Name Of Assessee	:	**Modi Properties Private Limited**		
PAN	:	**AABCM4761E**		
Office Address	:	5-4-187/ 3and4, 3rd Floor, Soham Mansion, Mg Road, Ranigunj, Secunderabad, Telangana-500003		
Status	:	PUB NOT INT	Assessment Year	: 2021 - 2022
Ward No	:	DCIT/ACIT, CIR-16(2),HYD	Financial Year	: 2020 - 2021
D.O.I.	:	28/06/1994		
Phone No.	:	0-0	Mobile No.	: 9866671123
Email Address	:	ebanking@modiproperties.com		
Name Of Bank	:	Hdfc Bank Ltd		
Micr Code	:	500240003		
Ifsc Code	:	Hdfc0000042		
Address	:	Hyderabad - Secunderabad		
Account No.	:	0422000001120		
Opted For Taxation U/s 115BAA	:	Yes		
Return	:	Original		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession			28161005
Modi Properties Private Limited			
Profit Before Tax As Per Profit And Loss Account		29943919	
Add :			
Depreciation Disallowed	3966316		
Expenses Related To Exempt Income Other Than Disallowed U/s 14a	8229024		
Disallowed U/s 36	330428		
Disallowed U/s 37	3016885	15542653	
		45486572	
Less :			
Interest On It Refund	118288		
Share Of Income From Firm	13866247		
Allowed Depreciation	3341032	-17325567	
		28161005	
Profit From Firm : Summit Builders			
Profit		-22230	
Less: Profit Exempt U/s 10(2A)		22230	
Profit From Firm : Alpine Estates			
Profit		-1492	
Less: Profit Exempt U/s 10(2A)		1492	
Profit From Firm : Kadakia And Modi Housing			
Profit		6702047	
Less: Profit Exempt U/s 10(2A)		-6702047	
Profit From Firm : B And C Estaes			
Profit		-243007	
Less: Profit Exempt U/s 10(2A)		243007	
Profit From Firm : Silver Oak Realty			
Profit		386302	
Less: Profit Exempt U/s 10(2A)		-386302	

SM

Profit From Firm : Paramount Builders

Profit	2057288
Less: Profit Exempt U/s 10(2A)	-2057288

Profit From Firm : Summit Sales Llp

Profit	11030655
Less: Profit Exempt U/s 10(2A)	-11030655

Profit From Firm : Mehta And Modi (Realty Suryapet)

Profit	-13219
Less: Profit Exempt U/s 10(2A)	13219

Profit From Firm : Silver Oak Villas Llp

Profit	233133
Less: Profit Exempt U/s 10(2A)	-233133

Profit From Firm : Modi Realty Pocharam Llp

Profit	-50586
Less: Profit Exempt U/s 10(2A)	50586

Profit From Firm : Modi Realty Mallapur Llp

Profit	-2919343
Less: Profit Exempt U/s 10(2A)	2919343

Profit From Firm : Paramount Avenues Llp

Profit	-1477
Less: Profit Exempt U/s 10(2A)	1477

Profit From Firm : Aides Developers

Profit	557319
Less: Profit Exempt U/s 10(2A)	-557319

Profit From Firm : East Side Residency Annoziguda Llp

Profit	-1272990
Less: Profit Exempt U/s 10(2A)	1272990

Profit From Firm : Modi Realty Kowkur Llp

Profit	-2721360
Less: Profit Exempt U/s 10(2A)	2721360

Profit From Firm : Modi Realty Muraharapally Llp

Profit	-68509
Less: Profit Exempt U/s 10(2A)	68509

Profit From Firm : Matrix Real Estates Consultants Llp

SM

Profit		213717	
Less: Profit Exempt U/s 10(2A)		-213717	
Income From Other Sources			118288
Interest On Income Tax Refund		118288	
Total		118288	
Gross Total Income			28279293
Total Income			28279293
Total Income Rounded Off U/s 288A			28279290

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 28279290 @ 22%		6221444
		6221444
Add: Surcharge @ 10%		622144
		6843588
Add: Health And Education Cess @ 4%		273744
		7117332
Less Tax Deducted At Source		
Section 194c: Contractors And Sub-contractors	6744	
Section 194a: Other Interest	26189	
Section 194i(b): Section 194i(b)	11640	
Section 194jb: Section 194jb	617460	
Section 206cr: Section 206cr	19560	
Section 194-ia: Tds On Sale Of Immovable Property	245344	926937
		6190395
Add Interest Payable		
Interest U/s 234A	185709	
Interest U/s 234B	587651	
Interest U/s 234C	312607	1085967
		7276362
Less Self Assessment Tax U/s 140A		
6910333 - 10334 - 29-11-2021	1000000	
6910333 - 22220 - 04-12-2021	1000000	
6910333 - 13839 - 10-12-2021	1000000	
6910333 - 14572 - 13-12-2021	1000000	4000000
Tax Payable		3276362
Tax Rounded Off U/s 288B		3276360

ADVANCE TAX INSTALLMENTS

Install ment	Due Date	Due Installment		Minimum Advance Tax to be Paid to avoid Interest u/s 234C		Advance Tax Paid			Interest U/s 234C Payable on	Interest U/s 234C
		%	Amount	%	Amount	Date	Amount	Gross Amount		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)=(4-9)	(11)
Ist	15-06-2020	15%	928559	12%	742847	-	0	0	928559	27855
IInd	15-09-2020	45%	2785678	36%	2228542	-	0	0	2785678	83568
IIIrd	15-12-2020	75%	4642796	75%	4642796	-	0	0	4642796	139281
IVth	15-03-2021	100%	6190395	100%	6190395	-	0	0	6190395	61903

SOHAM MODI
(Managing Director)

Information regarding Turnover/Gross Receipt Reported for GST	
GSTR No.	36AABCM4761E1ZM

Amount of turnover/Gross receipt as per the GST return filed	563648149

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2020	Addition		Deduction	Total	Dep for the Year	WDV as on 31/03/2021
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
AIR COOLER	15%	22,974.00	0.00	0.00	0.00	22,974.00	3,446.00	19,528.00
BI-CYCLE	15%	187.00	0.00	0.00	0.00	187.00	28.00	159.00
CAMERA	15%	9,561.00	0.00	0.00	0.00	9,561.00	1,434.00	8,127.00
CELL PHONES	15%	4,522.00	0.00	0.00	0.00	4,522.00	678.00	3,844.00
CONSTRUCTION MACHINERY	15%	2,362.00	0.00	0.00	0.00	2,362.00	354.00	2,008.00
FOUR WHEELERS	15%	49,85,947.00	0.00	0.00	0.00	49,85,947.00	7,47,892.00	42,38,055.00
GENERATOR	15%	2,548.00	0.00	0.00	0.00	2,548.00	382.00	2,166.00
OFFICE EQUIPMENT	15%	1,16,196.00	0.00	0.00	0.00	1,16,196.00	17,429.00	98,767.00
TWO WHEELERS	15%	85,750.00	0.00	0.00	0.00	85,750.00	12,863.00	72,887.00
BUILDING	10%	44,10,000.00	0.00	0.00	0.00	44,10,000.00	4,41,000.00	39,69,000.00
FURNITURE AND FIXTURE								
FURNITURE & FIXTURES	10%	70,109.00	0.00	0.00	0.00	70,109.00	7,011.00	63,098.00
COMPUTERS								
COMPUTERS	40%	66,797.00	0.00	0.00	0.00	66,797.00	26,719.00	40,078.00
PLANT AND MACHINARY								
SOFTWARE	40%	6,80,000.00	18,63,869.00	0.00	0.00	25,43,869.00	10,17,548.00	15,26,321.00
VEHICLES								
MOTOR CAR	15%	70,94,986.00	0.00	0.00	0.00	70,94,986.00	10,64,248.00	60,30,738.00
Total		1,75,51,939.00	18,63,869.00	0.00	0.00	1,94,15,808.00	33,41,032.00	1,60,74,776.00

DISALLOWED EXPENSES RELATED TO EXEMPT INCOME

Sr. No.	Particulars	Amount
1	SHARE OF INCOME TAX PAID	7261772.00
2	share of Baddebts	967252.00
	Total	**8229024.00**

DISALLOWED U/S 36

Sr. No.	Particulars	Amount
1	Emloyee Contribution of PF	312248.00
2	Emloyee Contribution of ESI	18180.00
	Total	**330428.00**

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Late fee/interest on Statutory Dues	82693.00
2	TDS Interest	13192.00
3	Donations paid-CSR Expenditure	2921000.00
	Total	**3016885.00**

Details of Taxpayer Information Summary

S. N.	Information Category (1)	Income Head (2)	Section (3)	Processed Value (4)	Derived Value (5)	As per Computation (6)	Difference (7)=(5)-(6)	As per 26AS (8)	Difference (9)=(8)-(6)
1	Rent received			125600	125600				
2	Interest from deposit	Other Source	194A	363283	363283	0.00	363283.00	349185.00	349185.00
3	Interest from income tax refund	Other Source	194A	118288	118288	118288.00	Nil		-118288.00
4	Sale of land or building			72627400	72627400				
5	Receipts from transfer of immovable property			32593545	32593545				
6	Business receipts	Business		8655456	8655456				

7	Business expenses			26078110	26078110				
8	Purchase of immovable property			76000000	76000000				
9	Purchase of time deposits			42135818	42135818				

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

INDEPENDENT AUDITOR'S REPORT

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

REPORT ON THE STANDALONE FINANCIAL STATEMENTS

OPINION

I have audited the accompanying standalone financial statements of **MODI PROPERTIES PRIVATE LIMITED ("the Company")** which comprise the Standalone Balance Sheet as at March 31, 2021, the Standalone Statement of Profit and Loss for the year then ended, the Standalone Statement of Cash Flows for the year then ended andnotes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion and to the best of my information and according to the explanations given to me, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, and profit for the year ended on that date.

BASIS OF OPINION

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

KEY AUDIT MATTERS

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

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

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

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✆ 27544517, 27543213 Cell : 98484 50353 E-mail : ajayca_12@yahoo.com

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

INFORMATION OTHER THAN THE STANDALONE FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

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

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

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

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

RESPONSIBILITY OF MANAGEMENT FOR THE STANDALONE FINANCIAL STATEMENTS

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

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

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

My objective is to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered

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material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

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

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

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

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

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

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

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

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

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

AJAY MEHTA
Chartered Accountant
M.No. 035449
SECUNDERABAD

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

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REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

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

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

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

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

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

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

d) On the basis of the written representations received from the directors as on 31st March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.

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

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

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

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

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

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

Place: Secunderabad
Date: 29-11-2021
UDIN: 22035449AAAABN7244

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

ANNEXURE A TO THE INDEPENDENT AUDITORS' REPORT

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

1. In relation to the fixed assets:
   a. The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets;
   b. As explained to me, the fixed assets were physically verified during the year by the Management in accordance with a regular Program of verification which, in my opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanations given to me, no material discrepancies were noticed on such verification.
   c. The title deeds of immovable properties are held in the name of the company.

2. As explained to me, inventories were physically verified during the year by the management at reasonable intervals no material discrepancies were noticed.

3. According to the Information given to me the Company has not granted any loans, secured or unsecured to companies, firms or other parties covered in the Register maintained under section 189 of the Companies Act.

4. In my opinion and according to the information and explanations given to me, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.

5. In my opinion and according to the information and explanations given to me, the Company has not accepted any deposits during the year, hence reporting under clause 3(v) of the Order are not applicable to the Company.

6. The Central Government has not prescribed maintenance of cost records by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under Section 148(1) of the Companies Act, 2013.Hence, reporting under clause 3(vi) of the Order are not applicable to the company.

