preparing the 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.

The Board of Directors are also responsible for overseeing the company's financial reporting process.

AUDITOR'S RESPONSIBILITY FOR THE AUDIT OF THE FINANCIAL STATEMENTS

My objective is to obtain reasonable assurance about whether the 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 financial statements.

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, I give in the Annexure 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 Balance Sheet, the Statement of Profit and Loss dealt 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.

AJAY MEHTA
Chartered
Accountant
M.No.035449
SECUNDERABAD

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 my opinion and to the best of my information and according to the explanations given to me:

   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: 05-12-2020
UDIN: 20035449AAAAEP8291

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

Alphabets of Trust

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 programme 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, Goods and Service Tax, Cess, and other material statutory dues applicable to it with the appropriate authorities;

b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Goods and Service Tax, 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, Goods and Service Tax and Cess which have not been deposited as at March 31, 2020 on account of dispute.

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

5-4-187/3 & 4, Soham Mansion, 1st Floor, M. G. Road, SECUNDERABAD - 500 003. (T.S.)
Cell : 98484 50353 E-mail : ajayca_12@yahoo.com / ajayca@kgmco.in

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, financial institutions and debenture holders during the year.

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: 05-12-2020
UDIN: 20035449AAAAEP8291

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	AAOCS0548N			
Name	SDNMKJ REALTY PRIVATE LIMITED			
Address	5-2-223, , , GOKUL DISTILLERY ROAD, SECUNDERABAD, TELANGANA, 500003			
Status	Pvt Company	**Form Number**	ITR-6	
Filed u/s	139(1)-On or before due date	**e-Filing Acknowledgement Number**	790923121071220	
Taxable Income and Tax details	Current Year business loss, if any		1	0
	Total Income			3008740
	Book Profit under MAT, where applicable		2	2993958
	Adjusted Total Income under AMT, where applicable		3	0
	Net tax payable		4	467058
	Interest and Fee Payable		5	0
	Total tax, interest and Fee payable		6	467058
	Taxes Paid		7	1442057
	(+)Tax Payable /(-)Refundable (6-7)		8	-975000
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 07-12-2020 18:16:53 from IP address 124.123.174.162 and verified by RAJESH KUMAR JAYANTILAL KADAKIA

having PAN AERPK6958C on 07-12-2020 18:16:53 from IP address 124.123.174.162 using **Digital Signature Certificate (DSC).**

DSC details: 50623431CN=Capricorn CA 2014,2.5.4.51=#131647352c56494b415320444545550204255494c44494c47,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	: **Sdnmkj Realty Private Limited**			
PAN	: **AAOCS0548N**			
Office Address	: 5-2-223, Gokul Distillery Road, Secunderabad, Telangana-500003			
Status	: PUB NOT INT	Assessment Year	:	2020 - 2021
Ward No	: ACIT 3(1) HYDERABAD	Financial Year	:	2019 - 2020
D.O.I.	: 24/03/2010			
Phone No.	: 0-0	Mobile No.	:	9121282860
Email Address	: it_d@modiproperties.com			
Name Of Bank	: Kotak Mahindra Bank Limited			
Ifs Code	: Kkbk0000554			
Address	: Secunderabad			
Account No.	: 1311514934			
Return	: Original (Filing Date : 07/12/2020 & No. : 790923121071220)			

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			2618018
Sdnmkj Realty Private Limited			
Profit Before Tax As Per Profit And Loss Account		2993958	
Add : Disallowed U/s 37		14783	
		3008741	
Less :			
Interest Income	345920		
Interest On It Refund	44803	-390723	
		2618018	
Profit From Firm : Nilgiri Estates			
Profit		2601324	
Less: Profit Exempt U/s 10(2A)		-2601324	
Income From Other Sources			390723
Interest On Income Tax Refund		44803	
Interest On Fd - Kotak Mahindra Bank		345920	
Total		390723	
Gross Total Income			3008741
Total Income			3008741
Total Income Rounded Off U/s 288A			3008740

