

List of documents

Name of firm/company:		Mehta & Modi Realty Kowkur	Prepared by:	S.Nagamalleswar Rao					
Name of project:		Greenwood Heights	Date:	24-Jan-22					
Details of documents.			Details for period:	Oct to Dec-21					
Sl. No.	Description	Details / Remarks.	Document available	Scan ID Q1.	Scan ID	Scan ID	Scan ID	Scan ID	Scan ID
1	Trial Balance - upto last end of last qtr.		YES	33078	33080	33081	33083	91953	91954
2	P & L Account - upto last qtr.		YES	33085	33087	33090	33091	91955	91956
3	Bank statements - last 12 months		YES	-	-	33055	33056	92004	
4	IT return FY 19-20		YES	63300					
5	IT return FY 18-19		NA	-	-				
6	IT return FY 17-18		NA	-	-				
7	Building permit		YES	74983					
8	Basic title document i.e. JDA or sale deed.		YES	19836					
9	Title / Link documents - full set		No	-					
10	Draft AOS / Booking form/ AOC/ Sale Deed		YES	-	25059		25103		
11	Firm/Company - registration certificate		YES	35548					
12	Firm/Company - partners/shareholding details - CA/CS certified		YES	36543	71707				
13	Firm/Company - Deeds / MOA/ AOA		YES	35549					
14	RERA certificate		YES	69431					
15	CA progress report for current & last qtr.		No	85113	68543	93793	90154		
17	Engg. progress report for current & last qtr.		YES	33058					
19	Other report for current & last qtr.		No	-					
21	GST / VAT / Service tax registration		YES	33506	19716				
22	PAN card + TAN Letter		YES	35520					
24	Proof of address		YES	33053					
25	Directors DIN		YES	33052					
26	Bank a/c. details		YES	33057					
27	Director / Partner 1 -KYC - PAN, AADHAR, 6 m bank statement		YES	35547					
28	Director / Partner 2 -KYC - PAN, AADHAR, 6 m bank statement		YES	35550					
29	Director / Partner 3 -KYC - PAN, AADHAR, 6 m bank statement		NA	-					
30	Director / Partner 4 -KYC - PAN, AADHAR, 6 m bank statement		NA	-					
31	Company profile		YES	35546					
32	Project write-up		No	-					
33	Project Brochure		YES	33051	74023				
34	Latest PPT		YES	29450					
35	Latest EC	upto 31-12-19	No	-					
36	Director / Partner -Net worth certificate		NA						
37	Director / Partner -Bio-data		NA						
38	Secured loan - loan offer letter, latest loan repayment statement		YES	91990	61886				



