

ASSESSMENT YEAR		2024-2025		BALANCES AS ON:	31-03-2024
NAME OF THE ENTITY:		M/s. MEHTA & MODI	REALTY KOWKUR LLP		
BALANCE SHEET					
LIABILITIES	SCHED ULE	AMOUNT	ASSETS	SCHEDULE	AMOUNT
PARTNERS CAPITAL	A	8,51,93,423.57	FIXED ASSETS	G	18,048.00
UNSECURED LOANS	B	7,44,75,495.56	CASH IN HAND	H	1,12,240.00
OUTSTANDING EXPENSES	C	5,05,452.92	CASH AT BANK	I	8,92,808.73
SUNDRY CREDITORS	D	68,70,002.64	DEPOSITS, LOANS & AD	J	3,39,40,982.48
CUSTOMER ACCOUNTS	E	3,89,718.58	INVENTORY	K	11,46,93,426.73
INSTALMENTS RECEIVABL	F	4,02,07,793.51	SUNDRY DEBTORS	L	5,79,84,380.84
		20,76,41,886.78			20,76,41,886.78
					-
Notes to Accounts Schedule - S			For MEHTA & MODI REALTY KOWKUR LLP,		
As per my report of even date					
KGM & Co.					
Chartered Accountant					
M.NO.			DESIGNATED PARTNER		
Place: Secunderabad			Place: Secunderabad		
Date :			Date :		
ICAI-UDIN -					

ASSESSMENT YEAR	2024-2025	BALANCES AS ON:			31-03-2024		
NAME OF THE ENTITY:		M/s. MEHTA & MODI REALTY KOWKUR LLP					
CONSTRUCTION ACCOUNT FOR THE YEAR ENDED 31-03-2024							
To	Oepning balance			12,91,00,849.12	By	Sales	7,28,20,368.25
To	Expenses during the year			4,34,30,640.32	By	Closing Stock	11,46,93,426.73
To	Gross Profit			1,49,82,305.55			
				<u>18,75,13,794.99</u>			<u>18,75,13,794.98</u>
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2024							
	EXPENDITURE		SCHEDULE	AMOUNT		INCOME	SCHEDULE
To	Promotions Expenes		M	31,37,602.60	By	Gross Profit	1,49,82,305.55
To	Salaries & Employee benefits		N	18,31,696.00	By	Interest from unsecure loans	8,688.00
To	Services charges		O	54,56,956.08	By	Interest from customers	3,71,428.00
To	Penalties		P	480.60	By	Interest on IT Refund	6,976.30
	Other Indirect expenses		Q	4,82,860.45			
To	Financial Expenses		R	2,34,744.00			
To	Share of profit transferred to partners:						
	MPPL	21,12,529.06					
	Anand Mehta	21,12,529.06		42,25,058.12			
				<u>1,53,69,397.85</u>			<u>1,53,69,397.85</u>
	Notes to Accounts Schedule - S					For MEHTA & MODI REALTY KOWKUR LLP,	
	As per my report of even date						
	KGM & Co.						
	Chartered Accountant						
	M.NO.					DESIGNATED PARTNER	
	Place: Secunderabad						
	Date :						
	ICAI-UDIN -						

ASSESSMENT YEAR	2024-2025			BALANCES AS ON:	31-03-2024
NAME OF THE ENTITY:	M/s. MEHTA & MODI REALTY KOWKUR LLP				
PARTNERS CAPITAL ACCOUNTS					
MODI PROPERTIES PRIVATE LIMITED					
To	Amounts paid during the year	16,08,000.00	By	Balance b/fd. (1-4-23)	6,28,39,856.23
To	Balane c/fd. (31-03-24)	7,58,54,385.29	By	Amount received	1,25,10,000.00
			By	Share of Profit (50%)	21,12,529.06
		<u>7,74,62,385.29</u>			<u>7,74,62,385.29</u>
ANAND MEHTA					
To	Balane c/fd. (31-03-24)	92,39,038.28	By	Balance b/fd. (1-4-23)	71,26,509.22
		-	By	Sahre of Profit (50%)	21,12,529.06
		<u>92,39,038.28</u>			<u>92,39,038.28</u>