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 3008740 @ 25%		752185	
		752185	
Add: Health And Education Cess @ 4%		30087	
Tax As Per Normal Provisions		782272	
Calculation Of Book Profit U/s 115JB			
Net Profit As Shown In The Profit And Loss Account	2666307		
Add:			
Current Tax	296405		
Income Tax Of Earlier Years	31246		
	2993958		
Tax @ 15% On Book Profit Of Rs. 2993958 U/s 115JB	449094		
Add: Health And Education Cess @ 4%	17964		
	467058		
Higher Of (782272 Or 467058)		782272	
Less: Credit U/s 115JAA Utilised		315214	
		467058	

Less Tax Deducted At Source

Section 194a: Other Interest	34592	
Section 194i(a): Section 194i(a)	73476	
Section 194i(b): Section 194i(b)	1333989	1442057
		-974999
Refundable		(974999)
Tax Rounded Off U/s 288B		(975000)

RAJESH KUMAR JAYANTILAL KADAKIA
(Managing Director)

Information regarding Turnover/Gross Receipt Reported for GST	
GSTR No.	36AAOCS0548N1ZR
Amount of turnover/Gross receipt as per the GST return filed	17670925

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2015-16	House Property	5724265	-	5724265
2016-17	House Property	8260816	-	8260816

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
2014-15	1507488	641374	1507488	-	-	-	-	-
2017-18	6235396	3914636	6235396	-	-	-	-	-
2018-19	1039182	679683	1039182	-	-	-	-	-
2019-20	923359	1447975	1447975	524616	-	-	-	524616
2020-21	782272	467058	782272	-	-	315214	-	209402

As per Form 26AS [File Creation Date: 05-12-2020] last imported on 05-12-2020 10:52 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.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	86030	31/03/2020	8603	8603	
2.	MUMK01323A		KOTAK MAHINDRA BANK LIMITED	259890	25/02/2020	25989	25989	
			Total (Section)	345920		34592	34592	
194I(A) : SECTION 194I(A)								
1.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	06/09/2019	36738	36738	
2.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	09/08/2019	36738	36738	
			Total (Section)	734760		73476	73476	
194I(B) : SECTION 194I(B)								
1.	HYDK04095A		KARVY DATA MANAGEMENT SERVICES LIMITED	398620	30/06/2019	39862	39862	
2.	HYDK04095A		KARVY DATA MANAGEMENT SERVICES LIMITED	398620	31/05/2019	39862	39862	
3.	HYDK04095A		KARVY DATA MANAGEMENT SERVICES LIMITED	398620	30/04/2019	39862	39862	
			Sub-Total (TAN)	1195860		119586	119586	
1.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	31/03/2020	34589	34589	
2.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	380650	31/03/2020	38065	38065	
3.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	29/02/2020	34589	34589	
4.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	380650	29/02/2020	38065	38065	

5.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	380650	31/01/2020	38065	38065	
6.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	31/01/2020	34589	34589	
7.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	31/12/2019	34589	34589	
8.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	380650	31/12/2019	38065	38065	
9.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	30/11/2019	34589	34589	
10.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	380650	30/11/2019	38065	38065	
11.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	31/10/2019	34589	34589	
12.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	380650	31/10/2019	38065	38065	
13.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	30/09/2019	34589	34589	
14.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	380650	30/09/2019	38065	38065	
15.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	31/08/2019	34589	34589	
16.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	331000	31/08/2019	33100	33100	
17.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	31/07/2019	34589	34589	
18.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	331000	31/07/2019	33100	33100	
19.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	30/06/2019	34589	34589	
20.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	331000	30/06/2019	33100	33100	
21.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	31/05/2019	34589	34589	
22.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	331000	31/05/2019	33100	33100	
23.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	345892	30/04/2019	34589	34589	
24.	HYDK08750A		KFIN TECHNOLOGIES PRIVATE LIMITED	331000	30/04/2019	33100	33100	
			Sub-Total (TAN)	**8470254**		**847023**	**847023**	
1.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	31/03/2020	36738	36738	
2.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	05/03/2020	36738	36738	
3.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	05/02/2020	36738	36738	
4.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	03/01/2020	36738	36738	
5.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	03/01/2020	36738	36738	
6.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	02/11/2019	36738	36738	
7.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	03/10/2019	36738	36738	
8.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	19/07/2019	36738	36738	
9.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	03/06/2019	36738	36738	
10.	HYDS10183F		SPANDANA SPHOORTY FINANCIAL LIMITED	367380	09/05/2019	36738	36738	
			Sub-Total (TAN)	**3673800**		**367380**	**367380**	
			Total (Section)	**13339914**		**1333989**	**1333989**	
			Grand Total	**14420594**		**1442057**	**1442057**	