7. According to the information and explanations given to me, in respect of statutory dues:
   a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales-tax, Value Added Tax, Wealth tax, Service tax, Customs duty, Excise duty, Cess, and other material statutory dues applicable to it with the appropriate authorities. But there are undisputed amounts outstanding as on the balance sheet date, details of which are furnished below:

Name of the Statute	Nature of the dues	Amount	Period to which amount related	Due Date	Date of payment
Income Tax Act,1961	TDS 194J(b)	3,694	March 2021	30-04-2021	

AJAY MEHTA Chartered Accountant M.No.035510 SECUNDERABAD

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b) There are no disputed amount payable in respect of Income tax, Provident Fund, Employees' State Insurance, Sales-tax, Value Added Tax, Wealth tax, Service tax,Customs duty, Excise duty, Cess, and other material statutory dues in arrears as at March 31st 2021 for a period of more than 6 months from the date they become payable.

c) There were no dues of Service Tax, value Added Tax, Service Tax, Wealth Tax, Custom Duty, Excise Duty and Cess which have not been deposited as at March 31, 2021 on account of dispute.

8. In my opinion and according to the information and explanations given to me, the Company has not defaulted in the repayment of any dues to banks and financial institutions. The company has not issued any debentures during the year.

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: 29-11-2021
UDIN: 22035449AAAABN7244

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Balance Sheet as at 31st March, 2021

(in `)

	Particulars		Note No.	As at 31st March, 2021		As at 31st March, 2020	
I.	**EQUITY AND LIABILITIES**						
1	**Shareholders' funds**						
	(a)	Share Capital	2	9,22,000		9,22,000	
	(b)	Reserves and Surplus	3	35,77,90,488	35,87,12,488	33,48,01,327	33,57,23,327
2	**Non-current Liabilities**						
	(a)	Long Term Borrowings	4	1,20,97,970		2,21,43,221	
	(b)	Deferred Tax Asset	11	-	1,20,97,970	-	2,21,43,221
3	**Current liabilities**						
	(a)	Short Term Borrowings	5	4,02,95,301		3,82,36,664	
	(b)	Trade Payables	6	8,88,29,718		3,93,27,180	
	(c)	Short term Provison	7	71,17,332		-	
	(d)	Other Current Liabilities	8	14,78,30,694	28,40,73,046	4,70,54,010	12,46,17,854
		TOTAL			**65,48,83,504**		**48,24,84,402**
II.	**ASSETS**						
1	**Non-current assets**						
	(a)	Fixed assets	9				
		(i) Tangible assets		1,03,71,102		1,32,68,878	
		(ii) In-Tangible assets		15,70,806		7,75,477	
	(b)	Non-current investments	10	23,07,06,949		23,05,69,858	
	(c)	Deferred tax asset	11	10,74,545		9,11,971	
	(d)	Long-term loans and advances	12	2,84,72,252	27,21,95,654	2,84,72,252	27,39,98,436
2	**Current assets**						
	(a)	Inventories	13	9,81,76,297		8,02,62,683	
	(b)	Trade Receivables	14	12,51,69,045		3,58,04,508	
	(c)	Cash and Cash Equivalents	15	1,91,54,365		1,03,35,578	
	(d)	Short-term loans and advances	16	14,01,88,142		2,55,51,545	
	(e)	Other current assets	17	-	38,26,87,850	5,65,31,650	20,84,85,965
		TOTAL			**65,48,83,504**		**48,24,84,402**
	Significant Accounting Policies		1				
	Notes to Financial Statements		2 to 25				

As per my Report of even data

(Ajay Mehta)
Chartered Accountant
M.NO.035449
Place : Secunderabad
Date : 29-11-2021
UDIN : 22035449AAAABN7244

For and on behalf of the Board

(Soham Modi)
Managing Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Profit and Loss for the year ended 31st March, 2021

(in `)

	Particulars	Note No.	As at 31st March, 2021		As at 31st March, 2020	
	INCOME :					
I.	Revenue from operations	18	27,97,13,483		11,11,69,551	
II.	Other income	19	2,21,83,516		8,05,08,076	
III.	**Total Revenue(I+II)**			30,18,96,999		19,16,77,627
IV.	**EXPENSES :**					
	Cost of materials consumed	20	21,67,85,836		7,56,01,034	
	Employee benefits expense	21	1,23,12,167		1,53,11,810	
	Finance costs	22	67,72,545		45,43,461	
	Depreciation	9	39,66,316		41,50,023	
	Share of loss from partnership firms	23	73,15,035		1,15,43,338	
	Other Expenses	24	2,48,01,181		6,87,19,973	
	Total expenses			27,19,53,080		17,98,69,638
V.	**Profit before tax**			2,99,43,919		1,18,07,989
VI.	Tax expense:					
	(1) Current tax		71,17,332		-	
	(2) Income tax earliers		-		-	
	(3) Deferred tax		(1,62,574)		(3,35,759)	
				69,54,758		(3,35,759)
VII.	**Net Profit for the period(V-VI)**			2,29,89,161		1,21,43,748
VIII.	Earnings per equity share:					
	(1) Basic			2,493		1,317
	Significant Accounting Policies	1				
	Notes to Financial Statements	2 to 25				

As per my Report of even data

For and on behalf of the Board

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

(Ajay Mehta)
Chartered Accountant
M.NO.035449
Place : Secunderabad
Date : 29-11-2021
UDIN : 22035449AAAABN7244

(Soham Modi)
Managing Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Cash Flow statement for the year ended 31st March 2021

(in `)

Particulars	As at 31st March, 2021	As at 31st March, 2020
Net Profit before taxation	2,99,43,919	1,18,07,989
Adjustments for:		
Depreciation and Amortization	39,66,316	41,50,023
Interest expense	67,72,545	45,43,461
Other non-operating Expense	24,000	16,000
Share of Firm tax	72,61,772	5,54,49,033
Share of (Profit)/Loss from Partneship firms	(1,38,66,248)	(6,81,87,834)
Profit on sale of fixed Asset	-	-
Interest income	(4,68,662)	(7,02,412)
Operating profit before working capital changes	3,36,33,643	70,76,259
Adjustments for changes in working capital		
(Increase)/Decrease in Trade receivables	(8,93,64,537)	(3,41,84,176)
Increase/(Decrease) in Trade Payables	4,95,02,538	3,85,27,022
(Increase)/Decrease in Loans & Advances	(11,37,07,535)	(1,23,93,487)
(Increase)/Decrease in inventories	(1,79,13,614)	(4,45,79,260)
Increase/(Decrease) in Short term borrowings	20,58,637	3,52,33,909
(Increase)/Decrease in other current Assets	5,65,31,650	(5,36,46,933)
Increase/(Decrease) in Current Liabilities	10,07,76,684	4,10,32,651
(Increase)/Decrease in Short term provisions	(71,17,332)	(22,64,914)
Cash generated from operations	1,44,00,135	(2,51,98,929)
Less:		
Direct Taxes Paid (Net of refunds)	61,88,270	(3,84,449)
Net cash from operating activities	2,05,88,405	(2,55,83,378)
Cash flow from investing activities		
(Purchase)/Sale of fixed assets	(18,63,869)	(58,76,122)
Loans and advances	-	(1,81,20,000)
Share of Firm tax	(72,61,772)	(5,54,49,033)
Share of Profit/(Loss) from Partneship firms	1,38,66,248	6,81,87,834
Interest Income received	4,68,662	7,02,412
Investment in partnership firms	(1,37,091)	1,73,16,872
Net cash from / (used in) investing activities	50,72,177	67,61,964
Cash flow from financing activities		
Interest (Net)	(67,96,545)	(45,59,461)
Long Term Borrowings	(1,00,45,251)	1,46,97,663
Net cash from / (used in) financing activities	(1,68,41,796)	1,01,38,202
Net increase / (decrease) in cash and cash equivalents	88,18,787	(86,83,212)
Cash and cash equivalents at the beginning of the year	1,03,35,578	1,90,18,790
Cash and cash equivalents at the end of the year	1,91,54,365	1,03,35,578

Components of cash and cash equivalents		
Cash on Hand	2,37,684	1,83,416
With banks on current accounts	88,11,902	1,01,52,162
With banks on Fixed Deposits	1,01,04,779	-
Total cash and cash equivalents	1,91,54,365	1,03,35,578

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

(Ajay Mehta)
Chartered Accountant
M.NO.035449
Place : Secunderabad
Date : 29-11-2021
UDIN : 22035449AAAABN7244

(Soham Modi)
Managing Director
DIN:00522546

(Tejal Modi)
Director
DIN:06983437

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financial Statements for the Year ended 31st March, 2021

Note No 1 Significant Accounting Policies

a) Basis of Preparation

Basis of Accounting

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 on an accrual basis and under the historical cost convention. The financial statements are presented in Indian rupees rounded off to the nearest rupee.

Use of Estimates

The preparation of financial statements in conformity with Indian GAAP requires judgments, estimates and assumptions to be made that affect the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/materialized.

b) Fixed Assets:

Fixed Assets are stated at cost, less accumulated depreciation and impairment losses, if any. Cost comprises of the purchase price (net of inputs of taxes paid) and any attributable cost of bringing the asset to its working condition for its intended use.

c) Depreciation:

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

d) Retirement Benefits:

Short Term Employee Benefits:

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

Post-Employment benefits (Defined Contribution Plan):

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

e) 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 MEHTA
Chartered Accountant
M.No. 035449
SECUNDERABAD

f) Revenue Recognition:

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

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

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

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

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

g) Taxation

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

h) Impairment of Assets:

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

i) Cash & Cash Equivalents

Cash & Cash Equivalents stated in the Statement of Affairs/Cash Flow normally comprise of Cash at Bank and in Hand and Short – term Investments with an original maturity period of less than or equal to three months.

AJAY MEHTA Chartered Accountant M.No.035419 SECUNDERABAD

j) 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.

k) 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'.