Project cost & estimates

Name of firm/company:		Mehta & Modi Realty Kowkur LLP		Prepared by:		S.Nagamalleswar Rao	
Name of project:		Greenwood Heights		Date:		24-Jan-22	
Details of documents.				Details for period:		Oct to Dec-21	
						(Amounts in Rs.)	
Sl. No.	Description	Projected cost/revenue	Actual cost/ revenue for the Year 2019-20	Actual cost/revenue for current qtr Apr-Dec 21	Actual total Exp/revenue till date	Balance Cost	
A	Land cost + reg. charges + brokerage	17,12,590	17,12,590	-	17,12,590	-	
B	Permit fees & charges	1,72,87,720	1,72,87,720	-	1,72,87,720	-	
C	Construction/ development expenses	35,50,62,200	96,11,934	10,75,39,851	11,71,51,785	23,79,10,415	
D	Admin & sales expenses	2,94,40,200	55,70,350	1,06,84,258	1,62,54,608	1,31,85,592	
E	Finance Expenses	66,25,000	11,59,949	46,53,011	58,12,960	8,12,040	
F	Total project cost (sum of A TO E)	41,01,27,710	3,53,42,543	12,28,77,120	15,82,19,663	25,19,08,048	
G	Revenue from sales	49,99,20,895	1,73,00,000	9,45,27,611	11,18,27,611	38,80,93,284	
H	Investment from promoters		2,98,30,397	-1,33,15,200	1,65,15,197		
I	Secured and unsecured loans		2,15,20,267	4,84,79,733	7,00,00,000		
J	Gross profit (G-A-B-C)	12,58,58,385	-1,13,12,244	-1,30,12,239	-2,43,24,484		
K	Net Profit (G-F)	8,97,93,185	-1,80,42,543	-2,83,49,508	-4,63,92,051		
L	Gross profit in percentage (J/G*100)	25			-22		
M	Net profit in percentage (K/G*100)	18			-41		
	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	35	59,955	3,773	22,62,08,610		
B	Unsold Units	41	72,545	3,773	27,37,12,285		
	Total	76	1,32,500		49,99,20,895		
	Construction/ development expenses	No. of units	Total area in sft	Rate in Rs./ sft.	Total exp. is Rs.	Remarks	
A	Construction cost	-	2,07,060	1,300	26,91,78,000		
B	Land development exp.		77,924	800	6,23,39,200		
C	Amenities cost		9,418	2,500	2,35,45,000		
	Total	-	2,94,402	4,600	35,50,62,200		
Notes:							
1 Construction/ Development cost = WIP - permit cost							
2 Admin & sales expenses = Indirect exp - finance exp.							

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Unit Details

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

Unit Details

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

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Name of firm/company:		Mehta & Modi Feality Kowkur L		Prepared by:	S.Nagamalleswar Rao
Name of project:		Greenwood Heights		Date:	24-Jan-22
Details of documents.				Details for period	Oct to Dec-21
Sl. No.	Description	Quantity	Units	Quantity	Units
1	Total land area	8099.63	Sq Mts	2.00	Acres
2	Net land area of project	7340.89	Sq Mts	8779.63	Sq. Yds
3	Type of development	Flats		0.00	0.00
4	Total no. of units	119.00	Nos.	0.00	0.00
5	Type of agreement	JDA		0.00	0.00
6	Building permit no.			0.00	0.00
7	Building permit issued by:	GHMC		0.00	0.00
8	RERA no.	P02200001314		0.00	0.00
9	Units falling to share of owners	43.00	Nos.	0.00	0.00
10	Units falling to share of developer	76.00	Nos.	0.00	0.00
11	Total proposed construction	19236.50	Sq Mtrs	207060.00	sft
12	Total sellable area		Sq Mtrs	132500.00	sft
13	In case of apartments total parking area	6491.45	Sq Mtrs	69873.38	sft
14	In case of villas total area of plots	-	Sq Mtrs	-	sq. yds
Project - Current status		Qty / Remarks			
1	Number of units completed		0		
2	Number of units under construction		119		
3	Number of units not started		0		
4	Number of units sold		35		
5	Number of units unsold (include mortgaged)		84		
6	Electric power supply provided		Yes		
7	Water supply provided		Yes		
8	OC received		No		
9	OC date		No		
10	Project fully completed in all respects		No		

