

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2022-23

PAN	ABPFA0002Q		
Name	AEDIS DEVELOPERS LLP		
Address	5-4-187/3 & 4,2ND FLOOR , SOHAM MANSION , MG ROAD , RANIGUNJ , SECUNDERABAD , 36-Telangana , 91-India , 500003		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	477046881080922

Taxable Income and Tax details	Current Year business loss, if any	1	2,14,309
	Total Income		(
	Book Profit under MAT, where applicable	2	(
	Adjusted Total Income under AMT, where applicable	3	(
	Net tax payable	4	(
	Interest and Fee Payable	5	(
	Total tax, interest and Fee payable	6	(
	Taxes Paid	7	(
Accreted Income & Tax Detail	(+) Tax Payable /(-) Refundable (6-7)	8	(
	Accreted Income as per section 115TD	9	(
	Additional Tax payable u/s 115TD	10	(
	Interest payable u/s 115TE	11	(
	Additional Tax and interest payable	12	(
	Tax and interest paid	13	(
	(+) Tax Payable /(-) Refundable (12-13)	14	(

This return has been digitally signed by SOHAM SATISH MODI in the capacity of Principal Officer having PAN ABMPM6725H from IP address 183.83.135.138 on 08-09-2022 11:42:51
DSC SI. No. & Issuer 3097367 & 51172928CN=Capricorn CA 2014,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated

Barcode/QR Code



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DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

#72

Name Of Assessee : Aedis Developers Llp
PAN : ABPFA0002Q
Office Address : 5-4-187/3 & 4,2nd Floor, Soham Mansion, Mg Road, Ranigunj, Secunderabad, Telangana-500003
Status : FIRM (LIMITED LIABILITY)
Ward No : WARD 10(1),HYDERABAD
D.O.I. : 29/04/2019
Mobile No. : 9502200911
Email Address : sambasivarao@modiproperties.com
Name Of Bank : Yes Bank
Micr Code : 500532002
Ifsc Code : Yesb0000097
Address : Begumpet, Secundrabad
Account No. : 009763700003021
Return : Original
Import Date : Ais : 25-08-2022 05:14 Pm
26as : 25-08-2022 05:13 Pm

Assessment Year : 2022 - 2023
Financial Year : 2021 - 2022

Tis : 25-08-2022 05:14 Pm

ITR Filed
08/09/22

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession

Aedis Developers Llp			
Profit Before Tax As Per Profit And Loss Account			0
Add :			
Disallowed U/s 37			-242906
Disallowed U/s 43B	23597		
	5000	28597	
Less : Interest On Fdr		-214309	
		-14849	
		-229158	

Income From Other Sources

Interest On Fd			14849
Total		14849	
		14849	

Inter-head Adjustment Of Losses U/s 71

Business Loss Set Off From Income From Other Sources

Current Year Losses Carried Forward

Business Loss Of Rs. 214309

Gross Total Income

Total Income			Nil
			Nil

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. Nil

Tax Payable

Nil

Nil

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account	Status
Yes Bank Sp Road,secunderabad	YESB0000097	009772400000050	Current	

Information regarding Turnover/Gross Receipt Reported for GST

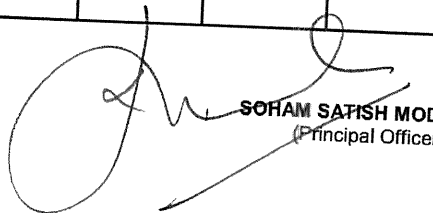
GSTR No.	
Amount of turnover/Gross receipt as per the GST return filed	36ABPFA0002Q1ZD 16002062

LOSSES TABLE				
A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2020-21	Ordinary Business	1903546	-	1903546
2022-23	Ordinary Business	-	-	214309

ALLOWED/DISALLOWED U/S 43B				
Particulars	Assessment Year	Disallowed Amount (Rs.)	Allowed Amount (Rs.)	Balance Amount (Rs.)
Professional Tax	2022-23	5000	-	5000
Total		5000	-	5000

DISALLOWED U/S 37		
Sr. No.	Particulars	Amount
1	Interest and Late fee on GST	13578.00
2	interest and late fees on tds	4469.00
3	SIP LATE FEES	5550.00
	Total	23597.00

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	Interest from deposit	Other Source	194A	14849	14849	14849.00	Nil	0.00	-14849.00
2	Business receipts	Business		0	0				
3	GST turnover			16002062	16002062				
4	GST purchases			18570287	18570287				
5	Purchase of time deposits			2000000	2000000				


SOHAM SATISH MODI
 (Principal Officer)

Aedis Developers LLP
AAP-1177
Balance Sheet as at 31-3-2022

(Amount in Rs.)