AJAY MEHTA
Chartered Accountant
SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financial Statements for the Year ended 31st March, 2021

(in `)

2	Share Capital	As at 31st March, 2021	As at 31st March, 2020
	Authorised Share Capital		
	10,000 Equity Shares of ` 100/- each	10,00,000	10,00,000
	Issued, Subscribed & Paid up Share Capital		
	9,220 Equity Shares of ` 100/- each fully paid	9,22,000	9,22,000
	Total	9,22,000	9,22,000

2.1 The reconciliation of the number of shares outstanding is set out below :

(in `)

Particulars	As at 31st March, 2021		As at 31st March, 2020	
	No. of shares	Amount	No. of shares	Amount
Shares outstanding at the beginning of the year	9,220	9,22,000	9,220	9,22,000
Shares Issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	9,220	9,22,000	9,220	9,22,000

2.2 The details of Shareholders holding more than 5% shares :

SR NO	Name of Shareholder	As at 31st March, 2021		As at 31st March, 2020	
		No. of shares	% of Holding	No. of shares	% of Holding
1	Soham Modi	9,020	97.83%	9,020	97.83%
	Total	9,020	97.83%	9,020	97.83%

(in `)

3	RESERVES AND SURPLUS	As at 31st March, 2021		As at 31st March, 2020	
	a General Reserve				
	As per last balance sheet	-	30,00,000		30,00,000
	b Surplus as per statement of profit and loss				
	As per last balance sheet	33,18,01,327		31,96,57,579	
	Add/Less: Profit / (Loss) for the year	2,29,89,161	35,47,90,488	1,21,43,748	33,18,01,327
	Total		35,77,90,488		33,48,01,327

(in `)

4	Long Term Borrowings	As at 31st March, 2021	As at 31st March, 2020
	Secured		
	(i) Yes Bank (Secured against hypothecation of vehicle)	23,71,532	37,25,792
	(ii) Kotak Bank Ltd (refer note below) (Secured against hypothecation of Vehicle)	7,80,186	17,51,328
	(iii) Tata Capital Financial Services Limited (Secured primarily by charge on the company's share in project receivables and collateral by way of registered mortage of the company's share of project and also hypothecation of receivables of project belonging to an associated entity) (For Current Maturity Refer Note No:8)	89,46,252	1,66,66,101
	Total	1,20,97,970	2,21,43,221

AJAY MEHTA Chartered Accountant M.No.0[illegible]449 SECUNDERABAD

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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financial Statements for the Year ended 31st March, 2021

(in `)

5	SHORT TERM BORROWINGS	As at 31st March, 2021	As at 31st March, 2020
	Unsecured Loans		
	From Directors	40,31,352	2,26,31,253
	From Others	3,62,63,949	1,56,05,411
	Total	4,02,95,301	3,82,36,664

6	Trade Payables	As at 31st March, 2021	As at 31st March, 2020
	Trade Payables	8,40,10,698	3,93,27,180
	Other Creditors	21,42,326	-
	Other Payables	26,76,694	-
	Total	8,88,29,718	3,93,27,180

(in `)

7	SHORT TERM PROVISION	As at 31st March, 2021	As at 31st March, 2020
	Provision for Tax	71,17,332	-
	Total	71,17,332	-

(in `)

8	Other Current Liabilities	As at 31st March, 2021	As at 31st March, 2020
	Current Maturity of Long term borrowings(Refer Note-4)		
	-Yes Bank	13,54,260	12,41,845
	-Kotak Bank Ltd	9,71,144	8,97,632
	-Tata Capital Financial Services Limited	18,00,000	-
	Statutory Dues	55,82,793	59,52,605
	Others		
	Audit Fees Payable	66,249	50,657
	Salary Payable	5,12,731	5,53,931
	Other Liabilities	12,57,78,331	3,83,57,341
	Customer Accounts	1,17,65,187	-
	Total	14,78,30,694	4,70,54,010

11	Deferred Tax Asset	As at 31st March, 2021	As at 31st March, 2020
	Deferred Tax Opening	9,11,971	5,76,212
	Addition during the year	1,62,574	3,35,759
	Total	10,74,545	9,11,971

(in `)

12	Long Term Loans and Advances	As at 31st March, 2021	As at 31st March, 2020
	(Unsecured and considered good)		
	Security Deposits	2,84,72,252	2,84,72,252
	Total	2,84,72,252	2,84,72,252

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financial Statements for the Year ended 31st March, 2021

Note: 9

(in ')

Fixed Assets	Gross Block				Accumulated Depreciation				Net Block	
	As at 01-04-2020	Additions	Disposals	As at 31-03-2021	As at 01-04-2020	For the year	Deductions\Adjustments	Upto 31-03-2021	As at 31-03-2021	As at 31-03-2020
Tangible Assets										
Air Cooler	2,17,070	-	-	2,17,070	1,89,140	4,024	-	1,93,164	23,906	27,930
Camera	31,470	-	-	31,470	29,790	107	-	29,897	1,573	1,680
Cell Phones	44,930	-	-	44,930	44,605	47	-	44,652	278	325
Computers	12,56,416	-	-	12,56,416	11,71,138	37,804	-	12,08,942	47,474	85,278
Furniture & Fixtures	3,22,182	-	-	3,22,182	3,06,073	-	-	3,06,073	16,109	16,109
Generator	51,874	-	-	51,874	49,280	-	-	49,280	2,594	2,594
Two Wheelers	3,13,756	-	-	3,13,756	2,41,356	16,874	-	2,58,229	55,527	72,400
Machinery	70,477	-	-	70,477	68,121	-	-	68,121	2,356	2,356
Office Equipment	6,05,093	-	-	6,05,093	5,76,740	58	-	5,76,798	28,295	28,353
UPS	6,020	-		6,020	5,126	565	-	5,691	329	894
Printers	9,999	-		9,999	6,462	2,234	-	8,696	1,303	3,537
Cars	1,92,05,669	-	-	1,92,05,669	1,08,39,602	26,09,042	-	1,34,48,644	57,57,025	83,66,067
Soham Mansion	49,00,000	-		49,00,000	2,38,644	2,27,022	-	4,65,666	44,34,334	46,61,356
Total-A	**2,70,34,956**	-	-	**2,70,34,956**	**1,37,66,078**	**28,97,776**	-	**1,66,63,854**	**1,03,71,102**	**1,32,68,878**
In-Tangible Assets										
Software	8,50,000	18,63,869		27,13,869	74,523	10,68,540	-	11,43,063	15,70,806	7,75,477
Total-B	**8,50,000**	**18,63,869**	-	**27,13,869**	**74,523**	**10,68,540**	-	**11,43,063**	**15,70,806**	**7,75,477**
Total(A+B)	**2,78,84,956**	**18,63,869**	-	**2,97,48,825**	**1,38,40,601**	**39,66,316**	-	**1,78,06,917**	**1,19,41,908**	**1,40,44,355**

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

Notes on Financials for the Year ended 31st March,2021

Note No.10 Non-current Investments

A.	Particulars	As at 31st March,2021	As at 31st March,2020
	Other Investments (Refer B below)		
	(a) Investment in Equity intruments	1,57,92,000	1,57,92,000
	(b) Investment in Compulsorily Convertible Preference Share	25,75,000	-
	(c) Investments in partnership firms	21,23,39,949	21,47,77,858
	Total	23,07,06,949	23,05,69,858

Particulars	As at 31st March,2021	As at 31st March,2020
Aggregate amount of quoted investments	-	-
Aggregate amount of unquoted investments	1,83,67,000	1,57,92,000

Details of unquoted investments (stated at cost)

SL No	Name of Body Corporate	Subsidiary/ Associate/JV/ Controlled/ Entity /Others	No.of Shares/Units		Extent of Holdings (%)		Amount(`)	
			As at 31st March,2021	As at 31st March,2020	As at 31st March,2021	As at 31st March,2020	As at 31st March,2021	As at 31st March,2020
(a)	***Investment in Unquoted Equity Instruments-Fully Paid(Stated at Cost)***							
	Modi Housing Pvt.Ltd.	Subsidiary	10,400	10,400	50.98%	50.98%	1,57,04,000	1,57,04,000
	GVSH Manufacturing Facilities Pvt. Ltd.	Subsidiary	5,000	5,000	50.00%	50.00%	50,000	50,000
	GV Research Centres Pvt. Ltd.	Associate	2,000	2,000	20.00%	20.00%	20,000	20,000
	GV Discovery Centrs Pvt. Ltd.	-	1,800	1,800	16.20%	18.00%	18,000	18,000
(b)	***Investment in Unquoted Compulsorily Convertible Preference share Instrument-Fully Paid(Stated at Cost)***							
	GV Discovery Centrs Pvt. Ltd.	-	2,57,500	-	7.90%	0.00%	25,75,000	-
	Total						1,83,67,000	1,57,92,000

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AJAY MEHTA Chartered Accountant M.No.025449 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

Notes on Financials for the Year ended 31st March,2021

B. Details of Other Investments

1 Investments in Partnership firms

Amount (`)

Name of the Firm	As at 31st March,2021	As at 31st March,2020
Aedis Developers LLP	23,39,859	39,17,442
Alpine Estates	24,64,338	16,65,830
B&C Estates	2,53,50,058	2,61,13,201
EastSide Residency Annojiguda LLP	4,05,27,424	3,61,11,883
Kadakia & Modi Housing - Partners Capital	36,54,973	-31,61,474
Matrix Real Estates Consultants LLP	2,51,100	-8,45,662
Mehta and Modi Realty	2,55,52,893	2,63,64,253
Mehta and Modi Realty (Suryapet)	93,41,302	-6,708
Modi Estates/ Modi Realty Mallapur LLP	-14,38,313	55,83,825
Modi Realty Muraharipally Llp	85,79,373	1,06,432
Modi Realty Pocharam LLP	-50,586	79,90,022
Paramount Avenue LLP	-	1,82,606
Paramount Builders	1,51,67,380	1,71,92,183
Paramount Estates - Parners Capital	-	-1,49,34,203
Silver Oak Realty	1,69,34,475	1,66,13,069
Silver Oak Villas LLP	5,35,32,564	7,25,30,304
Summit Builders	4,11,948	4,34,179
Summit Sales LLP	97,21,162	1,89,20,677
Total	**21,23,39,949**	**21,47,77,858**

Details investment in Partnership Firms

(i) The company is partner in a partnership firm **M/s B & C Esates**. The share of Profit/(Loss) for the year is ` **Rs.(2,43,006.83)**. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Green Sopace (5%)	5.00%	(27,11,911)	5.00%	(26,79,282)
Chanda Srinivasarao (11%)	11.00%	(9,64,581)	11.00%	(8,92,798)
KV Subba Reddy (14%)	14.00%	(4,34,163)	14.00%	(3,42,801)
Bhavesh Mehta (12.5%)	12.50%	(11,44,500)	12.50%	(10,62,928)
Mehul V Mehta (6.25%)	6.25%	(11,42,250)	6.25%	(11,01,464)
Purvi M Mehta (6.25%)	6.25%	(11,42,250)	6.25%	(11,01,464)
K Nageswar Rao (5%)	5.00%	(19,53,800)	5.00%	(19,21,171)
K Nirmala (5%)	5.00%	(19,53,800)	5.00%	(19,21,172)
K Ashok (5%)	5.00%	(19,53,800)	5.00%	(19,21,171)
K Anuradha (5%)	5.00%	(19,53,800)	5.00%	(19,21,171)
MPPL (25%)	25.00%	2,53,50,058	25.00%	2,61,13,201

(ii) The company is partner in a partnership firm **M/s Kadakia & Modi Housing**. The share of Profit/(Loss) for the year is ` **67,02,046.98.** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	51.00%	36,54,973	51.00%	(31,61,474)
Sharad J Kadakia	49.00%	(1,41,485)	49.00%	(51,46,854)

(iii) The company is partner in a partnership firm **M/s Silver Oak Realty**. The share of Profit/(Loss) for the year is ` **3,86,302.30.** The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	95.00%	1,69,34,474	95.00%	1,66,13,069
Ajeeta Mody	0.00%	-	5.00%	12,17,449
Soham Modi	5.00%	(3,04,579)	0.00%	-

AJAY MEHTA Chartered Accountant SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
Notes on Financials for the Year ended 31st March,2021

(iv) The company is partner in a partnership firm **M/s Paramount Builders.** The share of Profit/(Loss) for the year is ` **20,57,287.50.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	50.00%	1,51,67,380	50.00%	1,71,92,182
Snehalata Gangwal	12.50%	(14,14,969)	12.50%	16,83,563
Samit Gangwal	12.50%	(23,94,857)	12.50%	7,03,675
Naren Bakshi	25.00%	54,12,770	25.00%	43,84,126

(v) The company is partner in a partnership firm **M/s Paramount Estates.** The share of Profit/(Loss) for the year is ` **(4,95,535.44).**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	25.00%	Retired w.e.f 01-04-2020	25.00%	(1,49,34,204)
Snehalata Gangwal	25.00%		25.00%	(47,66,798)
Samit Gangwal	25.00%		25.00%	(47,66,798)
Ashish Modi	25.00%		25.00%	3,38,59,961

(vi) The company is partner in a partnership firm **M/s Summit Builders.** The share of Profit/(Loss) for the year is ` **(22,230.21).**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	50.00%	4,11,948	50.00%	4,34,179
Soham Modi	50.00%	34,940	50.00%	57,170