RERA sold units details

Name of firm/company:				Mehta & Modi Reality Kowkur LLP				Prepared by:		S.Nagamalleswar Rao							
Name of project:				Greenwood Heights				Date:		24-Jan-22							
Details required as per RERA rules.								Statement for period upto		Oct to Dec-21							
Sl no	Block no.	Unit no.	Super-built-uprea in sft	Sale rate in Rs/sft	Buyer name	Booking date	Total sale consideration in Rs.	Receipts for earlier qtrs in this FY 19-20	Receipts for current qtr.20-21	Receipts for current qtr.21-22	Total Receipts	Balance receivable	Total receipts without GST	Balance receivable			
1	A	314	1945	4,295	Mr.Kiran Shetty	28-04-2021	83,53,055	-	-	49,26,719	49,26,719	34,26,336	46,92,113	36,60,942			
2	A	405	1715	4,134	Mr.MVR Murthy & Mrs.Shipra Gupta	31-12-2020	70,89,000	-	13,14,000	6,86,000	20,00,000	50,89,000	19,04,762	51,84,238			
3	A	414	1945	4,195	Mr.Kowshik chakraborty	10-03-2021	81,58,555	-	2,26,250	18,93,500	21,19,750	60,38,805	20,18,810	61,39,745			
4	A	515	1945	4,292	Mr.Venkataramana murthy	28-06-2021	83,47,250	-	-	22,38,113	22,38,113	61,09,137	21,31,536	62,15,714			
5	B	106	1715	3,634	Mr.Thachat Ragash & Mrs.Sikha Ragash	22-12-2019	62,33,000	11,85,000	-	38,04,000	49,89,000	12,44,000	47,51,429	14,81,571			
6	B	109	1715	4,423	Dr.Alluri Suma	11-07-2021	75,85,750	-	-	64,29,750	64,29,750	11,56,000	61,23,571	14,62,179			
7	B	110	1715	4,584	K Baby Lakshmi	28-08-2021	78,62,000	-	-	72,35,750	72,35,750	6,26,250	68,91,190	9,70,810			
8	B	112	1715	3,732	Mr.Piush Kumar	23-02-2020	64,00,000	25,000	51,35,000	5,00,000	56,60,000	7,40,000	53,90,476	10,09,524			
9	B	210	1715	4,085	M/S.Modi housing pvt ltd	31-07-2021	70,06,000	-	-	2,25,000	2,25,000	67,81,000	2,14,286	67,91,714			
10	B	211	1715	4,085	M/S.Modi housing pvt ltd	31-07-2021	70,06,000	-	-	2,25,000	2,25,000	67,81,000	2,14,286	67,91,714			
11	B	212	1715	4,085	M/S.Modi housing pvt ltd	31-07-2021	70,06,000	-	-	2,25,000	2,25,000	67,81,000	2,14,286	67,91,714			
12	B	307	1715	3,634	Mr.Dennis Antony & Mrs.Jennifer Dennis	31-10-2019	62,33,000	11,60,000	6,23,000	32,00,000	49,83,000	12,50,000	47,45,714	14,87,286			
13	B	308	1715	2,910	Mrs.Madhukara Veni/Mr.K.Srinivas	29-06-2020	49,90,000	-	6,77,000	14,06,000	20,83,000	29,07,000	19,83,810	30,06,190			
14	B	310	1715	3,743	Mr.Krishna chandra biswas/Mr.Koushik biswa	07-08-2021	64,19,000	-	-	39,31,000	39,31,000	24,88,000	37,43,810	26,75,190			
15	B	313	1220	4,180	Mrs.Divya Uday	25-09-2020	51,00,000	-	20,65,000	23,30,000	43,95,000	7,05,000	41,85,714	9,14,286			
16	B	406	1715	3,732	Mr.Gangadhara Kiran Kumar	31-01-2020	64,00,000	11,85,000	5,22,000	34,53,000	51,60,000	12,40,000	49,14,286	14,85,714			