		(Amount in Rs.)		
	Particulars	Note	31 March 2022	31 March 2021
I	EQUITY AND LIABILITIES			
1	Partners' Funds			
	Partners' Capital Account			
	(i) Partners' Contribution	3a	1,00,000.00	1,00,000.00
	(ii) Partners' Current Account	3b	55,15,182.30	37,82,583.92
	Reserves and surplus		-	-
			56,15,182.30	38,82,583.92
2	Non-current liabilities			
	Long-term borrowings	4	-	-
	Deferred tax liabilities (Net)		-	-
	Other long-term liabilities	5	1,55,328.60	1,69,33,057.63
			1,55,328.60	1,69,33,057.63
3	Current liabilities			
	Short-term borrowings	4	47,21,718.00	-
	Trade payables	6	13,67,447.67	11,91,031.70
	Other current liabilities	7	1,05,744.14	1,74,293.00
	Short-term provisions	8	-	-
			61,94,909.81	13,65,324.70
		Total	1,19,65,420.71	2,21,80,966.25
II	ASSETS			
1	Non-current assets			
	Property, Plant and Equipment			
	Property, Plant and Equipment	9	-	-
	Intangible assets		-	-
	Long Term Loans and Advances		-	-
	Other non-current assets	10	56,00,000.00	30,00,000.00
			56,00,000.00	30,00,000.00
2	Current assets			
	Inventories	11	-	93,66,230.64
	Trade receivables	12	60,87,444.00	47,82,310.00
	Cash and bank balances	13	2,34,193.90	17,54,189.60
	Short Term Loans and Advances	14	43,782.00	32,78,236.00
	Other current assets		-	-
			63,65,419.90	1,91,80,966.24
	Total		1,19,65,420.71	2,21,80,966.25
	Brief about the Entity	1	-	-
	Summary of significant accounting policies	2	-	-
	The accompanying notes are an integral part of the financial statements			

As per my report of even date

(Ajay Mehta)
Chartered Accountant
M.NO.035449

Place: Secunderabad

Date : 08-09-2022

[UDIN: 2025-10-01 10:00:00]

Aedis Developers LLP

(Soham Modi)
DIN:00522546

(Dhanraj Krishna)
DIN:07246636

Place: Secunderabad

Date : 08/09/2022

Aedis Developers LLP

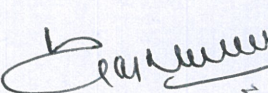
AAP-1177

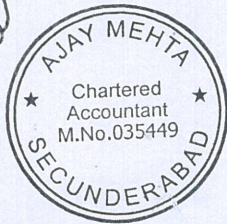
Statement of Profit and Loss account for the year ending 31.03.2022

(Amount in Rs.)

Particulars	Note	31 March 2022	31 March 2021
Revenue from operations	15	3,75,42,761	1,30,06,539
Other income	16	27,561	138
Total Income		3,75,70,321	1,30,06,677
Expenses:			
Cost of goods sold	17	3,52,20,859	98,90,332
Employee benefits expense	18	5,64,226	5,50,089
Finance costs	19	1,90,833	-
Depreciation and amortization expense	20	-	-
Other expenses	21	18,37,310	14,51,618
Total expenses		3,78,13,228	1,18,92,039
Profit/(loss) before exceptional and extraordinary items, partners' remuneration and tax		-2,42,907	11,14,638
Exceptional items (specify nature & provide note/delete if none)		-	-
Profit/(loss) before partners' remuneration and tax		-2,42,907	11,14,638
Partners' Remuneration		-	-
Profit before Tax		-2,42,907	11,14,638
Tax Expenses			
Current tax		-	-
Excess/ Short provision of tax relating to earlier years		-	-
Deferred tax charge/ (benefit)		-	-
		-	-
		-	-
Profit/(Loss) for the year		-2,42,907	11,14,638
Brief about the Entity	1		
Summary of significant accounting policies	2		
The accompanying notes are an integral part of the financial statements			

As per my report of even date


(Ajay Mehta)
Chartered Accountant
M.NO.035449

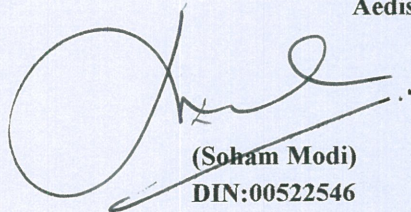


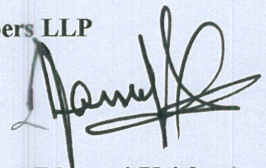
Place: Secunderabad

Date : 08-09-2022

UDIN: 22035449AR1BFR9264

Aedis Developers LLP


(Soham Modi)
DIN:00522546


(Dhanraj Krishna)
DIN:07246636

Secunderabad

Date : 08/09/2022

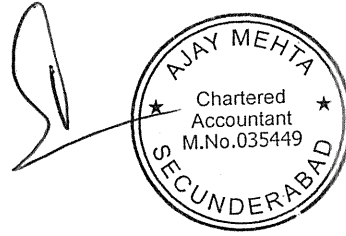
Aedis Developers LLP
Notes forming part of the Financial Statements for the year ended, 31st March, 2022