(vii) The company is partner in a partnership firm **M/s Alpine Estates.** The share of Profit/(Loss) for the year is ` **(1,491.00).**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	25.00%	24,64,338	25.00%	16,65,830
Anand Mehta	8.00%	(15,23,453)	8.00%	(15,22,976)
Y.Vijay Kumar	25.00%	8,98,229	25.00%	8,99,721
Mrs.K.Sridevi	25.00%	(15,94,186)	25.00%	(15,92,694)
Hari Mehta	8.00%	2,967	8.00%	3,445
Suresh Mehta	9.00%	14,752	9.00%	15,289

(viii) The company is partner in a LLP **M/s Mehta & Modi Realty (Suryapet) LLP.** The share of Profit/(Loss) for the year is ` **(13,219.20)/-.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	30.00%	93,41,302	50.00%	(6,708)
Anand Mehta	0.00%	-	50.00%	15,229
Bhavesh Mehta	25.00%	1,79,97,664	0.00%	-
Mehul Mehta	25.00%	1,79,97,664	0.00%	-
Balram Reddy	20.00%	(1,868)	0.00%	-

(ix) The company is partner in a LLP **M/s Summit Sales LLP.** The share of Profit/(Loss) for the year is ` **1,10,30,655.34/-.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt Ltd	47.00%	98,62,162	47.00%	1,89,20,677
Modi Housing Pvt. Ltd.	48.00%	64,93,144	48.00%	2,73,44,116
Tejal Modi	5.00%	32,42,469	5.00%	21,62,503

(x) The company is partner in a LLP **M/s. Silver Oak Villas LLP.** The share of Profit/(Loss) for the year is ` **2,33,132.97.**The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Housing Pvt. Ltd.	10.00%	98,61,400	10.00%	(18,52,034)
Modi Properties Pvt. Ltd.	10.00%	5,35,29,656	10.00%	7,25,30,254
Soham Modi	80.00%	(2,27,92,954)	80.00%	(1,64,45,534)

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(xi) The company is partner in a LLP **M/s. Paramount Avenues LLP.** The share of Profit/(Loss) for the year is ` **(1,477)**.The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Anand Mehta	25.00%	Merged with Modi Reality Mallapur LLP.	25.00%	(8,842)
Hari Mehta	25.00%		25.00%	(8,842)
Modi Properties Pvt. Ltd.	25.00%		25.00%	1,82,606
Soham Modi	25.00%		25.00%	75,028

(xii) The company is partner in a LLP **M/s. Modi Realty Pocharam LLP.** The share of Profit/(Loss) for the year is ` **(-50,586.49)**.The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	30.00%	Retired w.e.f 14-01-2021	30.00%	79,90,022
Anand Kumar	20.00%		20.00%	(1,69,090)
Karunakar Reddy	20.00%		20.00%	(1,77,874)
Ashish Modi	30.00%		30.00%	(2,66,812)

(xiii) The company is partner in a LLP **M/s. Modi Realty Muraharipally LLP.** The share of Profit/(Loss) for the year is ` **(68,508.92)/-**.The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	40.00%	85,79,373	35.00%	1,06,432
Ashish Modi	0.00%	-	30.00%	29,813
Balram Reddy	0.00%	-	35.00%	34,782
Modi Housing Pvt. Ltd.	40.00%	(3,623)	0.00%	-
Gaurang Mody	20.00%	(1,811)	0.00%	-

(xiv) The company is partner in a LLP **M/s. Modi Realty Mallapur LLP.** The share of Profit/(Loss) for the year is ` **(29,19,342.87)**.The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	25.00%	(14,38,313)	25.00%	55,83,824
Anand Mehta	25.00%	23,18,075	25.00%	(27,48,952)
Hari Mehta	25.00%	-	25.00%	59,54,052
Soham Modi	25.00%	-	25.00%	(31,98,952)

(xv) The company is partner in a LLP **M/s. East Side Residency Annogiguda LLP.** The share of Profit/(Loss) for the year is ` **(12,72,989.72)**.The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	75.00%	4,05,27,424	75.00%	3,61,11,883
Soham Modi	25.00%	1,69,66,750	25.00%	1,43,91,080

(xvi) The company is partner in a Partnership firm **M/s. Aldes Developers.** The share of Profit/(Loss) for the year is ` **(5,57,319.18)**.The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	50.00%	23,39,859	50.00%	39,17,442
Dhanraj Krishna	50.00%	15,42,725	50.00%	9,85,406

(xvii) The company is partner in a LLP **M/s. Modi Realty Kowkur LLP.** The share of Profit/(Loss) for the year is ` **(27,21,360.05)**. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Modi Properties Pvt. Ltd.	50.00%	2,55,52,893	50.00%	2,63,64,253
Anand Mehta	50.00%	9,75,925	50.00%	35,64,741

(xviii) The company is partner in a LLP **M/s. Matrix Real Esates Consultants LLP.** The share of Profit/(Loss) for the year is ` **(2,13,717.29)**. The details of partners of the firm are as under :

Name of the Partner	As at 31st March,2021		As at 31st March,2020	
	% of share	Capital Balance	% of share	Capital Balance
Matrix Recon Pvt. Ltd.	50.00%	8,34,255	50.00%	5,04,343
Modi Properties Pvt. Ltd.	50.00%	2,51,100	50.00%	(8,45,662)

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(in `)

13	Inventory	As at 31st March, 2021	As at 31st March, 2020
	Kompally work in progress	1,22,131	1,22,131
	Timmapur work in progress	-	49,193
	Kolathur Sy No 554	-	1,614
	Work in Progress - Mayflower	9,80,54,167	8,00,89,746
	Total	9,81,76,297	8,02,62,683

(in `)

14	Trade Receivables	As at 31st March, 2021	As at 31st March, 2020
	Over six months		
	Unsecured, considered good	-	-
	Unsecured, considered doubtful		
		-	-
	Others		
	Unsecured, considered good	12,51,69,044	3,58,04,508
	Unsecured, considered doubtful	-	-
		12,51,69,044	3,58,04,508
	Total	12,51,69,044	3,58,04,508

(in `)

15	Cash and Cash Equivalents	As at 31st March, 2021	As at 31st March, 2020
	a. Balances with banks		
	in current account	88,11,902	1,01,52,162
	in Fixed Deposit	1,01,04,779	-
	b. Cash on hand	2,37,684	1,83,416
	Total	1,91,54,365	1,03,35,578

16	Short-term loans and advances	As at 31st March, 2021	As at 31st March, 2020
	(Unsecured and considered good)		
	Others		
	Advances to Related Parties	6,46,05,000	-
	Loans and advances to other parties.	7,33,23,869	2,31,27,584
	Balance with Revenue authorities	22,59,273	24,23,961
	Total	14,01,88,142	2,55,51,545

17	Other current assets	As at 31st March, 2021	As at 31st March, 2020
	Other Receivables	-	5,65,31,650
	Total	-	5,65,31,650

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(in `)

18	Revenue from Operations	As at 31st March, 2021	As at 31st March, 2020
	Admin Expenses & Maintenance reimbursement	97,35,566	16,94,243
	Management Supervision/Service charges	-	15,26,738
	Revenue Recognized- Mayflower	26,99,77,917	10,79,48,570
	Total	**27,97,13,483**	**11,11,69,551**

(in `)

19	Other Income	As at 31st March, 2021	As at 31st March, 2020
	Rent Receipts	-	19,500
	FDR Interest	3,29,169	5,86,366
	Interest on IT Refund	1,19,477	1,16,046
	Interest Received on Unsecured Loans.	20,016	-
	Miscellaneous Receipts	-	30,000
	Rounded Off	-	-15
	Share of Income Tax Refund	-	800
	Share of Profit from Firms/LLP	2,11,81,282	7,97,31,172
	Forfeit Income	5,22,619	23,810
	Sundry Balance Written Off	4,729	396
	Prior Period Items	6,223	-
	Total	**2,21,83,516**	**8,05,08,076**

(in `)

20	Cost of materials consumed	As at 31st March, 2021	As at 31st March, 2020
	Cost Recognized - Mayflower	21,67,85,836	7,56,01,034
	Total	**21,67,85,836**	**7,56,01,034**

(in `)

21	Employee Benefits Expense	As at 31st March, 2021	As at 31st March, 2020
	Salaries	73,55,255	82,22,554
	Director Remuneration	36,00,000	36,00,000
	Bonus	1,26,464	1,57,786
	PF Expense	4,47,004	4,13,195
	ESI Expense	96,029	1,05,497
	Gratuity	5,938	20,00,000
	Conveyance	1,980	50,588
	Incentives	3,55,021	16,665
	Staff Insurance	1,11,516	35,353
	Mobile Allowance	1,96,589	1,63,313
	Retainership Allowance	-	4,97,606
	Food & Beverage	8,745	44,978
	Staff Welfare	7,626	4,275
	Total	**1,23,12,167**	**1,53,11,810**

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(in `)

22	Finance costs	As at 31st March, 2021	As at 31st March, 2020
	a) Interest expense		
	On Secured Loans	33,86,487	38,93,506
	On Unsecured Loans	33,86,058	6,49,955
	Total	67,72,545	45,43,461

(in `)

23	Share of Loss From Partnership Firms	As at 31st March, 2021	As at 31st March, 2020
	Share of Loss from Firms/LLP	73,15,035	1,15,43,338
	Total	73,15,035	1,15,43,338

(in `)

24	Other expenses	As at 31st March, 2021	As at 31st March, 2020
	Admin & Marketing Expenses	-	2,87,417
	Advertisement Expenses	-	6,44,131
	AMC Charges	-	-
	Annual Subscription Charges	-	75,000
	Automobile & Hire Charges	4,96,927	
	Bad Debts	77,671	17,48,966
	Bank Charges	38,565	40,979
	Camera	-	7,542
	Car Hirecharges	-	1,79,825
	Conveyance	26,528	
	Commission-URD	27,29,910	33,66,060
	Consultancy Charges	1,62,513	3,37,902
	Donations	29,21,000	
	Goods Transporation Charges	-	13,000
	Green Tower Expenses	7,92,018	
	Housing Keeping Service	24,000	16,000
	IT Representation Fees	-	32,524
	Interest on TDS	13,192	
	Late fee & Interest on Statutory dues	82,693	1,14,913
	Legal Expenses	1,02,900	
	Legal Services	86,539	57,645
	Logistics Expenses	796	
	Misc Expenses	1,33,430	70,149
	News Paper & Periodicals	7,660	1,920
	Postage & Courier	467	4,476
	Power and Fuel	1,18,383	3,63,798
	Petrol & Diesel Expenses	86,148	
	Printing & Stationery	1,64,838	3,45,593
	Prior Period Items	-	3,652
	Processing Fee	-	3,73,300
	Painting Work	1,55,000	
	Promotion Expenses	16,67,695	13,000
	Professional Services	47,87,568	
	Misc. Purchases	3,82,328	
	Professional Tax	5,650	5,850
	Rates & Taxes	-	1,60,166
	Repair & Maintenance	2,99,738	7,68,422

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	As at 31st March 2021	As at 31st March 2020
Rent	10,15,419	7,94,408
ROC Filing Fees	6,200	-
Rounded Off	8	
Security Charges	-	-
Services Charges	-	31,84,272
Share of Income tax of firm	72,61,772	5,54,49,033
Share of Bad Debts of firms	9,67,253	
Statutory Allowances	-	-
Telephone Expenses	69,371	1,15,916
Vehicle Maintenance & Petrol Charges	-	83,808
Total	**2,46,84,180**	**6,86,59,667**

Audit fees	**As at 31st March, 2021**	**As at 31st March, 2020**
Payments to Auditor		
Statutory Audit Fee	58,114	60,306
Other Services	58,887	-
Total	**1,17,001**	**60,306**

TOTAL OTHER EXPENSES	**2,48,01,181**	**6,87,19,973**

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Note. No.25 **(in Rs.)**

25.Other Disclosures

The Company has undertaken the development of Real estate project named as "MayFlower Platinum" situated at Hyderabad. The Project is being developed under a registered Joint Development Agreement(JDA) with the Land owners. The Company is the developer of the project, Under the JDA,The Company as a developer has to develop the project at its cost and risk. The constructed area so built is agreed to be shared with the Land owners.