17	B	408	1715	3,634	Mr.Vikash Sahu & Mrs.Meena Sahu	30-10-2019	62,33,000	11,60,000	6,23,000	17,25,000	35,08,000	27,25,000	33,40,952	28,92,048			
18	B	409	1715	3,032	Mrs.Suman R Mulani / Mr.Ratan N Mulani	13-03-2020	52,00,000	48,60,000	3,40,000	-	52,00,000	-	49,52,381	2,47,619			
19	B	411	1715	3,724	Mrs.T Saraswathi	02-06-2020	63,86,000	-	36,81,000	14,65,000	51,46,000	12,40,000	49,00,952	14,85,048			
20	B	412	1715	3,634	Mrs.Nidhi Sinha & Mr.SP.Vijaya Kumar	30-10-2019	62,33,000	11,60,000	23,48,000	14,75,000	49,83,000	12,50,000	47,45,714	14,87,286			
21	B	506	1715	3,634	Mr.Prasenjit Das & Mrs.Himani Das	31-10-2019	62,33,000	11,60,000	6,23,000	17,25,000	35,08,000	27,25,000	33,40,952	28,92,048			
22	B	509	1715	3,032	Mr.Ratan N Mulani / Mrs.Suman R Mulani	13-03-2020	52,00,000	48,60,000	3,40,000	-	52,00,000	-	49,52,381	2,47,619			
23	B	512	1715	3,634	Mrs.Deepa Suraj Premi & Mr.Suraj Premi	25-10-2019	62,33,000	2,25,000	1,59,060	31,73,000	35,57,060	26,75,940	33,87,676	28,45,324			
24	B	513	1220	4,276	Mrs.Tabitha Prem Kaza	24-09-2020	52,17,000	-	15,75,000	26,57,000	42,32,000	9,85,000	40,30,476	11,86,524			
25	B	607	1715	3,032	Mrs.Bhavana Lulla Mehta	01-06-2020	52,00,000	-	7,00,000	-	7,00,000	45,00,000	6,66,667	45,33,333			
26	B	608	1715	3,634	Mrs.Rashmi Singh & Mr.Asis Singh	25-12-2019	62,33,000	11,85,000	5,22,000	18,17,000	35,24,000	27,09,000	33,56,190	28,76,810			
27	B	610	1715	3,984	Mrs.Kamalesh	21-07-2020	68,33,000	-	19,43,000	19,80,000	39,23,000	29,10,000	37,36,190	30,96,810			
28	B	611	1715	4,334	Mr.Sai krishna mohan	30-06-2021	74,33,000	-	-	62,82,100	62,82,100	11,50,900	59,82,952	14,50,048			
29	B	708	1715	3,032	Mrs.Bhavana Lulla Mehta	01-06-2020	52,00,000	-	7,00,000	-	7,00,000	45,00,000	6,66,667	45,33,333			
30	B	709	1715	3,032	Mrs.Chandra P Mulani / Mr.Jayesh P Mulani	15-06-2020	52,00,000	-	52,00,000	-	52,00,000	-	49,52,381	2,47,619			
31	B	711	1715	3,032	Mrs.Vibha Anand Mehta	01-06-2020	52,00,000	-	12,50,000	-	12,50,000	39,50,000	11,90,476	40,09,524			
32	B	712	1715	3,032	Mrs.Vibha Anand Mehta	01-06-2020	52,00,000	-	12,50,000	-	12,50,000	39,50,000	11,90,476	40,09,524			
33	B	113	1715	3,382	Mrs.T.Geeta Rani	16-10-2021	58,00,000	-	-	7,36,250	7,36,250	50,63,750	7,01,190	50,98,810			
34	A	305	1715	4,634	Mrs.Sasmitha Nanda	24-10-2021	79,47,000	-	-	14,32,250	14,32,250	65,14,750	13,64,048	65,82,952			
35	A	415	1945	4,544	Mr.Lakshmanan shanmugha sundaram	04-12-2021	88,39,000	-	-	2,36,250	2,36,250	86,02,750	2,25,000	86,14,000			
	B	712	0		Custmor Cancilations		-	-	25,000	-	-	-	-	-			
		Total	59955	3,773			22,62,08,610	1,81,65,000	3,18,41,310	6,74,12,682	11,73,93,992	10,88,14,618	11,18,03,802	11,44,04,808			