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Interest on TDS	37.00
2	Interest on GST	14746.00
	Total	**14783.00**

SDN MKJ REALTY PRIVATE LIMITED

Balance Sheet As At 31st March 2020

CIN: U70101TG2010PTC067667

(Amount in Rs.)

Sr.No	Particulars	Sch	As at 31st March,2020		As at 31st March,2019	
I.	**EQUITY & LIABILITY**					
1	**Shareholders' Fund**					
	(a) Share Capital	2	1,00,000		1,00,000	
	(b) Reserves & Surplus	3	1,77,78,893		1,51,12,586	
				1,78,78,893		1,52,12,586
2	**Non-Current Liabilities**					
	(a) Long Term Borrowings	4	13,93,55,635		14,40,53,922	
				13,93,55,635		14,40,53,922
3	**Current Liabilities**					
	(a) Short Term Borrowings	5	5,61,13,984		3,84,21,347	
	(b) Other Current Liabilities	6	2,19,10,370		1,56,34,451	
	(c) Short term Provisions	7	2,96,405		22,28,131	
				7,83,20,758		5,62,83,929
	TOTAL			**23,55,55,284**		**21,55,50,437**
II.	**ASSETS**					
1	**Non-Current Assets**					
	(a) Non-Current Investments	8	22,59,59,404		20,97,30,461	
	(b) Long Term Loan & Advances	9	5,00,000		5,00,000	
	(c) Deferred Tax Asset	-	-		-	
				22,64,59,404		21,02,30,461
2	**Current Assets**					
	(a) Cash & Bank balances	10	25,24,100		10,14,485	
	(b) Loans & Advances	11	25,000		25,000	
	(b) Current Asset	12	65,46,780		42,80,488	
	(c) Current investments	13	-		-	
				90,95,880		53,19,973
	TOTAL			**23,55,55,284**		**21,55,50,437**
	Significant Accounting Policies & Notes to Financial Statements	1-18				

As per my report of even date

AJAY CHIRANJI LAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2020.12.06 12:56:50 +05'30'

(AJAY MEHTA)
CHARTERED ACCOUNTANT
M. No : 035449

Place : Secunderabad
Date : 05-12-2020
UDIN : 20035449AAAAEP8291

For and on Behalf of Directors

RAJESH KUMAR JAYANTILAL KADAKIA Digitally signed by RAJESH KUMAR JAYANTILAL KADAKIA Date: 2020.12.06 12:44:21 +05'30'

RAJESH KADAKIA
(Director)
DIN: 02903019

SOHAM SATISH MODI Digitally signed by SOHAM SATISH MODI Date: 2020.12.06

SOHAM MODI
(Director)
DIN: 00522546

Place : Secunderabad
Date : 05-12-2020

SDN MKJ REALTY PRIVATE LIMITED

Statement of Profit and Loss Account for the year ended 31st March 2020

CIN: U70101TG2010PTC067667

(Amount in Rs.)

Sr.No	Particulars	Sch.	As at 31st March,2020		As at 31st March,2019	
I	**INCOME**					
	Revenue from operations	14	1,76,62,269		1,74,66,618	
	Other Income	15	23,45,307		32,60,042	
				2,00,07,576		2,07,26,660
II	**EXPENDITURE**					
	Employee Beninfit Expenses	16	8,68,083		1,38,750	
	Financial Cost	17	1,47,60,152		1,17,36,888	
	Other Expenses	18	13,85,383		13,25,162	
	Total Expenses			1,70,13,618		1,32,00,800
III	**Profit/(Loss) before tax**			**29,93,958**		**75,25,860**
IV	**Tax expense:**					
	(1) Current Tax			2,96,405		11,88,949
	(2) Deferred Tax			-		-
	(3) income Tax Earlier Years			31,246		17,68,798
V	**Profit/(Loss) for the period**			**26,66,307**		**45,68,113**
VI	**Earnings per equity share:**					
	Basic & Diluted			**26.66**		**45.68**
	(Face Value of Rs.10 each/-)					
	Significant Accounting Policies & Notes to Financial Statements	1-18				