The Revenue of the project undertaken by the company is recognised following Percentage Completion Method(PCM).The Company has reached the stage of completion of 59% **(Previous year 26%)** upto 31-03-2021. Accordingly, the revenue and cost recognised for the year is as under.

Particulars	31-03-2021	31-03-2020
Revenue recognised	Rs.26,99,77,917	Rs.10,79,48,570
Cost recognised	Rs.21,67,85,836	Rs.7,56,01,034
Stage of completion	59%	26%

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Note. No.25

(in Rs.)

25.1 RELATED PARTY DISCLOSURES

A Key Management Personnel (KMP)

Soham Modi - Director
Tejal Modi - Director

B Subsidiary Company/jointly Controlled Entities/Associates

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

C Subsidary of a holding company to which such enterprise also a subsidary company/jointly Controlled Entities/Associates

Green Wood Estates
Green Wood Builders
Modi Farm House Hyderabad LLP
Villas Orchids LLp
Serene Clubs & Resorts LLP
Serene Constructions LLP
Modi Realty Miryalguda LLP
Modi Realty Siddipet LLP
Modi Realty Vikarabad LLP
Modi & Modi Realty Hyderabad Private Ltd

D Enterprises in which KMP and/or their relatives are interested

MC Modi Educational Trust
Modi Consultancy Services
Modi Builders Infrastructure Pvt. Ltd.
Modi Realty Genome Vally LLP

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E Movement in Capital Accounts in Partnership Firms/LLP
Summary

	31 March 2021	31 March 2020
Amounts invested during the year	21,34,46,618	21,96,75,552
Share of Income tax Refund	22,79,926	985
Amounts withdrawn during the year	-21,90,67,611	-24,94,16,976
Share of Bad Debts	-9,67,253	-
Share of Income tax	-95,41,698	-5,54,48,846
Share of Profit / Loss	1,38,66,248	6,86,71,805
Capital Account Balance	21,15,94,416	21,56,24,512

Individual Entities

	31 March 2021	31 March 2020
1 B & C Estates		
Amounts invested during the year	-	-
Share of Income tax Refund	10,47,116	-
Share of Bad Debts	(9,67,253)	-
Amounts withdrawn during the year	(6,00,000)	(1,00,00,000)
Share of Income tax	-	(4,84,60,818)
Share of Profit / Loss	(2,43,007)	4,02,87,580
Capital Account Balance	2,53,50,058	2,61,13,201
2 Kadakia & Modi Housing	-	-
Amounts invested during the year	-	-
Share of Income tax Refund	23,00,100	26,16,657
Amounts withdrawn during the year	-	-
Share of Income tax	(6,93,323)	(92,50,000)
Share of Profit / Loss	(14,92,377)	(6,37,222)
Capital Account Balance	67,02,047	40,49,822
	36,54,973	(31,61,474)
3 Silver Oak Realty (previous known as Mehta & Modi Homes)	-	-
Amounts invested during the year	62,65,000	-
Share of Income tax Refund	-	1,60,51,400
Amounts withdrawn during the year	-	-
Share of Income tax	(63,29,897)	(7,18,91,650)
Share of Profit / Loss	3,86,302	(42,60,406)
Capital Account Balance	1,69,34,475	1,91,63,472
		1,66,13,070
4 Paramount Builders	-	-
Amounts invested during the year	-	-
Share of Income tax Refund	2,53,88,323	2,46,38,025
Amounts withdrawn during the year	-	-
Share of Income tax	(2,94,70,413)	(2,64,33,343)
Share of Profit / Loss	-	-
Capital Account Balance	20,57,288	24,68,177
	1,51,67,380	1,71,92,183
5 Paramount Estates	-	-
Amounts invested during the year	-	-
Share of Income tax Refund	1,49,80,042	72,04,386
Amounts withdrawn during the year	9,36,165	-
Share of Income tax	(14,49,782)	(2,35,53,860)
Share of Profit / Loss	(27,757)	(12,739)
Capital Account Balance	-	62,786
	(4,95,535)	(1,49,34,204)
	-	-

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13 Silver Oak Villas LLP	-	-
Amounts invested during the year	-	-
Share of Income tax Refund	4,47,17,023	9,83,41,794
Amounts withdrawn during the year		-
Share of Income tax	(6,00,39,624)	(5,22,85,923)
Share of Profit / Loss	(3,58,095)	(1,82,313)
Capital Account Balance	2,33,133	10,03,886
	5,35,32,564	7,25,30,304
14 Aedis Developers	-	-
Amounts invested during the year	-	-
Share of Income tax Refund	27,13,000	95,02,164
Amounts withdrawn during the year	-	-
Share of Income tax	(48,47,902)	(40,85,944)
Share of Profit / Loss	-	-
Capital Account Balance	5,57,319	(15,14,694)
	23,39,859	39,17,442
15 East Side Residency Annojiguda	-	-
Amounts invested during the year	-	-
Share of Income tax Refund	59,85,000	76,52,471
Amounts withdrawn during the year	-	-
Share of Income tax	(2,96,470)	(45,00,000)
Share of Profit / Loss	-	-
Capital Account Balance	(12,72,990)	(7,49,192)
	4,05,27,424	3,61,11,884
16 Mehta & Modi Realty Kowkur LLP	-	
Amounts invested during the year	-	-
Share of Income tax Refund	48,50,000	3,01,66,969
Amounts withdrawn during the year	-	-
Share of Income tax	(29,40,000)	(5,12,956)
Share of Profit / Loss	-	-
Capital Account Balance	(27,21,360)	(33,02,716)
	2,55,52,893	2,63,64,253
17 Modi Realty Muraharapally LLP	-	-
Amounts invested during the year	-	-
Share of Income tax Refund	86,31,450	14,00,000
Amounts withdrawn during the year	-	-
Share of Income tax	(90,000)	(13,18,350)
Share of Profit / Loss	-	-
Capital Account Balance	(68,509)	1,510
	85,79,373	1,06,432
18 Matrix Real Estate Consultans LLP	-	-
Amounts invested during the year	-	
Share of Income tax Refund	9,50,000	1,60,650
Amounts withdrawn during the year	-	-
Share of Income tax	(50,000)	(10,60,655)
Share of Profit / Loss	(16,956)	-
Capital Account Balance	2,13,717	54,343
	2,51,100	(8,45,662)

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AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

Notes on Financial Statements for the Year ended 31st March, 2021

Note No. 25 Other Disclosures

F. Details of transactions with related parties

Amount in Rs.

Details of Transactions	Subsidiary Company/jointly controlled Entities / Associates		Key Management Personnel		Other Related Parties		Total	
	31-03-2021	31-03-2020	31-03-2021	31-03-2020	31-03-2021	31-03-2020	31-03-2021	31-03-2020
1. Transactions during the year:								
Rent								
-MC Modi Educational Trust	-	-	-	-	9,03,420	7,73,208	9,03,420	7,73,208
Salary								
-Soham Modi	-	-	36,00,000	36,00,000	-	-	36,00,000	36,00,000
Interest Paid								
-Soham Modi			3,33,135	4,99,515			3,33,135	4,99,515
-Tejal Modi			34,347	33,317			34,347	33,317
-Modi Builders Infrastructure Pvt.Ltd					30,18,576	1,17,123	30,18,576	1,17,123
Purchase of Goods								
-Serene Constructions LLP	34,732	-					34,732	-
-Summit Sales LLP	2,03,60,148	54,79,183					2,03,60,148	54,79,183
Advances for Purchase of Inventory								
-Vista Homes	1,03,95,000	-					1,03,95,000	-
-Silver Oak Villas LLP	1,00,75,000	-					1,00,75,000	-
-Aedis Developers LLP	23,50,000	-					23,50,000	-
-Kadakia & Modi Housing	43,60,000	-					43,60,000	-
-Modi & Modi Realty Hyd Pvt. Ltd.	3,30,00,000	-					3,30,00,000	-
-Modi Housing Pvt.Ltd.		5,65,31,650					-	5,65,31,650
Admin Charges paid								
-Summit Sales LLP	51,14,342	38,19,525					51,14,342	38,19,525
Interest Received								
-GVSH Manufacturing Pvt Ltd	20,016	-					20,016	-
Admin Charges Received								
-Mehta & Modi Realty Kowkur LLP	8,28,240	-					8,28,240	-
-Modi Realty Mallapur LLP	16,06,320	-					16,06,320	-
-Modi Realty Genome Valley LLP	4,22,400	-					4,22,400	-
-Silver Oak Villas	12,89,760	-					12,89,760	-
-Aedis Developers LLP	1,44,000	-					1,44,000	-
-G V Research Centers Pvt Ltd	10,98,456	-					10,98,456	-
-Modi Farm House Hyd LLP	50,001	-					50,001	-
-Modi Realty Miryalaguda LLP	7,93,228	6,00,000					7,93,228	6,00,000
-Nilgiri Estates	6,44,613	6,00,000					6,44,613	6,00,000
-Villa Orchids LLP	2,40,000	-					2,40,000	-
-Vista Homes	2,43,996	-					2,43,996	-
-Kadakia & Modi Housing	82,080	-					82,080	-
-Silver Oak Villas LLP	1,71,648	-					1,71,648	-
-G V Discovery Centers Pvt Ltd	4,57,690	-					4,57,690	-
Loans accepted during the year								
-Soham Modi	-	-	46,32,340	4,55,60,300	-	-	46,32,340	4,55,60,300
-Tejal Modi	-	-	8,630	-	-	-	8,630	-
-GV Research Centre Pvt. Ltd.	-	4,00,00,000	-	-	-	-	-	4,00,00,000
-Modi Builders Infrastructure Pvt. Ltd.	-	-	-	-	2,85,00,000	1,50,00,000	2,85,00,000	1,50,00,000
Loans repaid during the year								
-Soham Modi	-	-	2,21,22,782	2,64,11,350	-	-	2,21,22,782	2,64,11,350
-Tejal Modi	-	-	20,630	-	-	-	20,630	-
-GV Research Centre Pvt. Ltd.	15,00,000	3,80,00,000	-	-	-	-	15,00,000	3,80,00,000
-Modi Consultancy Services	50,000	-	-	-	-	-	50,000	-