ASSESSMENT YEAR	2024-2025	BALANCES AS ON:	31-03-2024
NAME OF THE ENTITY:	M/s. MEHTA & MODI REALTY KOWKUR LLP		
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2024			
		Amount in Rs.	
SCHEDULE-A			
FIXED CAPITAL			
Modi Properties Pvt. Ltd.		50,000.00	
Anand Mehta		50,000.00	
RUNNING CAPITAL			
Modi Properties Pvt. Ltd.		7,58,54,385.29	
Anand Mehta		92,39,038.28	
		8,51,93,423.57	
SCHEDULE-B			
LOANS & ADVANCES:			
SECURED LOANS:			
Bajaj Housing Finance Ltd.		2,03,90,666.56	Balance Confirmation
UNSECURED LOANS:			
Paramount Builders	14,59,607.00		
Malve Durga Das	11,29,700.00		
Mattay Shyam Sunder	4,10,800.00	30,00,107.00	
ADVANCES			
Modi Consultancy Services	1,67,60,440.00		
Modi Housing Pvt. Ltd.	2,66,00,120.00		inter balance
Modi Properties Pvt. Ltd.	77,24,162.00	5,10,84,722.00	
		7,44,75,495.56	
SCHEDULE-C			
OUTSTANDING EXPENSES			
TDS Payable		2,60,576.00	
GST Payable		1,25,601.92	
Audit Fees payable		49,500.00	
Electricity Bills payable		33,175.00	
ESI Payable		4,599.00	
PF Payable		21,001.00	
PT Payable		11,000.00	
		5,05,452.92	
SCHEDULE-D			
SUNDRY CREDITORS:			
Construction Material Vendors			
SUP - BHAGWATHI STEEL TUBES	826.00		
SUP-JVM Enterprises	811.00		
SUP-Modi Housing Pvt Ltd-Treding	48,93,910.64		
SUP-Modi Realty Pocharam LLP	16,512.00		
SUP-M/s. Leela Steel Railing & Furniture	77,021.00		
SUP-Patel & Co.	3,735.00		
SUP-Praful Sanitary	1,18,101.00		
SUP-Premier Engineering Corporation	43,132.00		
SUP-Rainbow UPVC Doors and Windows	24,855.00		
SUP-Reflections Electricals (P) Ltd.	30,562.00		
SUP-Rita Seeds Store	6,750.00		
SUP - Veesamsetty Srinivas	10,516.00	52,26,731.64	
Contractors on Accounts			
CONT-B.Jogaiah	947.00		
CONT-B.Ramesh	274.00		
CONT-G.Mannem	480.00		
CONT-Kamalesh Kumar	993.00		
CONT-Kikkara Ganapathi	996.00		
CONT-K.Kumar	1,419.00		
CONT-MD Khudoos	3,492.00		
CONT-Nenavath Jayaram	4,920.00		
CONT-N.Laxmi Narayana Paints	2,785.00		
CONT-N Sharada	3,107.00		
CONT-P Gangadhar (Painting Work)	58,657.00		
CONT-P Praveen Kumar	200.00		
CONT-Ravichand Machgaiya	2,015.00		

		Amount in Rs.	
CONT-Sarvan	905.00		
CONT-V.Balakrishna	99.00	81,289.00	
Service Providers			
SP-Expert Security Guards	22,664.00		
SP-Feso Social Media Pvt Ltd(Smatbot)	9,500.00		
SP-KGM & Co	78,300.00		
SP-Leomind Creatives	65,286.00		
SP-Libra Outdoor Advertising	79,560.00		
SP-LNCO Advisors LLP	2,74,000.00		
SP-Mehta Propproperty Online Private Limited	52,200.00		
SP-Modi Consultancy Services	1,02,400.00		
SP-Modi Housing Pvt Ltd Services	5,808.00		
SP-Modi Properties Pvt Ltd	1,12,948.00		
SP-Modi Properties Pvt Ltd -Services	1,73,641.00		
SP-R.S Bajaj & Associates	21,600.00		
SP-Shreyas Services	32,090.00		
SP-Span Pride	1,09,344.00		
SP- Sri Bhavani Digitals	12,328.00		
SP-Varna Media	10,109.00		
SP-V Green Media Pvt. Ltd.	35,041.00	11,96,819.00	
Staff Credit Balances			
EMP-Bhatnagar Abhishek	20,831.00		
EMP-Dulla Devi	18,440.00		
EMP-Ilam Ramakrishna	22,663.00		
EMP-Krisman Sanjeet Singh Salary	34,548.00		
EMP-Lingaraju Anusha	11,523.00		
EMP-Naikam Anitha	17,350.00		
EMP-Naikam Anitha Comission	8,661.00		
EMP-Sada Nagamalleswara Rao Salary A/c	34,475.00		
EMP-S Sunil Kumar Salary	16,621.00	1,85,112.00	
Work Orders			
WO-Johnson Lifts Pvt Ltd	98,502.00		
WO-Nandana Fire Protection	67,841.00		
WO-Yousuf Ali	13,708.00	1,80,051.00	
		68,70,002.64	
SCHEDULE-E			
CUSTOMER ACCOUNTS:			
CUST-Flat No-A-115 Mrs.S Meenakshmi/Mr.R	4,939.98		
CUST-Flat No-A-403 Mr.Rahul Panuganti	25,000.00		
CUST-Flat No-A-417 Mr.Lt.Col.Vijay Kumar	4,011.60		
CUST-Flat No-B-110 Mrs.K Baby Lakshmi	1,182.00		
CUST-Flat No-B-512 Mrs.Deepa Suraj Premi/m	6,116.00		
CUST-Flat No-B-608 Mr.Ramesh Bahudur Sing	36,818.00		
Suspence Account	25,001.00	1,03,068.58	
Land Owners Account			
CUST-Flat No-A-303 Mr.Prem Kumar Sanghi	95,550.00		
CUST-Flat No-B-407 Mrs.Sushma Sanghi	95,550.00		
CUST-Flat No-B-507 Mrs.Sushma Sanghi	95,550.00		
		2,86,650.00	
		3,89,718.58	
SCHEDULE-F			
INSTALMENTS RECEIVABLE:			
Instalments receivable		4,02,07,793.51	
		4,02,07,793.51	
SCHEDULE-H			
CASH IN HAND			
Cash		1,12,240.00	
		1,12,240.00	
SCHEDULE-I			
BANK BALANCES:			
Indusind Bank Collection Account		25,000.00	
Indusind Bank Escrow Account		85,583.70	
Yes Bank Rera Account		1,000.00	
Yes Bank Current Account		7,41,334.24	