As per my report of even date

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2020.12.06 12:57:24 +05'30'

(AJAY MEHTA)
CHARTERED ACCOUNTANT
M. No : 035449

For and on Behalf of Board of Directors

RAJESH KUMAR JAYANTILAL KADAKIA Digitally signed by RAJESH KUMAR JAYANTILAL KADAKIA Date: 2020.12.06 12:46:54 +05'30'

RAJESH KADAKIA
(Director)
DIN: 02903019

SOHAM SATISH MODI Digitally signed by SOHAM SATISH MODI Date: 2020.12.06 12:47:15 +05'30'

SOHAM MODI
(Director)
DIN: 00522546

Place : Secunderabad
Date : 05-12-2020
UDIN : 20035449AAAAEP8291

Place : Secunderabad
Date : 05-12-2020

SDNMKJ REALTY PRIVATE LIMITED

Notes Forming Part Of Financial Statements As At 31st March 2020

Note 1 : Significant Accounting Policies

1.1 Basis of Preparation of Financial Statements

The financial statements have been prepared to comply in all material respects with the accounting standards notified under section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules 2014. The financial statements have been prepared under the historical cost convention on the accrual basis of accounting. The accounting policies have been consistently applied by the company and are consistent with those used in previous year.

1.2 Revenue Recognition

Revenue is recognized on accrual basis and to the extent it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Sales are recognised when significant risks and rewards of ownership are transferred to the buyer, which generally coincides with the dispatch of the goods from the company's premises, and are recorded at the invoice value inclusive of excise duty, Central Sales Tax and are net of Value Added Tax / Service Tax/Good and Service Tax and adjustments on account of returns / cancellation.

1.3 Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

1.4 Events Occurring After Balance Sheet date

Wherever material events occurring after the Balance Sheet Date are considered up to the date of approval of accounts by the Board of Directors.

1.5 Current & Non-Current Assets

All the assets / liabilities that are receivable / repayable within the Company's normal operating cycle of 12 months have been considered as 'Current'.

1.6 Provisions, Contingent Liabilities and assets

A provision is made based on a reliable estimate when it is probable that an outflow of resources embodying economic benefits will be required to settle an obligation. Contingent Liabilities, if material are disclosed by way of notes to accounts. Contingent assets are neither recognised nor disclosed in the financial statements.

1.7 Taxation

Current Tax on income for the year is determined on the basis of taxable income and tax credits computed in accordance with the provisions of the Income Tax Act, 1961 and base on expected outcome of assessments / appeals.

Deferred tax assets and liabilities are recognised for future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax base. Deferred tax assets are recognised subject to management's judgement that realisation is virtually certain that such deferred tax assets can be realized against future taxable income. Deferred tax assets and liabilities are measured using enacted tax rates applicable on the balance sheet date. The effect on deferred tax assets and liabilities due to change in tax rates is recognised in the income statement in the period of enactment of the change.

1.8 Investments

Current investments are carried at lower of cost and quoted/fair value, computed category wise. Long term investments are stated at cost. Provision for diminution in the value of long-term investments is made only if such a decline is other than temporary.

AJAY CHIRANJILAL MEHTA — Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2020.12.06 13:00:36 +05'30'

RAJESH KUMAR JAYANTILAL KADAKIA — Digitally signed by RAJESH KUMAR JAYANTILAL KADAKIA Date: 2020.12.06 12:52:50 +05'30'

SOHAM SATISH MODI — Digitally signed by SOHAM SATISH MODI Date: 2020.12.06

SDN MKJ REALTY PRIVATE LIMITED
Notes for financial statement for the year ended 31st March 2020
CIN: U70101TG2010PTC067667