TM

AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

2.Balance Outstanding

Details of Transactions	Subsidiary Company/jointly controlled Entities / Associates		Key Management Personnel		Other Related Parties		Total	
	31-03-2021	31-03-2020	31-03-2021	31-03-2020	31-03-2021	31-03-2020	31-03-2021	31-03-2020
Payable by the Company								
-Soham Modi	-	-	34,27,835	2,20,47,507	-	-	34,27,835	2,20,47,507
-Tejal Modi	-	-	6,03,517	5,83,746	-	-	6,03,517	5,83,746
GV Research Centre Pvt. Ltd.	10,00,000	5,00,000	-	-	-	-	10,00,000	5,00,000
-MC Modi Educational Trust	-	-	-	-	-	-		
-Modi Builders Infrastructure Pvt.Ltd	-	-	-	-	10,407	69,588	10,407	69,588
-Serene Constructions LLP	41,163	-	-	-	3,62,63,949	1,51,05,411		
-Summit Sales LLP-Common Expenses	4,653	60,382	-	-	-	-	-	-
-Summit Sales LLP-Logistics	3,00,987	4,00,289	-	-	-	-	-	-
-Summit Sales LLP-SUP	42,30,252	-2,28,182	-	-	-	-	-	-
-Vista Homes-Flats Purchase	-25,000	-	-	-	-	-	-	-
-Vista Homes-sp	6,737	-	-	-	-	-	-	-
-Silver Oak Villas LLP Purchase	9,25,000	-						
-Aedis Developers LLP-Admin Charges	-13,260	-	-	-	-	-	-	-
-Kadakia & Modi Housing	-	-	-	-	-	-	-	-
-Modi & Modi Realty Hyd Pvt. Ltd.-Villas Purchase	-2,47,500	-	-	-	-	-	-	-
-GVSH Manufacturing Pvt Ltd	-55,18,515	-	-	-	-	-	-	-
-Mehta & Modi Realty Kowkur LLP	-76,267	-	-	-	-	-	-	-
-Modi Realty Mallapur LLP	-1,47,916	-	-	-	-	-	-	-
-Modi Realty Mallapur LLP-sp	-3,80,828		-	-	-	-	-	-
-Modi Realty Genome Valley LLP	-1,16,688	-						
-G V Research Centers Pvt Ltd-Admin Charges	-1,01,150	-	-	-	-	-	-	-
-Modi Farm House Hyd LLP	-	-	-	-	-	-	-	-
-Modi Realty Miryalaguda LLP	-2,57,850	-1,08,000	-	-	-	-	-	-
-Nilgiri Estates	-	-54,000	-	-	-	-	-	-
-Villa Orchids LLP	-	-	-	-	-	-	-	-
-G V Discovery Centers Pvt Ltd-Admin Charges	-1,95,435	-	-	-	-	-	-	-
-Modi Consultancy Services	-1,60,801	-	-	-	-	-	-	-
	-27,32,418	5,70,489	40,31,352	2,26,31,253	3,62,74,356	1,51,74,999	30,41,759	2,32,00,841

As per my Report of even date

AJAY MEHTA Chartered Accountant M.No. 035449 SECUNDERABAD

(Ajay Mehta)
Chartered Accountants
M.NO.035449
Place : Secunderabad
Date : 29-11-2021
UDIN : 22035449AAAABN7244

For and on behalf of the Board

(Soham Modi)
Managing Director
DIN: 00522546

(Tejal Modi)
Director
DIN: 06983437

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2021

1

Unsecured Loans	As at 31st March 2021	As at 31st March 2020
Soham Modi	34,27,835	2,20,47,507
Tejal Modi	6,03,517	5,83,746
G V Research Centers Pvt Ltd	-	5,00,000
Modi Builders & Infrastructure Pvt. Ltd	3,62,63,949	1,51,05,411
Total	**4,02,95,301**	**3,82,36,664**

2

Other Liabilities	As at 31st March 2021	As at 31st March 2020
Happy Cards Deposits	3,79,551	3,79,551
VAT Deposits	4,50,000	4,50,000
Instalments pending revenue recognition	12,43,31,125	3,74,98,022
IT Representation Fees Payable	29,768	29,768
Supomer Advances	92,351	
Paramount Estates	4,95,535	
Total	**12,57,78,331**	**3,83,57,341**

3

Statutory Dues	As at 31st March 2021	As at 31st March 2020
TDS Payable	18,18,244	10,71,516
ESI Payable	10,534	23,526
PF Payable	67,838	1,53,145
Professional Tax Payable	3,100	15,000
GST Payable	36,83,077	46,89,418
Total	**55,82,793**	**59,52,605**

4

Trade Payables	As at 31st March 2021	As at 31st March 2020
Prakash Marketing	9,301	-
A Ramulu	7,382	10,258
G Snehalatha	13,455	-
A105-Rahila Bhanu Liaquat	-	7,84,712
A306 Pradeep Kumar Nara	-	1,46,165
A502-Razia Ahamed	-	36,341
A-604 S.A Zaheer Ahmed	-	27,61,242
A-703 Bahadur Singh Malik	-	1,85,949
A803-Kailash Kaur Malik	-	1,85,386
A908-K Raghavendra Prasad	-	3,31,126
Abdul Aziz	43,396	
Abdul Qadeer	66,366	
Akash Steels	-	12,71,739
Ashok	1,75,672	5,39,672
Bandari Naresh	31,86,103	
B Basappa	2,25,737	2,977
B1002-Thota Surya Kiran	-	1,55,800
B402-Dr.V Rajasree	-	2,25,000
B704-Bharadwaja Mudigonda/Niharika Kasturi	-	25,000
B705-Gaddam Shailaja/L.Ramesh Babu	-	8,36,250
B905-Kolli Baby Rani	-	21,06,675
Bhavesh Mehta -Other O/s Payable	-	20,289
C502-Kodumuri Rama Devi	-	2,36,250
C504-Veeraganta Subramanyam/subhadra Devi	-	2,36,250
C602-Sai Phani Devi/Arunkanth	-	26,250

AJAY MEHTA Chartered Accountant M.No.031449 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2021

	As at 31st March 2021	As at 31st March 2020
C704-Suman Chandra Ravella & Parimala Ravella	26,250	-
Cemex Infra	-	43,90,157
Concrete Mixers Pvt Ltd	66,652	-
Decor Marketing	-	2,762
Dilpreet Hardware	2,938	-
Dilpreet Tubes Pvt Ltd	4,39,677	-
Dwarak Auto Xerox	-	-
Elegant Enterprises	85,936	20,042
Elite Enterprises	52,210	-
Expert Security Services	-	61,936
G.P Buildcon Materials	-	6,990
Ganesh Tiles & Sanitary	10,40,612	-
Ganesh Tube Traders	3,54,172	-
Gautham Traders	3,305	-
Green Media Pvt. Ltd.	14,606	-
G.E Traders	6,03,653	-
Gautham Enterprises	-	-
Global Safety Solutions	4,876	-
Gnaneshwar Chary	17,339	-
Hi - Tech Infra Projects	-	22,07,599
Homeline-Deepa & Dhruva Running A/c	-	1,28,328
B Hanumanth	3,60,028	-
B Pochaiah	17,195	-
Icon Water Solutions	2,950	-
J Selva Kumar -Expense Card	-	1,360
Jyothi Bamboo and Ballies Merchant	11,130	-
Janardhan Prasad	2,12,994	491
Kadakia & Modi Housing (Admin & Marketing)	-	-
K Krishna	1,282	-
K Rani	91,469	-
K Satish Kumar	4,021	-
Kailash Panday Construction Acct	2,85,79,484	53,76,136
MCMET	-	69,588
Mehul Mehta- O/s Payable	-	29,433
Maa Sai Seatings	26,550	-
Mahaveer Glass & Plywood	30,444	-
MOHAMMED ILYAS ON A/C	-	14,99,340
Mohd Azar	76,819	
Mohammed Nadeem	1,51,878	8,800
Mohd Asim on A/c	-	2,06,154
MOHD ISHAQ	8,55,038	10,01,944
Mohmmad Imtiyaz on A/c	-	29,591
Dharma Rao Construction Acct	1,77,93,733	26,52,419
N Krishna	2,97,895	55,237
N Krishna Construction Acct	55,48,851	-
N Dharma Rao	77,739	-
N Ramakrishna Reddy	1,94,532	26,860
Noor Timber Overseas	-	45,900
P Raghu Expense Card	-	220
Paridhi Ispat	-	15,26,353
Praful Sanitary	66,581	51,078

AJAY MEHTA Chartered Accountant M.No. 35449 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2021

	As at 31st March 2021	As at 31st March 2020
Premier Engineering Corporation	5,34,306	7,467
Polam Laxmi	2,84,584	
Rekha Panday Construction Acct	53,52,482	
Sandeep Kumar Nishad	22,334	
Shamala Bhagyalaxmi	3,08,809	
Shamala Naveen	1,95,829	
Shoba	412	
Prism Johnson Ltd	23,56,200	
Priyanka Printers	-	600
R.S Bajaj and Associates	-	10,800
ReEngery Infra Pvt Ltd	9,726	
Reflections Electricals (P) Ltd.	1,797	58,279
Sai Vishal Enterprises	37,900	81,568
Shah Traders	32,677	4,069
Shri Ganesh Pumps & Machinery Centre	62,717	2,360
Shubham Enterprises	75,623	65,558
Sree Sunil Enterprises	17,614	
Arihant Steels	72,688	
SL Infra	-	2,91,600
Social DNA	-	51,166
Soham Mansion Owners Association	-	34,743
Sree Sai Sharanya Enterprises	-	13,502
Sri Balaji Enterprises	4,97,685	2,08,841
Sri Rama Flyash Bricks	15,225	55,860
Serene Constructions LLP	41,163	
Sri Sai Rohit Marketing Company	22,002	
Sri Sai Vishal Enterprises	30,350	
Statutory Payments -(Silver Oak Realty)	-	8,21,030
Statutory Payments-Summit Builders	-	1,73,607
Summit Builders	-	34,025
Summit Sales Llp Common Expenses	-	61,819
Summit Sales Llp Logistics	-	4,11,516
Summit Sales LLP	42,30,252	-
Supreme Agencies	-	6,348
Suspense	-	54,478
G Tirupathi	6,677	
T.L.Services	-	22,265
Varna Media	-	9,126
Vasant Enterprises	76,62,192	73,13,233
Vinayaka Mining Solutions Pvt Ltd	11,91,600	
Vgreen Media Pvt Ltd	-	8,232
Vivid World	1,281	
Yousuf Ali	1,02,599	3,039
Y Pushpalatha	3,723	
Total	**8,40,10,698**	**3,93,27,180**

6

Other Creditors	**As at 31st March 2021**	**As at 31st March 2020**
Deepa & Dhruva	1,28,328	-
Villa Orchids LLP	1,00,000	-
Silver Oak Villas LLP	9,25,000	-
Soham Mansion Owners Association	19,800	-
Silver Oak Realty	8,21,030	-
Summit Builders	92,251	-
Miscellaneous	55,917	-
Total	**21,42,326**	-

AJAY MEHTA Chartered Accountant M.No.035400 SECUNDERABAD

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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2021

7

Other Payables	As at 31st March 2021	As at 31st March 2020
Chidhagni Consulting Pvt Ltd	11,89,364	-
D Vinaya Raja	25,935	-
G.P Umakanth	29,789	-
Jagdish	6,959	-
Jaya Prakash	11,454	-
MC Modi Educational Trust	10,407	-
Payupayment	44,694	-
Vinay Chary Commission	15,448	-
SP-Ashok Kumar Commission	20,452	-
SP-Bhavesh Meht O/s Payable	20,289	-
SP-Chagal Raj Kumar -Commission	9,625	-
SP-Mehul Mehta O/s Payable	29,433	-
SP-Nikhil C Popat	25,000	-
SP-S Rama Devi	4,81,250	-
SP-Summit Builders	21,018	-
SP-Summit Sales LLP Common Expenses	75,701	-
SP-Summit Sales LLP Logistics	3,28,998	-
SP-Syed Mustaq Ali -Commission	1,63,299	-
SP-T L Services	23,522	-
SP-Vista Home	6,737	-
SP-V Naveena Yadav -Commission	1,37,320	-
Total	**26,76,694**	**-**