		Amount in Rs.	
Yes Bank sub Account		39,890.79	
		8,92,808.73	
SCHEDULE-J			
DEPOSITS, LOAND & ADVANCES:			
Deposits Land Lords:			
Mukta Agarwal	16,50,000.00		
Nilesh Agarwal	17,00,000.00		
Nilesh Agarwal Huf	16,50,000.00		
Prem Kumar Sanghi	3,15,000.00		
Prem Kumar Sanghi Deposit	17,00,000.00		
Prem Kumar Sanghi Huf	16,50,000.00		
Sushma Sanghi	16,50,000.00		
Deposits Others:			
TSSPDCL Deposit	96,846.00		
SUPADV-Sunrise Enterprises	6,000.00		
DEPR-Soham Modi HUF	1,00,000.00		
DEPR- SLLP Logistics	50,000.00		
DEPR-Summit Builders	1,00,000.00	1,06,67,846.00	
Advances - Contractors			
CONT-Homeline Infra	2,10,63,604.66		bills required
CONT-Sri Sai Civil Contractor Orasu Yellaiah	1,00,000.00	2,11,63,604.66	bills required
Advances - Suppliers			
SUP-Cosmo Durables Pvt Ltd	26,172.00		
SUP-Deesawala Rubber Industries	4,248.00		Admit audit to be finalise
SUP-Gautham Traders	54,942.00		Admit audit to be finalise
SUP-Minitech Floors	21,240.00		Admit audit to be finalise
SUP-Patel Enterprises	1,84,598.00		Admit audit to be finalise
SUP-Shakti UPVC Industries	17,384.00		Admit audit to be finalise
SUP-Venkateshwara Electrical Enterprises	17,143.00		Admit audit to be finalise
SUP - Vensai Global Pvt Ltd	7,080.00	3,32,807.00	Admit audit to be finalise
Advance to Service Providers			
SP-K Rajani	2,844.00		
SP-United Security Services	3,210.00		
SP-Karan Talwar & Associates	27,500.00	33,554.00	Exess paid adjust in next paymnt
Expenses Card Advances			
ECARD-A Suresh Petty Cash	6,611.00		
ECARD- E.Prasad	12,124.00		tr. To salary account
ECARD- G Murali Mohan	2,961.00		
ECARD- K Sanjeet Singh ICICI	10,000.00		
ECARD-P.Prabhakar	93,229.00	1,24,925.00	tr. To salary account
Others			
OTHLOAN-Greenwood Welfare Association Ld	8,05,299.00		inter balance
OTHLOAN-GST-Electronic Cash Ledger	2,90,062.22		
OTHLOAN-Shreyas Services	1,24,872.00		
TDS Receivable FY 23-24	1,96,441.60	14,16,674.82	
Staff			
EMP-A Suresh Salary A/c	1,86,571.00		
EMP-Krishman Sanjeet Singh Commission on a/	10,000.00		
EMP-S Sunil Kumar Commission on a/c.	5,000.00	2,01,571.00	
		3,39,40,982.48	
SCHEDULE-K			
INVENTORY:			
Work in progress		11,46,93,426.73	
		11,46,93,426.73	
SCHEDULE-L			
SUNDRY DEBTORS:			
A Block			
CUST-Flat No.A-117 Mrs.Ambika Bahri	37,50,800.00		
CUST-Flat No.A-214 M/s.Modi Consultancy Se	50,09,563.00		
CUST-Flat No-A-414 Mrs.Parna Chakraborty/n	3,11,640.00		
CUST-Flat No-A-602 Mrs.K Sharada/Mr.K.Sai	29,494.80		
CUST-Flat No-A-617 Mr.Neelagiri Mithun Chal	15,13,969.00	1,06,15,466.80	
B Block			