Note No. 2 SHARE CAPITAL

Particulars	As at 31st March,2020	As at 31st March,2019
Authorised Share Capital		
10,000 Equity Share of 10/- each	1,00,000	1,00,000
Issued, Subscribed & Paid up Share Capital		
10,000 Equity Share of 10/- each	1,00,000	1,00,000
Total	1,00,000	1,00,000

Note No. 2.1 The reconciliation of the number of share outstanding is set out below:

Particulars	As at 31st March 2020		As at 31st March 2019	
	No.of Share	Amount	No.of Share	Amount
Shares outstanding at the beginning of the year	10,000	1,00,000	10,000.0	1,00,000
Shares issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	10,000	1,00,000	10,000.0	1,00,000

Note No. 2.2 Terms and Rights attached to:

Equity Shares: The company has only one class of equity shares having par value of Rs.10/- per share. Each holder of equity shares is entitled to ONE vote per share. The dividend proposed by the Board of Directors are subject to approval of shareholders in the ensuing annual general meeting.

During the year ended 31st March 2020, the amount of per share dividend recognised as distributions to equity shareholders was NIL.(Prev Year :: 31st March 2019: NIL)

Note. 2.3 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 held	% of holding	No.of Shares held	% of holding
1	Rajesh Kadakia	9,999	99.99%	9,999	99.99%

Note No.3 RESERVES AND SURPLUS

Particulars	As at 31st March, 2020	As at 31st March, 2019
Profit & Loss Account		
As per last Balance Sheet	1,51,12,586	1,05,44,473
(+) Net Profit / (Net Loss) For the current year	26,66,307	45,68,113
Total	1,77,78,893	1,51,12,586

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2020.12.06 12:57:49 +05'30'

RAJESH KUMAR JAYANTILAL KADAKIA Digitally signed by RAJESH KUMAR JAYANTILAL KADAKIA Date: 2020.12.06 12:42:42 +05'30'

SOHAM SATISH MODI Digitally signed by SOHAM SATISH MODI Date: 2020.12.06 12:48:00 +05'30'

SDN MKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March 2020

Note No.4 LONG-TERM BORROWINGS

Particulars	As at 31st March, 2020	As at 31st March, 2019
Secured Loans		
(a) Kotak mahindra bank ltd LAP-17897838		
(Secured against first and exclusive charge by way of mortgage of immovable property Ramkey Selenium and Rental Income thereof)	5,43,55,635	5,90,53,922
Unsecured Loans		
(b)10.5% Compulsorily Convertible Debentures (CCD's) - Rajesh kadakia		
(85,00,000 (Previous Year - 85,00,000) 10.5% Unsecured Compulsorily convertible Debentures of Rs 10/-each.The CCD's have a term of 120 months and shall be compulsorily converted into Equity Shares during its tenure.)	8,50,00,000	8,50,00,000
Total		
	13,93,55,635	**14,40,53,922**

Note No.5 SHORT TERM BORROWINGS

Particulars	As at 31st March, 2020	As at 31st March, 2019
Secured		
(a) Kotak Mahindra Bank Ltd. OD Account		
(Secured against first and exclusive charge by way of mortgage of immovable property Ramkey Selenium and Rental income thereof)		3,37,308
Un Secured		
(a) Loans and advances from Related Parties		
From Directors		
-Rajesh Kadakia		
Total	5,61,13,984	3,80,84,039
	5,61,13,984	**3,84,21,347**

Note No.6 OTHER CURRENT LIABILITIES

Particulars	As at 31st March, 2020	As at 31st March, 2019
Current Maturities of Longterm Liabilities		
Deposits	46,98,289	42,78,337
Rent Deposit - Sapndana Spoorthy		
Rent Deposit - Marvy Computers Pvt.Ltd.	37,90,650	37,90,650
Rent Deposit - Karvy Data Management Services Pvt. Ltd.	20,79,756	20,79,756
Statutory Dues	19,16,776	19,16,776
(a) IT Refund 16-17		
(b) TDS on proff/interest/CCD	-	700
(c) CGST payable	14,43,845	4,89,274
(d) SGST payable	1,33,681	1,28,466
Interest Accrued and due on Borrowings	1,33,680	1,28,466
(a) Modi Nuilders Infrastructures Pvt. Ltd.		
(b) Modi Properties Pvt.Ltd.	-	51,781
(c) Rajesh Kadakia CCD's	-	24,854
Others	75,32,700	25,79,692
(a) Audit Fees payable		
(b) Modi Properties Pvt.Ltd.	31,626	22,973
(c) Other Payable	16,120	15,021
Total	1,33,247	1,27,705
	2,19,10,370	**1,56,34,451**