Loan details

Name of firm/compar		Mehta & Modi Reality Kowkur LLP		Prepared by:		S.Nagamalleswar Rac			
Name of project:		Greenwood Heights		Date:		24-Jan-22			
Details od documents.				Details for period:		Oct to Dec-21			
Secured loans									
					Principal repaid in this qtr.Apr-20 to Dec-20 in Rs.	Balance loan upto end of this qtr. in Rs.			EMI or principal repayment per month in Rs.
Sl. No.	Loan type	Name of lender	Total loan amount in Rs.	Principal repaid upto F.Y.19-20 in Rs.			Loan start date	Loan end date	
1	Secured	Bajaj Housing Finance Ltd	7,00,00,000	-	1,14,65,512	5,85,34,488			-
2	Secured		-	-	-	-	NA	NA	NA
3	Secured		-	-	-	-	NA	NA	NA
4	Subtotal - Secured loans		7,00,00,000	-	1,14,65,512	5,85,34,488			
5	Un-secured	Paramount Builders	1,65,00,000	95,00,000	70,00,000	-	NA	NA	NA
6	Un-secured	Soham Modi	50,20,267	-	50,20,267	-	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		2,15,20,267	95,00,000	1,20,20,267	-			
11	Total		9,15,20,267	95,00,000	2,34,85,779	5,85,34,488			

GHT_financial status statement_ 31-12-2021_ver10....xlsx - Financial Summary

Name of firm/company:		Mehta & Modi Reality Kowkur LLP		Prepared by:	S.Nagamalleswar Rao
Name of project:		Greenwood Heights		Date:	24-Jan-22
Details of documents.				Details for period:	Oct to Dec-21
Sl. No.	Description	For earlier qtrs. in this FY-19-20	For current FY-20-21	For current qtr. - Apr21- Sep- 21	Total
1	Source of funds				
2	Net receipts from sales	1,73,00,000	3,03,25,057	6,42,02,554	11,18,27,611
3	Loans received - unsecured	2,15,20,267	-95,00,000	-1,20,20,267	-
4	Loans received - secured	-	2,00,00,000	5,00,00,000	7,00,00,000
5	Subtotal - funds	3,88,20,267	4,08,25,057	10,21,82,287	18,18,27,611
6	Expenditure				
7	Towards land acquisition	17,12,590	-	-	17,12,590
8	Towards security deposit for JDA	1,00,00,000	-	-	1,00,00,000
9	Fees, charges, deposits for permits	1,72,87,720	-	-	1,72,87,720
10	Finance charges (interest + fees)	11,59,949	18,89,039	27,63,972	58,12,960
11	Administrative expenses	55,70,350	54,97,371	51,86,887.00	1,62,54,608
12	Work in progress	96,11,934	4,09,42,984	6,65,96,867	11,71,51,785
13	Other expenses (if any)	-	-	-	-
14	Advances paid to suppliers/contractors	1,08,99,388	1,52,81,881	3,83,34,822	6,45,16,091
15	Subtotal - exp.	5,62,41,931	6,36,11,275	11,28,82,548	23,27,35,754
16	Investment from promoters	2,98,30,397	-51,99,341	-81,15,859	1,65,15,197
17	By equity/partners capital	1,00,000	-	-	1,00,000
18	By way of loans from promoters	-	-	2,26,43,000.00	2,26,43,000.00
19	Subtotal - investment	2,99,30,397	-51,99,341	1,45,27,141	3,92,58,197
RERA - funds received Vs exp - comparison					
A	Project expenditure	5,62,41,931	6,36,11,275	11,28,82,548	23,27,35,754
B	70% of net receipts (for RERA a/c)	1,21,10,000	2,12,27,540	4,49,41,788	7,82,79,328
C	Loans received	2,15,20,267	1,05,00,000	3,79,79,733	7,00,00,000
D	RERA a/c bank balance +FDs	79,70,732	67,08,763	1,75,47,638	1,75,47,638
	Difference (A-B-C-D) - must be positive	1,46,40,932	2,51,74,972	1,24,13,389	6,69,08,788
Note:					
Net receipts or revenue = Receipts after deduction of receipts towards GST, Reg. charges, etc.					
Towards land acquisition = Land cost + reg. charges + brokerage					
Work in progress = WIP - permit cost.					