		Amount in Rs.	
CUST-Flat No-B-106 Mr.Thachat Ragash/ Mrs.	5,45,650.00		
CUST-Flat No-B-112 Mr.Piyush Kumar	3,327.98		
CUST-Flat No.B-207 Modi Properties Pvt Ltd	12,56,150.00		
CUST-Flat No.B-208 M/s.Modi Consultancy Se	63,34,751.00		
CUST-Flat No-B-209 Modi Housing Pvt Ltd	63,80,050.00		
CUST-Flat No-B-210 M/s.Modi Housing Pvt Lt	56,89,941.00		
CUST-Flat No-B-211 M/s.Modi Housing Pvt Lt	56,89,941.00		
CUST-Flat No-B-212 M/s.Modi Housing Pvt Lt	56,89,941.00		
CUST-Flat No-B-409 Mrs.Suman R Mulani/mr.	8,000.00		
CUST-Flat No-B-411 Mrs.T Saraswathi	80,490.00		
CUST-Flat No-B-412 Mrs.Nidhi Sinha/mr.SP V	9,41,928.06		
CUST-Flat No-B-509 Mrs.Ratan N Mulani/mrs.	8,000.00		
CUST-Flat No-B-607 Mrs.Bhavana Lulla Mehta	45,50,000.00		
CUST-Flat No-B-708 Mrs.Bhavana Lulla Mehta	45,50,000.00		
CUST-Flat No-B-709 Ms.Chandra P Mulani/mr.	50,000.00		
CUST-Flat No-B-711 Mrs.Vibha Anand Mehta	31,61,050.00		
CUST-Flat No-B-712 Mrs.Vibha Anand Mehta	24,25,000.00	4,73,64,220.04	
Owner Flats			
Mr. Nilesh Agarwal Huf		4,694.00	
		5,79,84,380.84	

ASSESSMENT YEAR	2024-2025	BALANCES AS ON:		31-03-2024
NAME OF THE ENTITY:	M/s. MEHTA & MODI REALTY KOWKUR LLP			
SCHEDULE FORMING PART OF PROFIT & LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2024				
SCHEDULE-M				
Promotions Expenes:				
PROMO-Discount	7,67,875.00			
PROMO-Print Media IGST @18%	30,000.00			
PROMORD-Brochures,Flyers & Stationery Com	2,730.00			
PROMORD-Brouchers,Flyers & Stationaery 5%	3,540.00			
PROMORD-Brouchers, Flyers & Stationery 12%	14,400.00			
PROMORD-Gifts 3%	62,330.10			
PROMORD-Hoarding GST @18%	5,72,064.00			
PROMORD-Logestics	510.00			
PROMORD-Print Media @ GST 12%	56,511.00			
PROMORD-Print Media @ GST 18%	4,54,178.00			
PROMORD-Print Media GST @5%	1,72,619.50			
PROMOUD-Exhibitions	1,33,080.00			
PROMOUD- Hoarding Rents	8,20,000.00			
PROMOUD-Logestics	12,000.00			
PROMOUD-Tour & Travels	35,765.00			
	31,37,602.60			
SCHEDULE-N				
Salaries & Employee benefits				
SAL-ESI Employer Contribution	34,461.00			
SAL-Food & Brverage	7,586.00			
SAL-Incentives	1,16,593.00			
SAL-Insurance	43,843.00			
SAL-PF Adminstration Charges	13,998.00			
SAL-PF Employer Contribution	1,31,451.00			
SAL-Salaries	14,12,168.00			
SAL-Staff Conveyance	29,863.00			
SAL-Staff Mobile Allowance	38,703.00			
SAL-Staff Welfare Expenses	3,030.00			
	18,31,696.00			
SCHEDULE-O				
Services charges:				
PS-Admin-Audit	22,83,774.60			
PS-Automobile & Hire Charges	1,19,243.00			
PS-Customer Realation	5,40,890.32			
PS-Project Management	3,75,287.68			
PS-Purchase	2,65,745.74			
PS-Quality Control	1,00,271.00			
PS-Sales & Marketing-Brokerage	12,45,540.00			
Consultancy charges	5,26,203.74			
	54,56,956.08			
SCHEDULE-P				
Penalties:				
SIP-GST	118.60			
SIP-Interest on TDS	362.00			
	480.60			
SCHEDULE-Q				
Other Indirect expenses:				
OE - Advocate Fee	2,75,000.00			
OE-LEI Certificate Expenses	3,990.00			
Referral Incentive	5,000.00			
OIE-Audit Fee	57,359.00			