SDN MKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March 2020

Note No.7 **SHORT-TERM PROVISIONS**

Particulars	As at 31st March, 2020	As at 31st March, 2019
A.Provision for tax (MAT)	2,96,405	22,28,131
Total	**2,96,405**	**22,28,131**

Note No.8 **NON CURRENT INVESTMENTS**

Particulars	As at 31st March, 2020	As at 31st March, 2019
(a) Fixed Deposits		
Kotak Mahendra Bank	1,50,00,000	-
(b) Investment in Capital of Partnership Firm		
Nilgiri Estates	14,06,739	1,77,796
(C) Investment in Immovable Properties		
Premises at Ramkey Selenium	20,68,40,165	20,68,40,165
Land at Shamshabad	27,12,500	27,12,500
Total	**22,59,59,404**	**20,97,30,461**

Note No.9 **LONG TERM LOANS & ADVANCES**

Particulars	As at 31st March, 2020	As at 31st March, 2019
(a) Deposits		
Devendra Gokuldas Mehta (huf) - Rent Deposit	5,00,000	5,00,000
Total	**5,00,000**	**5,00,000**

Note No.10 **CASH AND BANK BALANCES**

Particulars	As at 31st March, 2020	As at 31st March, 2019
(a) Balance with Banks		
-HDFC Bank	94,724	94,724
-Kotak Mahendra Bank ltd. OD Account (Refer note 14.5(i)) (secured against first and exclusive charge by way of mortgage of immovable property Ramky Selenium and Rental income thereon)	15,06,044	-
-Kotak Mahendra Bank Ltd. Escrow Account	8,41,101	8,37,530
(b) Cash on hand	82,231	82,231
	25,24,100	10,14,485

Note No.11 **Loans & Advances**

Particulars	As at 31st March, 2020	As at 31st March, 2019
Short Term Loans & Advances		
Prabhakar Reddy	25,000	25,000
	25,000	25,000

AJAY CHIRANJILAL MEHTA — Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2020.12.06 12:58:46 +05'30'

RAJESH KUMAR JAYANTILAL KADAKIA — Digitally signed by RAJESH KUMAR JAYANTILAL KADAKIA Date: 2020.12.06 12:49:14 +05'30'

SOHAM SATISH MODI — Digitally signed by SOHAM SATISH MODI Date: 2020.12.06 12:49:33 +05'30'

SDN MKJ REALTY PRIVATE LIMITED
Notes for financial statement for the year ended 31st March 2020

Note No.12 OTHER CURRENT ASSETS

Particulars	As at 31st March, 2020	As at 31st March, 2019
TDS Receivable 17-18	-	16,46,185
TDS Receivable 18-19	5,88,342	17,77,291
TDS Receivable 19-20	14,42,057	-
Interest receivables	3,02,672	-
Karvy Data Management Services	34,38,384	81,687
Spandana Spoorthy Pvt. Ltd.	7,75,325	7,75,325
Total	65,46,780	42,80,488

Note No.13 Current Investments

Particulars	As at 31st March, 2020	As at 31st March, 2019
Total	-	-

Note No:14 Revenue from Operations

Particulars	As at 31st March, 2020	As at 31st March, 2019
Income from letting of properties	1,76,62,269	1,74,66,618
	1,76,62,269	1,74,66,618

Note No.15 OTHER INCOME

Particulars	As at 31st March, 2020	As at 31st March, 2019
Interest on FD	3,45,920	3,06,366
Interest on IT Refund	44,803	-
Ramky Maintenance charges reversal	1,00,610	
Rounding off	31	-
Share of Profit from partnership firms	18,53,943	29,53,676
Total	23,45,307	32,60,042