Note - 3a Partners Contribution Account

(Amount in Rs.)				
Sr. No.	Name of Partner	Agreed contribution	Share of profit/ (loss) (%)	As at 1st April 2021
1	Modi Properties Pvt. Ltd.	50,000.00	50%	50,000.00
2	Dhanraj Krishna	50,000.00	50%	50,000.00
				1,00,000.00

Note - 3b Partners Current Account

(Amount in Rs.)					
Sr. No.	Name of Partner	Share of profit/ (loss) (%)	As at 1st April 2021	Introduced/contributed during the year	Remuneration for the year
1	Modi Properties Pvt. Ltd.	50.00%	22,89,858.96	47,09,902.00	-
2	Dhanraj Krishna	50.00%	14,92,724.96	-	-
			37,82,583.92	47,09,902.00	-
	Previous Year		48,02,847.56	27,13,000.00	-
				48,47,902.00	11,14,638.36
					55,15,182.30
					37,82,583.92



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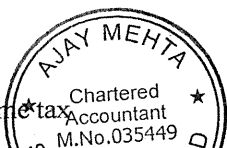
Aedis Developers LLP

Notes forming part of the Financial Statements for the year ended, 31st March, 2022

(Amount in Rs.)

4 Borrowings	Long Term		Short Term	
	31st March 2022	31st March 2021	31st March 2022	31st March 2021
Secured				
Term loans				
from banks	-	-	-	-
Loans repayable on demand				
from banks	-	-	-	-
from other parties	-	-	-	-
Loans and advances from related parties	-	-	-	-
Total (A)	-	-	-	-
Unsecured				
Term loans				
from banks	-	-	-	-
from other parties	-	-	-	-
Loans repayable on demand				
from banks	-	-	-	-
from other parties	-	-	-	-
Deferred payment liabilities	-	-	-	-
Loans and advances from related parties	-	-	47,21,718	-
Other loans advances (specify nature)	-	-	-	-
Total (B)	-	-	47,21,718	-
Total (A) + (B)	-	-	47,21,718	-

5	Other long term liabilities	31st March 2022	31st March 2021		
	Advance from customers	1,55,329	1,20,497		
	Instalments receivable	-	1,68,12,561		
	Total Other long term liabilities	1,55,329	1,69,33,058		
6	Trade payables	31st March 2022	31st March 2021		
	Total outstanding dues of micro, small and medium enterprises	-	-		
	Total outstanding dues of creditors other than micro, small and medium enterprises	13,67,448	11,91,032		
	Total Trade payables	13,67,448	11,91,032		
	Disclosure relating to suppliers registered under MSMED Act based on the information				
7	Other current liabilities	31st March 2022	31st March 2021		
	Goods and Service tax payable	22,666	1,19,136		
	TDS payable	31,464	17,099		
	Other payables (specify nature)	51,614	38,058		
	Total Other current liabilities	1,05,744	1,74,293		
8	Provisions	Long term		Short term	
		31st March 2022	31st March 2021	31st March 2022	31st March 2021
	Other provisions	-	-	-	-
	Provision for Income tax	-	-	-	-



Aedis Developers LLP

Notes forming part of the Financial Statements for the year ended 31st March, 2022

(Amount in Rs.)

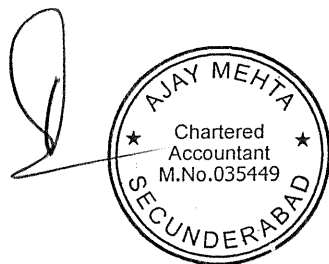
10	Other non-current assets	31st March 2022	31st March 2021
	Security Deposits	56,00,000	30,00,000
	Total	56,00,000	30,00,000

11	Inventories	31st March 2022	31st March 2021
	WIP	-	93,66,231
	Total	-	93,66,231

12	Trade receivables	31st March 2022	31st March 2021
	Outstanding for a period less than 6 months from the date they are due for receipt	-	-
	Secured Considered good	60,87,444	47,82,310
	Unsecured Considered good	60,87,444	47,82,310
	Outstanding for a period exceeding 6 months from the date they are due for receipt	-	-
	Total	60,87,444	47,82,310