OIE-Depreciation	12,032.00			
OIE-Firm Professional Tax	2,500.00			
OIE-Legal Services	1,809.80			
OIE-News Paper & Periodicals	16,118.00			
OIE-Postage & Courier	150.00			
OIE-Printing & Stationery GST 12%	8,819.00			
OIE-Printing & Stationery GST 18%	5,569.25			
OIE-Printing & Stationery - Nil Rated	14,500.00			
OIERD-Rent & Amenity Charges	500.00			
OIE-Repairs & Maintenance-Automobiles	7,678.00			
OIE-Rounded Off	15.40			
OIEUD-Rent & Amenity Charges	71,820.00			
	4,82,860.45			
SCHEDULE-R				
Financial Expenses				
FEXP-Bank Charges	422.00			
FEXP-Interest on Unsecured Loans	2,34,322.00			
	2,34,744.00			

ASSESSMENT YEAR	2024-2025	BALANCES AS ON:	31-03-2024
NAME OF THE ENTITY:	M/s. MEHTA & MODI REALTY KOWKUR LLP		
Name of the Assessee	:	Mehta & Modi Realty Kowkur LLP	
PAN	:	ABLFM7631F	
Office Address	:	5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Sec-bad.	
Assessment Year	:	2024-2025	
Financial Year	:	2023-2024	
Status	:	LLP	
Ward Number	:		
Date of Incorporation	:	15-05-2019	
Registered Mobile No.	:		
Registered Email ID	:		
Name of the Bank	:	Yes Bank	
IFS Code	:	YESB0000097	
Bank Address	:	SP Road, Secunderabad	
Account No.	:	009772400000113	
Return	:	Original	
COMPUTATION OF TOTAL INCOME			
I. Profit & Gains from Business or Profession			
Profit / (Loss) before tax as per Profit & Loss account		42,25,058	
Add: Disallowed Items		481	
		-	481
			42,25,539
Total Income			42,25,539
Total income rounded off u/s.288A			42,25,539
COMPUTATION OF TAX ON TOTAL INCOME			
Tax @ 30% on total Income			12,67,662
Add: Surcharge 12% (subject to applicability)			-
			12,67,662
Add: Health & Education Cess 4%			50,706
			13,18,368
Less: TDS			1,96,442
Balance payable			11,21,926
Add: Interest u/s.234B		44,877	
Interest u/s.234C		56,657	1,01,534
			12,23,461

ASSESSMENT YEAR	2024-2025	BALANCES AS ON:	31-03-2024
NAME OF THE ENTITY:	M/s. MEHTA & MODI REALTY KOWKUR LLP		
DETAILS OF CONSTRUCTION EXPENES			
CONSTRUCTIONEXPENSES			
Construction Material-Registered Delears			
Aggregate		2,24,556.02	
Cement		2,12,687.50	
Chemicals		73,799.85	
Doors, Door Frames & Hardware		9,92,102.71	
Electrical		23,00,619.49	
Equipment		16,95,428.23	
False Celing		1,81,566.00	
Furniture		16,497.00	
Paints		42,256.14	
Plumbing		18,79,907.82	
RMC		(2,711.70)	
Steel		14,92,800.28	
Sundry Purchases		4,14,184.05	
Tiles, Granite, Etc.		10,37,264.81	
Tools		26,261.00	
Windows		4,62,080.00	1,10,49,299.20
Construction Materials-Composition Bills			
Aggregate-COMP		69,300.00	
Consumables -COMP		2,000.00	
Gardending-COMP		61,174.00	
Steel-COMP		14,566.00	
Sundry Purchases-COMP		34,234.00	1,81,274.00
Construction Materials-Nil Rated			
Consumables-NIL RATED		4,040.00	4,040.00
Construction Materials-Unregistered Delears			
Chemicals-URD		6,750.00	
Doors, Door Frames & Hardware-URD		166.00	
Electrical-URD		2,198.00	
Printing & Stationery-UD		33,915.00	
Steel-URD		1,050.00	
Sundry Purchases-URD		7,739.00	51,818.00
Department Work			
DPUD-Dept Work		8,14,012.00	8,14,012.00
Equipment Usage Charges			
EUC-G Mannem		2,32,436.00	
EUC-S Mannem		61,950.00	2,94,386.00
Labour Services Registered			
LSRD-Allowance for Consumables		25,04,202.00	
LSRD-Allowance for Equipment		50,08,406.00	
LSRD-Labour Charges		50,08,406.00	1,25,21,014.00
Labour Services Unregistered			
LSUD-Allowance for Consumables		9,85,679.00	
LSUD-Allowance for Equipment		19,65,930.00	
LSUD-Labour Charges		19,78,422.00	49,30,031.00
Other Expenses			
FEXP-Interest on Secured Loans		53,20,667.03	
OE-Cleaning Machine Rent(Roots)		52,647.00	
OE-Electricity Supply		4,32,884.00	
OE-Hamali Charges		1,200.00	
OE-Ineligible ITC		53,88,571.77	
OE-Labour Cess		3,81,376.00	
OE-Loading-Unloading UD		33,530.00	
OE-Misc.Expense UD		27,223.00	
OE-Misc. Services		214.00	