GREEN WOOD HEIGHTS PROJECT PROJECTION				
	Sft	Rate		
Developer Share of Sale	132500			
Owner Share of Sale	74560			
Proposed Parking Area	77924.00	69873.38		
Club House Area	9418	119180.81		
Sale Revenue	132500	22,62,08,610	49,99,20,895	
			<u>49,99,20,895</u>	
Land Cost			-	
Sanction Cost			1,54,07,925	
Construction Cost		1300	17,22,50,000	
Construction Cost Owner		1300	9,69,28,000	
Club House Construction Cost		2500	2,35,45,000	
Parking Area Construction Cost		800	6,23,39,200	
			<u>37,04,70,125</u>	
Other Indirect Expenses			3,70,47,013	
Project Direct Expenses			33,34,23,113	
Total Project Estimated Expenditure			<u>37,04,70,125</u>	
Profit			12,94,50,770	
Profit %				26

Particulars	2019-20	Apr-Mar-21	Apr-Dec-21
Finance charges			-
Interest on Secured Loan	11,33,630	2,21,501	27,58,882.00
Interest on Un-Secured Loan		5,61,170	-
Loan processing fee	-	11,06,356	-
BG Charges	26,019	-	91.00
Bank Charges	300	12	4,999.00
Total Finance charges	11,59,949	18,89,039	27,63,972
Admin Expenses		54,97,371	51,86,887
Promotions Expenses:			
Advertisements	42,678	-	-
Advertisement @ 5%	44,163	-	-
Advertising Services@18%	11,03,578	-	-
Business Promotion @ 5 %	1,62,250	-	-
Business Promotional @ 12%	17,540	-	-
Business Promotional Comp	4,500	-	-
Business Promotion @ 18%	1,74,993	-	-
Business Promotion Urd	2,53,720	-	-
Car Hirecharges	55,932	-	-
Car Hire Charges @ 18%	6,785	-	-
Hoarding Rental Services	1,52,640	-	-
Hording Rental Service Com	25,440	-	-
Salaries & Employee benefits		-	-
Commission Urd	83,731	-	-
Conveyance Exp	995	-	-
Employees State Insurance	5,598	-	-
Mobile Allowance	19,613	-	-
Providend Fund	24,150	-	-
Salaries	11,73,580	-	-
Staff Conveyance	2,626	-	-
Insurance	-	-	-
Incentives	-	-	-
Staff Welfare	5,450	-	-
Services charges:		-	-
Admin and Marketing Service	3,79,604	-	-
Admin Service Charges@18%	7,11,171	-	-
Admin Services Charges	30,647	-	-
Cr Consultation Charges	1,29,139	-	-
Service Charges Po @ 18 %	29,144	-	-
Penalties:		-	-
Income Tax Exp	1,000	-	-
Interest on TDS	3,296	-	-
Late Filling Fees - GST	50	-	-
Other Indirect expenses:		-	-
Office Expenses	14,382	-	-
Printing and Stationery	5,97,855	-	-
Repairs & Maintenance Com	12,947	-	-
Act Fiber Net	4,378	-	-
Audit Fees	31,626	-	-
Consultancy Charges	39,484	-	-
Courier and Postage @ 18%	9,854	-	-
Courier & Postage Exp Urd	2,475	-	-
Internet/ Telephone Charges	4,779	-	-
Legal Expenses	39,820	-	-
Miscellaneous Expenses @5%	840	-	-
Miscellaneous Expenses	54,095	-	-
Processing Charges	10,000	-	-
Registration Misc Charges	25,740	-	-
Rera Account Charges	17,700	-	-
Rera Application Fee @ 18%	35,400	-	-
Rera Filling Fee	590	-	-
Rounding Off	50	-	-
Sundry Balance Writurn Off	90	-	-
Tours & Travels	22,882	-	-
Vehicle Maintenance	1,350	-	-
Total Admin Exp	55,70,350	54,97,371	51,86,887