13	Cash and cash equivalents	31st March 2022	31st March 2021
	Balance with Bank		
	On current accounts	2,29,766	17,41,467
	Cash on hand	4,428	12,723
	Total	2,34,194	17,54,190

		Long Term		Short Term	
		31st March 2022	31st March 2021	31st March 2022	31st March 2021
14	Loans and advances				
	Unsecured				
	Loans advances to others	-	-	43,782	32,78,236
	Total	-	-	43,782	32,78,236



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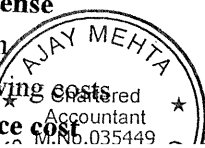
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Villas Orchids LLP

Notes forming part of the Financial Statements for the year ended 31st March, 2022

15 Revenue from operations		(Amount in Rs.)	
	31 March 2022	31 March 2021	
Sale of services	3,69,50,560.63	1,27,60,439.37	
Other operating revenue	5,92,200.00	2,46,100.00	
Revenue from operations	3,75,42,760.63	1,30,06,539.37	
16 Other income		31 March 2022	31 March 2021
Interest income	27,560.86	-	
Other income	-	138.00	
Total other income	27,560.86	138.00	
17 Cost of goods sold		31 March 2022	31 March 2021
Cost of raw material consumed			
Raw material consumed			
Inventory at the beginning of the year	-	-	
Add : Purchases during the year	-	-	
Less: Inventory at the end of the year	-	-	
Cost of raw material consumed(A)	-	-	
Purchases of stock in trade	2,58,54,628.34	1,39,74,832.45	
Construction Expenses during the year	2,58,54,628.34	1,39,74,832.45	
	2,58,54,628.34	1,39,74,832.45	
Changes in inventories of finished goods, work in progress and stock-in trade	31 March 2022	31 March 2021	
Inventories at the beginning of the year:			
Stock-in-trade	-	-	
Work in progress	93,66,230.64	52,81,730.08	
Finished goods	-	-	
Inventories at the end of the year:	93,66,230.64	52,81,730.08	
Stock-in-trade	-	-	
Work in progress	-	93,66,230.64	
Finished goods	-	-	
(Increase)/decrease in inventories of finished goods, work-in-progress and stock-in-trade	-	93,66,230.64	
Total	93,66,230.64	-40,84,500.56	
18 Employee benefits expense	3,52,20,858.98	98,90,331.89	
Salaries, wages, bonus and other allowances	5,48,855.00	5,42,152.00	
Gratuity expenses	15,371.00	7,937.00	
Total Employee benefits expense	5,64,226.00	5,50,089.00	
19 Finance cost		31 March 2022	31 March 2021
Interest expense			
On bank loan	35.40	-	
Other borrowing costs	1,90,798.00	-	
Total Finance cost	1,90,798.00	-	



 Chartered Accountant
 No. 035449

20 Depreciation and amortization expense

On tangible assets

On intangible assets

Total Depreciation and amortization expense**31 March 2022****31 March 2021**

-

-

-

-

-

-

21 Other Expenses

Promotion Expenses

Professional Services

Statutory Interest & Penalties

Other Indirect Expenses

Total**31 March 2022****31 March 2021**

7,37,655.79

4,07,902.12

2,08,479.00

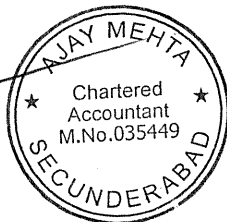
9,78,060.46

23,597.00

4,231.00

8,67,577.94

61,424.55

18,37,309.73**14,51,618.13**

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A handwritten signature in black ink, appearing to be 'Dilip', with a small circular stamp containing the initials 'DL' above it.

M/s. Aedis Developers LLP
Asst. Year 2022-23

Note 1: Background of the Entity:

The entity is a Limited Liability Partnership concern. It is engaged in the business that of real estate business and other related service in relation to real estate business.

Note 2: Notes forming part of Financial Statements:

1. Significant Accounting Policies

a. Basis of Preparation of Financial Statements:

The financial statements have been prepared to comply in all material respects with the Indian Generally Accepted Accounting Principles (GAAP) including the accounting standards issued by The Institute of Chartered Accountants of India. 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.

The accounting policies adopted in the preparation of financial statements are consistent with those of previous year.

b. 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. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities which are recognized in the period in which the results are known/materialized.

c. 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).