Mehta & Modi Realty Kowkur LLP IT Return AY 2024-25(31-03-2024).xlsx

OERD-Consultancy Charges IGST	4,09,643.86	
OERD-Consumables,Repairs & Maint 12%	1,250.00	
OERD-Consumables, Repairs & Maint 18%	2,04,468.96	
OERD-Consumables,Repairs & Maint 5%	9,656.00	
OERD-Logestics Expenses	3,61,576.00	
OE-Salaries-Construction Division	15,88,667.00	
OE-Security Services	2,76,140.00	
OE-Transportation Charges UD	30,200.00	
OEUD-Consumables, Repairs & Maint	4,650.00	
OEUD-Gardening Services	7,815.00	
OEUD-House Keeping Services	3,51,341.00	
OE-Water & Electricity Supply Permit Fee	(8,99,000.00)	
OIE-Allowances for Statutory Payment Contract	1,84,726.00	
OIE- Petrol/Diesel Expenses	18,608.00	1,41,88,054.62
		4,40,33,928.82
Opening Stock (1-4-23)		12,91,00,849.12
Construction expenses during the year	4,40,33,928.82	
Less: Penalty	77,368.00	
Less: Extra spect	3,72,416.50	
Less: Sale of Machine	1,53,504.00	4,34,30,640.32
		17,25,31,489.44
Less: Cost Recognized		5,78,38,062.71
Closing WIP		11,46,93,426.73
Work in progress upto 31-3-22		19,52,96,774.00
work in progress FY 22-23		13,80,85,851.15
work in progress FY 23-24		4,34,30,640.32
		37,68,13,265.47
Revenue Recognized		
FY 21-22		11,85,12,614.00
FY 22-23		11,44,75,250.00
		23,29,87,864.00
Cost Recognized		
FY 21-22		9,96,82,421.37
FY 22-23		10,45,99,355.00
		20,42,81,776.37

Mehta & Modi Realty Kowkur L	31-03-2024	
d of IT - Percentage completion		
<u>PROJECT ESTIMATION</u>		
	<u>Total</u>	
	119	
Proposed Const flats	2,07,060	sft
Revenue		
Sale rate per sft	4,091	Rs
Sales Revenue	54,20,36,490	Rs
Exp		
Land	-	Rs
Sanction cost	1,94,21,042	Rs
Costruction rate per sft (Including	2,150	Rs
Costruction cost	44,51,79,000	Rs
Total cost	46,46,00,042	Rs
Gross Profit	7,74,36,448	Rs
Gross profit %	14%	