Particulars		2019-20	2020-21	Apr to Dec-21
CONSTRUCTIONEXPENSES				
Building Materials:				
Building Material		5,66,583	4,09,42,984	6,65,96,867.0
Carpentry		25,822	-	-
Cement			-	-
Chemicals			-	-
Cement Bricks		3,82,200	-	-
Consumables		86,709	-	-
Electrical Material		1,78,585	-	-
GRANITE		13,810	-	-
Mud		38,665	-	-
Painting Material		30,104	-	-
Plumbing Material		4,87,753	-	-
Robo Sand		91,515	-	-
Steel		1,08,690	-	-
Steel Tubes		1,23,264	-	-
Stone Dust		1,25,725	-	-
Tiles		2,41,866	-	-
Tools		40,675	-	-
Borewell		70,000	-	-
Doors/Windows		45,200	-	-
Equipment		81,022	-	-
Equipment @ 18%		3,75,560	-	-
Fabrication Material		2,29,167	-	-
Gardening Material Composite		57,003	-	-
Hardware Material @18%		1,133	-	-
Hardware Material		5,990	-	-
Metal		10,500	-	-
Metal @5%		69,465	-	-
Paints		5,000	-	-
Redbricks		4,10,060	-	-
RMC @ 18%		2,07,000	-	-
Split AC		60,156	-	-
Stone		8,064	-	-
Stone 5%		67,847	-	-
Sundry Purchases Urd		80	-	-
Allowance for Const Equipment				
Anirudh Dhal-Allow for Equipment		3,975	-	-
B Raminaidu Allow for Const Equip		3,274	-	-
KoteshwarRao.B Allow for Equip		50,999	-	-
K Padma Allow for Equip		3,925	-	-
MD Khudoos Allow for Equip		3,000	-	-
M.Shivakumar-Allow for Equipment		2,850	-	-
MVR Constructions-Allow for Equipment		41,875	-	-
Pajjuri Jayaram Allow for Const Equip		26,776	-	-
P.Jayaram Allow for Equip		3,150	-	-
P.Praveen Kumar-Allowance for Equipment		10,616	-	-
Shaik Moiz Allow for Equip		1,100	-	-
T.Kurmanna Allow for Equip		4,05,275	-	-
T Srinivas Allow for Const Equip		10,950	-	-
Y Radha Krishna-Allowance for Equip		3,000	-	-
Y Ramesh Allow for Const Equip		5,200	-	-
Hirecharges for Equipment-Urd				
Aaron Associates-Hirecharges for Equip		8,084	-	-
B.Ramesh Hire Charges		28	-	-
B.Rami naidu		-	-	-