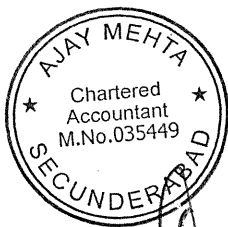
The revenue is recognized where the progress on the project has reached to a reasonable stage of 25% completion. The work percentage of work completion is determined with reference to the proportion of project cost incurred for work performed upto the balance sheet date bear to the estimated total cost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

The estimated of 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..

d. Property, Plant & Equipment:

The Gross Block of Property, Plant & Equipment including intangible assets, if any, are stated at their opening written down value as on 01.04.2020 as the detailed back records are not readily available to arrive at historical cost of the same less accumulated depreciation and impairment losses, if any, till date.



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e. Depreciation on Fixed Assets:

Depreciation on Fixed Assets is provided to the extent of depreciable amount on the Written down Value (WDV) Method. The rates adopted for depreciation as specified under Income Tax Act.

f. Inventories:

Inventories are valued at the lower of cost and net realizable value. The net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and estimated costs necessary to make the sale.

g. Borrowing Costs:

Towards Assets

Borrowing costs towards acquisition, construction or purchase of qualifying asset are capitalised. Further, general borrowings towards the same are capitalised on proportionate basis.

Towards Working Capital

Borrowing cost towards working capital is charged to revenue.

h. Current and Non-Current Assets:

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

All the assets / liabilities that are receivable / repayable are more than the Entities normal operating cycle of 12 months have been considered as 'non-Current'.

i. Provisions, Contingent Liabilities & Assets:

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

Other Disclosures:

- a. The LLP does not have any contingent liabilities as on 31st March 2022.
- b. The LLP does not have any Capital Commitments as on 31st March 2022.
- c. The LLP has not received any intimation from 'Suppliers' regarding their status MICRO, SMALL, MEDIUM ENTERPRISES Development Act 2006 and hence disclosures, if any, relating to the amounts unpaid as at the yearend together with interest payable / paid as required under the Act has not been given.
- d. The balances standing as on 31st March 2022 to the debit and credit of all accounts are subject to respective confirmation.
- e. The closing stock as on 31.03.2022 is taken as valued and certified by the management.
- f. In accordance with the Guidance Note on Accounting for GST issued by ICAI, GST collected from customers has not been included in the sales revenue and GST paid on purchases has not been added to Purchases. Further, the GST output on sales and GST input on purchases is considered as Balance Sheet item and is not included in the Profit and loss account. This has therefore no impact on profit or loss for the year.
- g. The percentage of work completed under the project upto 31-3-2022 is 100% which is determined with reference to the proportion of project cost incurred for work performed upto Balance Sheet date bear to the estimated total cost of project. The details of revenue recognized and cost recognized accordingly is as under:

Revenue Recognized	Rs.3.69,50,560.63
Cost recognized	Rs.3,52,20,858.98

Prior year comparatives:

The previous year's figures have been re-grouped/re-arranged so as to be comparable with those of current year.



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Auditor's Report

To
The Partners
AEDIS DEVELOPERS LLP

Report on the Financial Statements

I have audited the accompanying financial statements of **Aedis Developers LLP** which comprise the Balance Sheet as at March 31, 2022, the statement of Profit & Loss for the year ended on March 31, 2022 and a summary of significant accounting policies and other explanatory information.

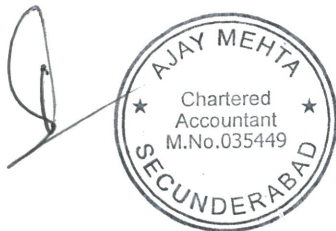
Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the LLP in accordance with the Accounting Standards. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. 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 misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and 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. In making those risk assessments, the auditor considers internal control relevant to the LLP'S preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.



AJAY MEHTA
Chartered Accountant
M.No.035449
SECUNDERABAD

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

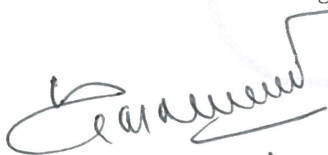
Opinion

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

- a) In the case of the Balance Sheet, of the state of affairs of the LLP as at March 31, 2022; and
- b) In the case of the statement of profit and loss, of the profit for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. I report that:
 - a) I have obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purpose of my audit;
 - b) In my opinion proper books of account as required by law have been kept by the LLP so far as appears from my examination of those books.
 - c) The Balance Sheet and the statement profit & loss dealt with by this Report is in agreement with the books of account.
 - d) In my opinion the Balance Sheet and the statement of profit & loss comply with the Accounting Standards to the extent applicable.



(Ajay Mehta)

Chartered Accountant

(Membership No.035449)

Place: Secunderabad

Date: 08-09-2022

UDIN: 22035449ARJB FR9264