Sno.	blockno	flatno	area	sold	ownedby
1	A	101	1715	Blocked	Builder
2	A	103	1715	Blocked	Builder
3	A	104	1715	Blocked	Builder
4	A	115	1945	Blocked	Builder
5	A	116	1945	Blocked	Builder
6	A	117	1945	Yes	Builder
7	A	201	1715	Mortagage	Builder
8	A	202	1715	Mortagage	Builder
9	A	203	1715	Mortagage	Builder
10	A	204	1715	Mortagage	Builder
11	A	205	1715	Mortagage	Builder
12	A	214	1945	Yes	Builder
13	A	215	1945	Mortagage	Builder
14	A	216	1945	Mortagage	Builder
15	A	301	1715	Yes	Builder
16	A	302	1715	Blocked	Builder
17	A	304	1715	Blocked	Builder
18	A	305	1715	Yes	Builder
19	A	314	1945	Yes	Builder
20	A	316	1945	Yes	Builder
21	A	317	1945	Blocked	Builder
22	A	402	1715	Yes	Builder
23	A	403	1715	Blocked	Builder
24	A	405	1715	Yes	Builder
25	A	414	1945	Yes	Builder
26	A	415	1945	Yes	Builder
27	A	417	1945	Blocked	Builder
28	A	503	1715	Blocked	Builder
29	A	515	1945	Yes	Builder
30	A	516	1945	Yes	Builder
31	A	601	1715	Blocked	Builder
32	A	602	1715	Yes	Builder
33	A	605	1715	Yes	Builder
34	A	617	1945	Yes	Builder
35	A	702	1715	Blocked	Builder
36	A	703	1715	Blocked	Builder
37	A	705	1715	Blocked	Builder
38	A	714	1945	Blocked	Builder
39	A	715	1945	Blocked	Builder
40	A	717	1945	Blocked	Builder
41	B	106	1715	Yes	Builder
42	B	107	1715	No	Builder
43	B	109	1715	Yes	Builder
44	B	110	1715	Yes	Builder
45	B	112	1715	Yes	Builder
46	B	113	1220	Yes	Builder
47	B	206	1715	Mortagage	Builder
48	B	207	1715	Mortagage	Builder
49	B	208	1715	Yes	Builder

50	B	209	1715	Yes	Builder
51	B	210	1715	Yes	Builder
52	B	211	1715	Yes	Builder
53	B	212	1715	Yes	Builder
54	B	213	1220	Mortagage	Builder
55	B	307	1715	Yes	Builder
56	B	308	1715	Yes	Builder
57	B	310	1715	Yes	Builder
58	B	313	1220	Yes	Builder
59	B	406	1715	Yes	Builder
60	B	408	1715	Yes	Builder
61	B	409	1715	Yes	Builder
62	B	411	1715	Yes	Builder
63	B	412	1715	Yes	Builder
64	B	506	1715	Yes	Builder
65	B	509	1715	Yes	Builder
66	B	512	1715	Yes	Builder
67	B	513	1220	Yes	Builder
68	B	607	1715	Yes	Builder
69	B	608	1715	Yes	Builder
70	B	610	1715	Yes	Builder
71	B	611	1715	Yes	Builder
72	B	706	1715	Yes	Builder
73	B	708	1715	Yes	Builder
74	B	709	1715	Yes	Builder
75	B	711	1715	Yes	Builder
76	B	712	1715	Yes	Builder
			132500		
1	A	102	1715	Blocked	Owner
2	A	105	1715	Blocked	Owner
3	A	114	1945	Blocked	Owner
4	A	217	1945	Blocked	Owner
5	A	303	1715	Blocked	Owner
6	A	315	1945	Blocked	Owner
7	A	401	1715	Blocked	Owner
8	A	404	1715	Blocked	Owner
9	A	416	1945	Blocked	Owner
10	A	501	1715	Blocked	Owner
11	A	502	1715	Blocked	Owner
12	A	504	1715	Blocked	Owner
13	A	505	1715	Blocked	Owner
14	A	514	1945	Blocked	Owner
15	A	517	1945	Blocked	Owner
16	A	603	1715	Blocked	Owner
17	A	604	1715	Blocked	Owner
18	A	614	1945	Blocked	Owner
19	A	615	1945	Blocked	Owner
20	A	616	1945	Blocked	Owner
21	A	701	1715	Blocked	Owner
22	A	704	1715	Blocked	Owner

23	A	716	1945	Blocked	Owner
24	B	108	1715	Blocked	Owner
25	B	111	1715	Blocked	Owner
26	B	306	1715	Blocked	Owner
27	B	309	1715	Blocked	Owner
28	B	311	1715	Blocked	Owner
29	B	312	1715	Blocked	Owner
30	B	407	1715	Blocked	Owner
31	B	410	1715	Blocked	Owner
32	B	413	1220	Blocked	Owner
33	B	507	1715	Blocked	Owner
34	B	508	1715	Blocked	Owner
35	B	510	1715	Blocked	Owner
36	B	511	1715	Blocked	Owner
37	B	606	1715	Blocked	Owner
38	B	609	1715	Blocked	Owner
39	B	612	1715	Blocked	Owner
40	B	613	1220	Yes	Owner
41	B	707	1715	Blocked	Owner
42	B	710	1715	Blocked	Owner
43	B	713	1220	Blocked	Owner
			<u>74560</u>		
			207060		