Note No.16 EMPLOYEE BENEFIT EXPENSES

Particulars	As at 31st March, 2020	As at 31st March, 2019
Salaries	7,98,083	1,38,750
Bonus	70,000	-
Total	8,68,083	1,38,750

AJAY CHIRANJILAL MEHTA

RAJESH KUMAR JAYANTILAL KADAKIA

SOHAM SATISH MODI

SDN MKJ REALTY PRIVATE LIMITED

Notes for financial statement for the year ended 31st March 2020

Note No.17 FINANCIAL COST

Particulars	As at 31st March, 2020	As at 31st March, 2019
Bank charges	1,400	307
Loan Processing Fees	-	1,81,250
Interest on Borrowings	1,47,43,969	1,15,54,637
Interest on TDS	37	344
Interest on GST	14,746	350
Total	**1,47,60,152**	**1,17,36,888**

Note No.18 OTHER EXPENSES

Particulars	As at 31st March, 2020	As at 31st March, 2019
OD Renewal Charges	5,000	-
Consultancy charges	5,03,200	2,43,005
Legal Expenses	350	14,595
Registration charges	300	30,006
Commission / Brokerage	8,241	-
Service tax/cess	38,911	81,413
Property tax	4,57,533	4,81,614
Miscellaneous	710	2,355
TDS E-filing charges	-	2,250
Management Supervision charges	1,76,107	1,75,339
Bad debits / creditrs written off	15,631	-
Insurance	-	1,24,785
Telephone epxenses	2,500	-
Rent paid	1,65,000	1,65,000
ROC Filing fees	11,900	4,800
Total	**13,85,383**	**13,25,162**

AJAY CHIRANJILAL MEHTA

RAJESH KUMAR JAYANTILAL KADAKIA

SOHAM SATISH MODI

SDNMKJ REALTY PRIVATE LIMITED

Notes Forming Part Of Financial Statements As At 31St March 2020

Note 19. Other Disclosures

19.1 The Company does not have any contingent liabilities as on 31st March 2020.

19.2 The balances standing as on 31st March 2020 to the debit and credit of all accounts are subject to respective confirmation .

19.3

The Company has not received any intimation from 'Suppliers' regarding their status MICRO, SMALL, MEDIUM ENTERPRISES Development Act 2006 and hence disclosures, if any, relating to the amounts unpaid as at the year end together with interest payable / paid as required under the Act has not been given.

19.4 Investments

An investments in the premises is not to be occupied substantially for use by, or in the operations of the company and is held with the intention of earning rentals.

19.5 The Company has re-classified & regrouped previous year figures to confirm to the current year's classification.

AJAY CHIRANJILAL MEHTA — Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2020.12.06 13:00:58 +05'30'

RAJESH KUMAR JAYANTILAL KADAKIA — Digitally signed by RAJESH KUMAR JAYANTILAL KADAKIA

SOHAM SATISH MODI — Digitally signed by SOHAM SATISH MODI

SDNMKJ REALTY PRIVATE LIMITED
Notes forming part of Financial Statements as at 31st March 2020

Note 19.6 : List of Related parties and relationships

Name of the related party	Relationship
Rajesh J Kadakia	Key Managerial Personnel (KMP)
Soham Modi	
Soham Modi (HUF)	Relatives of Key Managerial Personnel
Modi Properties Private Limited	Enterprises over which KMP exercise control or significant influence
Modi Housing Private Limited	

Note 19.7 : Transactions with related parties during the year :

(Amount in Rupees)

Nature of transaction	Key Managerial Personnel		Enterprises / individuals where control/significant influence exists		Relatives of Key Managerial Personnel	
	2019-20	2018-19	2019-20	2018-19	2019-20	2018-19
Interest on Compulsory Convertible Debentures	89,25,000	30,56,507	-	-	-	-
Administrative Charges	-	-				
Management Supervision Charges			-	81,763	-	-
Interest on Unsecured Loan			1,76,107	1,75,339		
	-	-	-	85,150	-	-
Balance Outstanding as on 31st March						
Unsecured Loans	5,61,13,984	3,80,84,039				
CCD's	8,50,00,000	8,50,00,000	-	76,635	-	-
Interest on CCD's	75,32,700	25,79,692	-	-	-	-
Management Supervision Charges	-	-	-	-	-	-
			16,120	15,021	-	-