Chandrakala M Hirecharges	57,402	-	-
Ch Salman-Hirecharges for Equip-Urd	1,900	-	-
Ch Salmon-Allow for Equip(Hire Charges)	4,000	-	-
Crane Hire Charges	6,500	-	-
Kurmana-Hirecharges for Equipment-Urd	67,885	-	-
Laxmi Narayana Narboina-Allow for Equip Hire Charg	1,267	-	-
Mannem-Hirecharges for Equip	13,500	-	-
M Chandrakala -Allow for Equip Hire Charges	1,23,318	-	-
P.Chanti	-	-	-
T.Kurmana-Allowance for Equip(Hire Chagres)	5,74,119	-	-
Labour Allowances			
Allowance for Equipment	4,526	-	-
Allowance for Consumables URD	1,18,540	-	-
Allowance for Equipment URD	2,70,934	-	-
False Ceilling Exp Composite	23,340	-	-
Labour Charges URD	1,93,318	-	-
Labour Welfare	1,57,256	-	-
Labour Service Charges			
Homeline Infra	-	-	-
A.Ramulu	-	-	-
B Jogaiah	-	-	-
B Pramod kumar	-	-	-
K Kumar	-	-	-
M Chandrakala	-	-	-
N Sharada	-	-	-
P Maisaiah	-	-	-
P Praveen kumar	-	-	-
Y Radhakrishna	-	-	-
Other Expenses			
Allowance for Statutory Compliance	18,736	-	-
Borewell Permission Fee	5,000	-	-
Consultancy Fee	4,51,000	-	-
Diesel Exp(for)Generator	20,000	-	-
Electricity Charges	1,296	-	-
Electricity Service No:TS2300005	1,22,658	-	-
Electricity Bill Payment	1,50,751	-	-
Freight / Loading Charges @18%	5,016	-	-
Gardening Charges	1,07,960	-	-
Goods Transportation Charges @ 18%	20,296	-	-
Housekeeping Charges	1,04,751	-	-
Loading & Un-Loading Charges @ 5%	3,000	-	-
Miscellaneous Expenses @ 18 %	2,454	-	-
Print media	-	-	-
Registration & Misc Charges@18%	8,142	-	-
Repairs & Maintenance	7,670	-	-
Security Charges	3,29,694	-	-
Site Misc Expenses	25,284	-	-
Soil Testing Charges	42,000	-	-
Transportation Charges	14,800	-	-
Transportation Charges @ 18 %	9,440	-	-
Ineligible ITC		-	-
Transportation Charges Composite	2,301	-	-
Total WIP	78,99,344	4,09,42,984	6,65,96,867
Sanction Cost			
Airport Authorities Noc Fee	2,77,835	-	-
Pre DCR Charges	10,000	-	-
Building Permission Fee	1,54,07,925	-	-

Fees paid to GHMC	3,00,000	-	-
Nala Fee	6,96,960	-	-
Water Connection Charges HWMS&SB	5,95,000	-	-
Total Sanction cost	1,72,87,720	-	-
Registration Charges			
Registration Fee	17,12,590	-	-
Total JDA registration charges	17,12,590	-	-
	2,68,99,655	4,09,42,984	6,65,96,867

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

APPROVED BY
31 JAN 2022
M. JAYA PRAKASH
Sr. Manager Accounts

Mehta & Modi Realty Kowkur LLP

MG Road, Ranigunj
Secunderabad

Profit & Loss A/c

1-Apr-21 to 31-Jan-22

Particulars	1-Apr-21 to 31-Jan-22	Particulars	1-Apr-21 to 31-Jan-22
Purchase Accounts	7,50,43,196.94	Sales Accounts	6,86,72,279.00
Construction Material-Registered Delears	92,95,241.94	REVENUE-Materials Sales	22,850.00
Construction Materials-Composition Bills	1,42,902.00	REVENUE-From Unit Sales Exempt	2,28,83,144.00
Construction Materials-Unregistered Delears	90,562.00	REVENUE-From Unit Sales GST	4,57,66,285.00
Department Work	9,08,116.00		
Equipment Usage Charges	5,20,678.00	Direct Incomes	3,605.00
Job Work Charges	3,10,102.00	REVENUE-Misc Income	3,605.00
Labour Services Registered	5,98,78,926.00	Gross Loss c/o	2,00,53,032.57
Labour Services Unregistered	38,96,669.00		
Direct Expenses	1,36,85,719.63		
Other Expenses	1,36,85,719.63		
	8,87,28,916.57		8,87,28,916.57
Gross Loss b/f	2,00,53,032.57	Indirect Incomes	78,482.22
Indirect Expenses	88,87,509.52	INCOME-Interest From Fixed Deposits	78,482.22
Financial Expenses	33,49,336.00	Nett Loss	2,88,62,059.87
Other Indirect Expenses	4,61,865.21		
Professional Services	22,01,829.51		
Promotion Expenses	16,46,444.80		
Salaries & Employee Benefits	12,22,699.00		
Statutory Interest & Penalties	5,335.00		
Total	2,89,40,542.09	Total	2,89,40,542.09

APPROVED BY
31 JAN 2022
Mr. JAHA PRAKASH
Sr. Manager Accounts