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Security Deposits and Others	As at 31st March 2021	As at 31st March 2020
Bhavesh Mehta	21,00,000	60,00,000
Deepak Uttamlal Mehta	24,35,000	24,35,000
HARDIK MEHTA	8,05,000	8,05,000
Harsha D Mehta	24,15,000	24,15,000
Ruchi Hardik Mehta	8,05,000	8,05,000
Sudhir Mehta	35,00,000	35,00,000
Tejal Tejas Mehta	8,05,000	8,05,000
TEJAS DEEPAK MEHTA	8,05,000	8,05,000
A P Transco	17,500	17,500
BPCL Deposit	1,00,000	1,00,000
Cell Phone Deposit	9,000	9,000
Coffee Machine -Rent Deposit	15,000	15,000
Internet Deposit	1,000	1,000
MCMET -1016 Sft Security Deposit	96,000	82,200
MCMET - Rent Deposit	82,200	96,000
Mehul Mehta	29,00,000	90,00,000
Statutory Payments-Summit Builders-Deposite	50,000	50,000
Summit Sales LLP- Deposit	15,00,000	15,00,000
Telephone Deposit	31,552	31,552
Bhavesh V Mehta&Mehul Mehta	1,00,00,000	-
Total	**2,84,72,252**	**2,84,72,252**

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AJAY MEHTA Chartered Accountant M.No.035 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2021

9

Customer Advances	As at 31st March 2021	As at 31st March 2020
Yenna Hema Malathi	12,81,250	-
Vista Vivek	8,85,000	-
T Sai Prasanna Kumar Rao	2,25,000	-
Thota Surya Kiran	1,55,800	-
Thilek Kumar Muniyappan	32,90,437	-
Kolli Baby Rani	49,81,675	-
Phanindranath R	2,36,250	-
Gadepaka Bhaskar Vinay	2,57,275	-
Manoj Kumar Srivastava/Sadhana Srivastava	2,26,250	-
Peruri Raja Ram Naresh	2,26,250	-
Total	1,17,65,187	-

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Loans and Advances - Other parties	As at 31st March 2021	As at 31st March 2020
Common Exp.	-	4,809
Expense Card	5,713	89,579
Staff Salary Account	21,97,362	-
Silver Oak Estates	5,08,981	5,08,981
BPCL -ECMS (FLEET BUSINESS)	-	15,933
CHIDHAGNI CONSULTING PRIVATE LIMITED	-	2,47,000
Dattatreya Rao on A/c	5,000	5,000
GV Discovery Centers Pvt Ltd	15,06,501	25,81,501
Matrix Recon Pvt Ltd	-	15,00,000
Mr.Vikram Baru	11,008	11,008
Religare Finvest Ltd	90,179	90,179
SSLLP-Common Expenditure	-	1,437
Summit Sales LLP Common Expenses	-	3,50,502
Summit Sales LLP-Logistics	28,011	11,227
Summit Sales LLP- Supplier	-	70,018
Tumbi Office Needs	-	21,134
Y Siddeshwar	-	10,00,000
Salary Accounts	-	1,78,677
Statutory Payments	-	2,58,457
Aryan Enterprises	-	400
Obel Systems Pvt Ltd	-	4,800
Purnima Mosaic Tiles	-	40,710
Rajadhani Tiles Company	-	24,570
Sri Sai Rohith Marketing.Co	-	20,308
Summit Sales LLP	-	1,58,164
Afsar Begum	1,123	85,761
Anisha Associates	2,466	50,000
Ch Mallesham on A/c	-	40,50,000
G Snehalatha -on A/c	-	19,20,380
G Tirupati	-	6,490
Kailash Pandey	2,73,62,967	44,68,646
K Krishna - on A/c	-	5,22,303
Y Madhusudan Goud	10,00,000	-
Kolthur Sy No,554	1,614	-
Marigold Residency	8,240	-
Modi Realty Timmapur	76,749	-
R Arvind Kumar	15,010	-
Mody Auto India Pvt Ltd	25,000	-
Statutory Payments-PMRII	2,41,820	-
Sunrise Accounting Solutions	30,000	-
Vista Homes Flat Purchase Account	25,000	-
Modi & Modi Realty Hyderabad Ltd	2,47,500	-
GVSH Manufacturing Facilities Pvt Ltd	55,18,515	-
Modi Consulting Services	1,60,801	-
GV Research Centers Pvt Ltd	10,00,000	-

AJAY MEHTA Chartered Accountant M.No.031449 SECUNDERABAD

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MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2021

	As at 31st March 2021	As at 31st March 2020
Meeriyala Chandrakala on A/c	-	2,08,679
N Dharma Rao	1,54,14,808	18,56,000
S Manjula	3,145	5,51,500
Ch Mallesham Loan Account	-	6,50,000
Mohd Ishaq Loan Account	-	99,103
Ashok Kumar C -Expense Card	-	10,000
CH Ramesh Expense Card	-	2,200
K Narender Reddy	10,000	10,000
M.Mahender Expenses Card	-	14,279
S V Subba Reddy	10,000	10,000
Kulkarni Consultancy	3,91,365	14,07,345
Salaries Accounts	23,733	10,505
Cemex Infra	5,65,291	-
G Kranthi Kumar	88,798	-
Hi Tech Power Enterprises	8,50,000	-
Sharda Industries	2,86,740	-
Shiv Shakti Steel Tubes	6,601	-
Thyssenkrupp Elevator (India) Private Limited	54,17,601	-
Vaishnavi Agencies	11,540	-
Ashamol Basha	25,000	-
Hari Om Singh	5,000	-
Mohammed Akbar	611	-
Others_Nandana Fire Protection	1,62,812	-
Others_N Krishna	54,17,367	-
Others_Rekha Pandey	40,80,050	-
Others_S Narsimha	8	-
Others_Vidya Shankar	10,000	-
Others_V Ravindra Chary	68,923	-
Others_D Shiva Shankar	960	-
Others_Meenakshi	7,188	-
BPCL-ECMS(Fleet Business)	6,500	-
Others_Cool Solutions	9,440	-
Others_Modi Realty Mallapur LLP	3,80,828	-
Total	**7,33,23,869**	**2,31,27,584**

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Loans and Advances - Related parties	As at 31st March 2021	As at 31st March 2020
Villa No.30-Silver Oak Villas LLP	55,00,000	-
Villa No.82-Silver Oak Villas LLP	55,00,000	-
Villa No.19-Modi & Modi Realty Hyderabad Pvt Ltd	66,00,000	-
Villa No.42-Modi & Modi Realty Hyderabad Pvt Ltd	66,00,000	-
Villa No.49-Modi & Modi Realty Hyderabad Pvt Ltd	66,00,000	-
Villa No.51-Modi & Modi Realty Hyderabad Pvt Ltd	66,00,000	-
Villa No.25-Modi & Modi Realty Hyderabad Pvt Ltd	66,00,000	-
Commercial Complex at KNM	43,60,000	-
E-103 Vista Homes	33,25,000	-
E-105 Vista Homes	33,25,000	-
E-410 Vista Homes	37,45,000	-
Flat No.128 Nilgiri Estates	35,00,000	-
Flat No.202 MGA	23,50,000	-
Total	**6,46,05,000**	-

AJAY MEHTA Chartered Accountant M.No.035249 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2021

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Sundry Debtors	As at 31st March 2021	As at 31st March 2020
Bloomdale Owners Association	-	-
Paramount Estates - Admin Charges	-	-
V A Tech Ventures Pvt Ltd.	-	-
Modi Farm House Hyderabad LLP-Admin & Marketing	-	-
Rajesh Kadakia - Greens Group	-	-
Sharad Kadakia - Greens Group	-	-
Vista Homes (Admin & Marketing)	-	-
AAD Corporation Private Limited	31,968	31,968
Alvia Mehdi	5,426	10,852
Dr Narsimha Rao	17,420	17,420
Homeline Builders & Developers	-	-
Homeline Infra	71,479	71,479
JMKGEC Realtors Pvt Ltd	12,902	32,240
K Saraswathi	1,82,305	1,82,305
Mehta & Modi Homes	4,16,280	4,16,280
Modi Realty Miryalaguda LLP	2,57,850	1,08,000
Victor Gunday	3,500	6,161
Divya Reddy	31,152	15,576
Nayara Energy Limited (Essar Oil Limited)	25,960	34,976
Nilgiri Estates - Admin Charges	-	54,000
Rajesh Kumar Jayantilal Kadakia	32,483	43,242
SDNMKJ Realty Pvt Ltd	12,585	15,803
Sharad Kumar Jayantilal Kadakia	32,484	43,242
Syed Furqan Mehdi	-	-
Syed Mahmood Kamran Mehdi	-	-
Syed Mehdi	-5,363	5,899
Vilas @ Silver Creek Owners Associations	-	-
Vista Homes Owners Association	14,572	14,572
Soham Mansion Owners Association	-	-
Mr.Vikram Baru	-	-
A1001-Sajja Mohan Srinivas Ravindra/Tirumalamb	2,26,963	11,688
A1003-Shed Mazhar Ali	27,63,403	89,849
A1004-Neelam Pandey	80,950	
A1007-Abhinav Chowdary/Vijay Kumar/Ram	9,19,808	
A1008-Bitla Bharath Bhushan Reddy/Nandyala S	25,91,464	
A105-Rahila Bhanu Liaquat	1,13,726	
A107-Bellary Madhavi Latha	2,69,348	21,32,963
A108-A Mohan Ganesh/G Sita Madhavi	2,44,950	2,44,950
A301-T Sita Lakshmi	4,53,751	17,95,288
A304-Mr.Peruri Suryanarayana Rao	2,96,050	1,81,675
A305-Shaini P Srinivas	7,80,701	17,30,545
A306-Pradeep Kumar Nara	9,13,300	-
A401-Dr. G Narsimha Rao	4,25,501	1,86,032
A402-Samir Christopher Hartnett	35,09,675	21,13,590
A403-Ramdas Duggirala	2,81,175	1,73,050
A404-Modem Chandra Shekar	5,08,401	1,80,598
A407-Pulakanti Rama Devi/Mohan Rao	3,03,050	2,09,750
A408-Puram Srinitha	3,08,900	2,09,750
A502-Razia Ahmed	2,44,835	
A503-Sabbani Supriya	9,07,187	25,99,063
A505-M Surekha	13,14,751	18,56,657
A506-Ankita Patnaik/Rakesh Kumar Pattnaik	5,59,010	21,50,060
A507-Milind Madhav Challawar	7,20,905	1,32,642
A601-Samia Ali Khan	35,34,675	2,83,030
A602-Madgula Ashwini	8,50,518	57,458
A604-S A Zaheer Ahmed	1,78,821	

AJAY MEHTA Chartered Accountant M.No.035149 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED

CIN: U65993TG1994PTC017795

GROUPINGS FOR THE YEAR ENDED 31st MARCH 2021

A605-Mamilla Sunitha	10,42,119	54,949
A606-Jagana Lokesh/Lalitha Kumari P	10,74,271	28,33,859
A701-B Hyma	8,62,570	13,301
A703-Bahadur Singh Malik	10,06,912	
A704-Tummi Usha Rani	12,22,251	59,438
A707-Madgula Ashwini	12,06,104	66,174
A708-Nukala Sarika	10,16,232	14,163
A802-P Vikas Harsha/ V Sheetal Mohan Das	7	45,558
A803-Kailash Kaur Malik	2,53,263	
A805-Ms Rashmi	2,78,226	61,125
A806-Gaurav Chawla	19,27,550	12,350
A807-Madhusudhan Rachakonda	70,913	70,913
A901-Kshirsagar Sadanand/Bhavesh Sadanand	500	40,826
A902-Evani Annupurna Soumya	3,348	56,051
A904-P S Arun	2,84,450	62,250
A-905 Ashwini Yenna / Hema Malathi Yenna	-	62,812
A906-Thota Raja Balasubramanyam	2,98,766	67,187
A908-K Raghavendra Prasad	17,62,819	
B105-Jagdish Balasubramaniam	12,23,251	7,79,436
B301-Sanjeeb Dey	3,34,200	18,62,000
B302-Thilek Kumar Muniyappan	-	694
B305-Sircilla Chandra Shekar	47,00,210	22,52,913
B405-Sircilla Shiva Raj	2,74,039	1,75,094
B501-Madhava Rao Nishal	17,60,000	1,98,250
B502-K V Lakshmi /K Nageshwara Rao	25,53,207	13,188
B503-Shaik Chand Basha	3,57,285	75,125
B601-Hameed Khan/Rukhaya Begum	13,35,626	23,07,344
B605-Vavilala Raghavendra Kumar	2,78,194	27,57,929
B701-Gulshan Kumar	28,83,750	89,437
B702-Vijaya Bharathi Pandyala	1	1
B801-Dr.Sunkara Rajeshwara Ra/Swarna Latha	18,60,812	90,906
B802-C Narahari Sujatha/Vijaya Bhaskar B	42,79,436	41,150
B901-Indranel Mukharjee/Smita Deshpande	85,875	2,03,625
C605-B Prabhakar Bhandar Palli	21,51,450	2,11,250
C705-Mr Abhijit Chaudhari	2,47,125	1,08,825
B1005-T Radhika	24,64,024	-
B304-Muthyala Bala Ambika/Mbs Gopal Naidu	46,68,772	-
B403-Ranjani Jangiti & Pavan Kumar Jangiti	61,32,185	-
B404-Ponguru Ramesh	1	-
B704-Bharadwaja Mudigonda/Niharika Kasturi	1,49,064	-
B705-Gaddam Shailaja/L Ramesh Babu	14,15,001	-
C1002-Nazia Khalid Golandaz/Khalid Nasrulla	97,956	-
C-105 Anil Kumar Vangipurapu	78,41,249	-
C301-Akkapeddi Nagalakshmi/Asv Murthy	13,57,053	-
C302-Kailash Panday	2,30,150	-
C304-Aishwarya Acharya/Ncln Charyulu	10,41,268	-
C401-Mrs.K Karuna Sree/Mr.P.R.Venkat T Rao	17,90,342	-
C403-Mr Tadavarthy Vasudev	44,78,057	-
C404-Choudary Om Prakash	16,80,050	-
C502-Bn Priyanka	21,17,376	-
C504-Veeraganta Subramanyam/Subhadra Devi	39,683	-
C601- Kadali Lakshmi Surekha/ K Sreenivasa Rao	34,41,833	-
C602-Sai Phani Devi/Arunkanth	23,00,887	-
C603-Arun Agarwal	91,434	-
C606-Akku Mahanty Manoj Kumar & A Balatripura	53,90,626	-
C702-Rajeshwari Desai/Santosh Desai	31	-
C703-Jonnal Renuka	8,34,564	-
C706-L E V Rajiv Kumar/C Keerthana	21,83,110	-
C802-Sreeramoju Usha	22,84,048	-
C804-Moka Subba Rao	6,56,896	-

AJAY MEHTA Chartered Accountant M.No.035049 SECUNDERABAD

MODI PROPERTIES PRIVATE LIMITED
CIN: U65993TG1994PTC017795
GROUPINGS FOR THE YEAR ENDED 31st MARCH 2021

	As at 31st March 2021	As at 31st March 2020
C901-Panjala Anjaneyulu Goud	45,29,844	-
C902-Mamta Shirbhayye/Chandan Shirbhayye	25,22,436	-
C905- G Sree Lakshmi/G Venkateshwar Reddy	16,06,262	-
Bhavesh Mehta L.O A/c	3,36,767	14,34,011
Mehul Mehta L.O A/c	15,45,042	22,39,721
Aedis Developers LLP	13,260	-
GV Discovery Centers Pvt Ltd	1,95,435	-
GV Research Centers Pvt Ltd	1,01,150	-
Mehta & Modi Realty Kowkur LLP	76,267	-
Silver Oak Villas	1,41,687	-
Modi Realty Genome Valley LLP	1,16,688	-
Modi Realty Mallapur LLP	1,47,916	-
SP-Summit Sales LLP Common Expenses	71,048	-
Total	**12,51,69,044**	**3,58,04,508**

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Cash at bank	As at 31st March 2021	As at 31st March 2020
Accrued Interest		-
AXIS Bank	73,920	16,93,486
SBH A/c No :62448036298	963	2,19,912
Yes Bank Ltd -009763700001633	7,04,611	25,09,621
KMBL Current Account	7,84,922	35,45,597
KMBL Escrow Account	9,53,400	
KMBL RERA Account	45,12,537	45,971
Kotak Mahindra Bank A/c	50,000	
Yes Bank Current Account	17,06,548	21,12,575
Yes Bank RERA Account	25,000	25,000
Total	**88,11,902**	**1,01,52,162**

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Receivables	As at 31st March 2021	As at 31st March 2020
Advances to Suppliers	-	5,65,31,650
Total	**-**	**5,65,31,650**

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Balance with Revenue authorities	As at 31st March 2021	As at 31st March 2020
TDS Receivable for Current Year	9,29,062	3,84,449
TDS Receivable for Previous Years	9,46,488	20,39,513
GST Receivable	3,83,724	-
Total	**22,59,273**	**24,23,962**

AJAY MEHTA Chartered Accountant M.No.035[illegible] SECUNDERABAD

TM

Alphabets of Trust

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

Audit Engagement Letter

Audit of Financial Statements under the Companies Act, 2013 and the Rules thereunder

To,
The Board of Directors of
MODI PROPERTIES PRIVATE LIMITED
5-4-187/3&4,
2nd Floor, Soham Mansion,
M.G.Road,
Secunderabad-3,
Telangana,
Pin Code: 500003

Dear Sir,

I refer to the letter dated 30-09-2021 informing me about my (re) appointment/ratification as the auditors of the Company. You have requested that I audit the financial statements of the company as defined in Section 2(40) of the Companies Act, 2013, for the financial year beginning April 1, 2020 and ending March 31, 2021. The financial statements of the Company include, where applicable, consolidated financial statements of the Company and of all its subsidiaries, associate companies and joint ventures. I am pleased to confirm my acceptance and my understanding of this audit engagement by means of this letter.

My audit will be conducted with the objective of me expressing an opinion if the aforesaid financial statements give the information required by the Companies Act, 2013 in the manner so required, and give a true and fair view in conformity with the applicable accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2021, and its profit/loss and its cash flows for the year ended on that date.

I will conduct my audit in accordance with the Standards on Auditing (SAs), issued by the Institute of Chartered Accountants of India (ICAI) and deemed to be prescribed by the Central Government in accordance with Section 143(10) of the Companies Act, 2013. Those Standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by the Management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, including the possibility of collusion or improper management override of controls, there is an unavoidable risk that material misstatements due to fraud or error may occur and not be detected, even though the audit is properly planned and performed in accordance with the SAs.

AJAY MEHTA
Chartered Accountant
M.No. 35449
SECUNDERABAD

5-4-187/3 & 4, Soham Mansion, M. G. Road, SECUNDERABAD - 500 003.
✆ 27544517, 27543213 Cell : 98484 50353 E-mail : ajayca_12@yahoo.com

In making our risk assessments, we consider internal control relevant to the entity's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies in internal control relevant to the audit of the financial statements that we have identified during the audit.

My audit will be conducted on the basis that the Management acknowledge and understand that they have the responsibility:

(a) For the preparation of financial statements that give a true and fair view in accordance with the applicable Financial Reporting Standards and other generally accepted accounting principles (GAAP) in India.

(b) Identifying and informing me of financial transactions or matters that may have any adverse effect on the functioning of the Company.

(c) Identifying and informing me of:
- All the pending litigations and confirming that the impact of the pending litigations on the Company's financial position has been disclosed in its financial statements;
- All material foreseeable losses, if any, on long term contracts including derivative contracts and the accrual for such losses as required under any law or accounting standards; and
- Any delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

(d) Informing me of facts that may affect the financial statements, of which Management may become aware during the period from the date of my report to the date the financial statements are issued.

(e) Identifying and informing me as to whether any director is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Companies Act, 2013. This should be supported by written representations received from the directors as on March 31, 2021 and taken on record by the Board of Directors.

(f) To provide me, inter alia, with:
- Access, at all times, to all information, including the books, accounts, vouchers and other records and documentation of the Company, whether kept at the Head Office or elsewhere, of which the Management is aware that are relevant to the preparation of the financial statements such as records, documentation and other matters. This will include books of account maintained in electronic mode;
- Access, at all times, to the records of all the subsidiaries (including associate companies and joint ventures as per Explanation to Section 129(3) of the 2013 Act) of the Company in so far as it relates to the consolidation of its financial statements, as envisaged in the 2013 Act;
- Access to reports, if any, relating to internal reporting on frauds (e.g., vigil mechanism reports etc.), including those submitted by cost accountant or company secretary in practice to the extent it relates to their reporting on frauds in accordance with the requirements of Section 143(12) of the 2013 Act;
- Additional information that I may request from the Management for the purposes of my audit;

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

- Unrestricted access to persons within the Company from whom I deem it necessary to obtain audit evidence. This includes my entitlement to require from the officers of the Company such information and explanations as I may think necessary for the performance of my duties as the auditors of the Company; and
- All the required support to discharge my duties as the statutory auditors as stipulated under the Companies Act, 2013 and ICAI standards on auditing and applicable guidance.

As part of my audit process, I will request from the Management written confirmation concerning representations made to me in connection with my audit.

My report prepared in accordance with relevant provisions of the Companies Act, 2013 would be addressed to the shareholders of the Company for adoption of the accounts at the Annual General Meeting. In respect of other services, my report would be addressed to the Board of Directors. The form and content of my report may need to be amended in the light of my audit findings.

In accordance with the provisions of Section 143(12) and 143(13) of the Companies Act, 2013, if in the course of performance of my duties as auditor, I have reason to believe that an offence involving fraud is being or has been committed against the Company by officers or employees of the Company, I will be required to report to the Central Government, in accordance with the rules prescribed in this regard which, inter alia, requires me to forward my report to the Board or Audit Committee, as the case may be, seeking their reply or observations, to enable me to forward the same to the Central Government. Such reporting will be made in good faith and, therefore, cannot be considered as breach of maintenance of client confidentiality requirements or be subject to any suit, prosecution or other legal proceeding since it is done in pursuance of the Companies Act, 2013 or of any rules or orders made thereunder.

I also wish to invite your attention to the fact that my audit process is subject to peer review or quality review under the Chartered Accountants Act, 1949. The reviewer may inspect, examine or take abstract of my working papers during the course of the peer review or quality review.

I may involve specialists and staff from my affiliated network firms to perform certain specific audit procedures during the course of my audit.
I look forward to full cooperation from your staff during my audit.

Please sign and return the attached copy of this letter to indicate your acknowledgement of and agreement with, the arrangements for my audit of the financial statements including our respective responsibilities.

Yours faithfully,

AJAY MEHTA Chartered Accountant M.No.035449 SECUNDERABAD

Ajay Mehta
Chartered Accountant
M. No. 035449

Date: 30-09-2021
Place: Secunderabad

For and on behalf of Board of Directors
MODI PROPERTIES PRIVATE LIMITED

(SOHAM SATISH MODI)
Director
DIN: 00522546