As per my report of even date

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2020.12.06

(AJAY MEHTA)
CHARTERED ACCOUNTANT
M. No : 035449

Place : Secunderabad
Date : 05-12-2020
UDIN : 20035449AAAAEP8291

For and on Behalf of Directors

RAJESH KUMAR JAYANTILAL KADAKIA Digitally signed by RAJESH KUMAR JAYANTILAL KADAKIA Date: 2020.12.06

RAJESH KADAKIA
(Director)
DIN: 02903019

SOHAM SATISH MODI Digitally signed by SOHAM SATISH MODI Date: 2020.12.06

SOHAM MODI
(Director)
DIN: 00522546

Place : Secunderabad
Date : 05-12-2020

SDN MKJ REALTY PRIVATE LIMITED
Sub-groupings to Balance Sheet
CIN: U70101TG2010PTC067667

LONG TERM BORROWINGS

Particulars	As at 31st March, 2020	As at 31st March, 2019
(a) Kotak Mahindra Bank Ltd. Ref N.LAP-17897838 (Secured against first and exclusive charge by way of mortgage of immovable property Ramkey Selenium)	-	5,90,53,922
Total	-	**5,90,53,922**

Sundry / Other Creditors

Particulars	As at 31st March, 2020	As at 31st March, 2019
GP Kapadia & Co.	3,814	
Hiregange Associates	10,800	
Karvy Computershare Pvt Ltd	1,582	1,582
SSLLP Logestics	354	
Devandra Gokul Das Mehta	13,750	13,750
Ramky Maintenance charges Payable	-	1,00,610
Rounded off	-	13
L Bhasker	4,250	4,000
M Madhusudhan	7,750	7,750
Pankaj Shaligram Bhole	90,947	
Total	**1,33,247**	**1,27,705**

SHORT-TERM PROVISIONS

Particulars	As at 31st March, 2020	As at 31st March, 2019
a. Provision for tax		
Provision for FY 17-18	-	10,39,182
Provision for FY 18-19	-	11,88,949
Total	-	**22,28,131**

TDS Receivable

Particulars	As at 31st March, 2020	As at 31st March, 2019
TDS Receivable 17-18	-	16,46,185
TDS Receivable 18-19	5,88,342	17,77,291
TDS Receivable 19-20	14,42,057	-
Total	**20,30,399**	**34,23,476**

AJAY CHIRANJILAL MEHTA Digitally signed by AJAY CHIRANJILAL MEHTA Date: 2020.12.06 12:59:51 +05'30'

RAJESH KUMAR JAYANTILAL KADAKIA Digitally signed by RAJESH KUMAR JAYANTILAL KADAKIA Date: 2020.12.06 12:51:25 +05'30'

SOHAM SATISH MODI Digitally signed by SOHAM SATISH MODI Date: 2020.12.06 12:51:44 +05'30'

Sub-groupings to Profit and Loss Account

Consultancy Charges

Particulars	As at 31st March, 2020	As at 31st March, 2019
Audit Fees	31,626	25,526
GST Audit Fees	-	6,250
Consultancy Charges	4,71,574	2,11,229
Total	**5,03,200**	**2,43,005**

Interest on Borrowings

Particulars	As at 31st March, 2020	As at 31st March, 2019
Interest on Secured Loan		
Interest on OD	44,915	21,618
Interest on Term Loan	57,74,054	83,91,362
Interest on Unsecured Loan		
Interest on CCD's (Rajesh Kadakia)	89,25,000	30,56,507
Interest on Unsecured Loans	-	85,150
Total	**1,47,43,969**	**1,15,54,637**

AJAY CHIRANJILAL MEHTA
Digitally signed by AJAY CHIRANJILAL MEHTA

RAJESH KUMAR JAYANTILAL KADAKIA
Digitally signed by RAJESH KUMAR JAYANTILAL KADAKIA
Date: 2020.12.06 12:52:07 +05'30'

SOHAM SATISH MODI
Digitally signed by SOHAM SATISH MODI
Date: 2020.12.06 12:52:39 +05'30'