Mheta & Modi Realty Kowkur LLP**Computation of revenue from sales of flats**

Date of financial statements

A

31-03-2024

GHT

Total expected revenues from the project			B	54,20,36,490
Total expected project costs			C	46,46,00,042
Total expected gross margin			D (B-C)	7,74,36,448
Total expected gross margin as % of A			E (D/B)	14.29%
Total costs incurred as on the date of A above			F	37,68,13,265
% of costs incurred A above			G (F/C)	81.10%
Revenue recognition if the progress made is in excess of			H	0%
Total revenue upto A above			I	30,58,08,232.25
Less: Revenue recognized during the previous periods			J	23,29,87,864.00
Revenue for the current reporting period			K (I-J)	7,28,20,368.25
Cost for the current reporting period			L	26,21,19,839.08
less: cost declared in F.Y			M	20,42,81,776.37
During the year cost recognised			n	5,78,38,062.71
Profit			O	1,49,82,305.54

8,77,86,777

Consolidated details=====>	None	None	92,170	None	-	37,70,52,855	-	30,58,08,232	26,21,19,839	TRUE
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Names of the purchase	Block	Block	Flat No	Area in Sq Feet	sale price in Rs. Per square feet	Other fixed charges, if any	Total expected proceeds	Advances received	Revenue to be recognised	Costs to be recognized	Test should be OKAY for
1	2	3	4	5	6	7	8	9	10	11	12
S. Meenakshi / S. Radhakrishna	GHT	A	115	1945	3,195		62,15,000		50,40,668	43,20,548	TRUE
Ambica Bahri	GHT	A	117	1945	2,683		52,18,000		42,32,052	36,27,452	TRUE
Modi Consultancy service	GHT	A	214	1945	4,521		87,94,000		71,32,362	61,13,418	TRUE
Vaishali Sharma	GHT	A	301	1715	4,956		85,00,000		68,93,914	59,09,035	TRUE
Ammavajjala Sessa Sai Raghu Ram	GHT	A	304	1715	4,823		82,71,000		67,08,184	57,49,839	TRUE
Mrs.Sasmitha Nanda	GHT	A	305	1715	4,634		79,47,000		64,45,404	55,24,600	TRUE
Mrs.Kiran Shetty	GHT	A	314	1945	4,295		83,53,055		67,74,734	58,06,882	TRUE
Chandan Dutta	GHT	A	316	1945	4,823		93,80,300		76,07,880	65,21,003	TRUE
Vishal Mishra	GHT	A	317	1945	4,873		94,77,445		76,86,670	65,88,536	TRUE
Akula Harish	GHT	A	402	1715	3,645		62,52,000		50,70,677	43,46,269	TRUE
Mr.Rahul Panuganti	GHT	A	403	1715	5,423		93,00,000		75,42,753	64,65,180	TRUE
M.V.R. Murthy	GHT	A	405	1715	4,134		70,89,000		57,49,524	49,28,135	TRUE
Mr.Kowshik chakraborty	GHT	A	414	1945	4,195		81,58,555		66,16,986	56,71,669	TRUE
Mr.Lakshmanan Shanmugha Sundaram	GHT	A	415	1945	4,544		88,39,000		71,68,860	61,44,702	TRUE
Vijay Kumar	GHT	A	417	1945	4,822		93,79,000		76,06,826	65,20,099	TRUE
Mr.Venkata Ramana Murthy V	GHT	A	515	1945	4,292		83,47,250		67,70,026	58,02,846	TRUE
Mrs.Rani Singh /Mr.Darmendhar Singh	GHT	A	516	1945	4,595		89,37,000		72,48,342	62,12,829	TRUE
Sarada/ Sai Charan kallur	GHT	A	602	1715	4,872		83,55,000		67,76,312	58,08,234	TRUE
Mrs.Preeti Pratyush Veer	GHT	A	605	1715	4,781		82,00,000		66,50,599	57,00,481	TRUE
Neelagiri Mithun Chakravathy	GHT	A	617	1945	4,871		94,75,000		76,84,687	65,86,836	TRUE
Deepa Bijju	GHT	A	702	1715	4,922		84,40,500		68,45,657	58,67,672	TRUE

Mehta & Modi Realty Kowkur LLP IT Return AY 2024-25(31-03-2024).xlsx

Mr. Thachat Ragash & Mrs. Sikha Ragash	GHT	B	106	1715	3,634	PCM	62,33,000		50,55,267	43,33,061	TRUE
Dr.Alluri Suma	GHT	B	109	1715	4,423		75,85,750		61,52,413	52,73,466	TRUE
Mrs.K Baby Lakshmi / Nirshita Vadiyara	GHT	B	110	1715	4,584		78,62,000		63,76,465	54,65,510	TRUE
Mr.Piyush Kumar	GHT	B	112	1715	3,732		64,00,000		51,90,712	44,49,156	TRUE
Mrs.Tadikonda Geeta Rani	GHT	B	113	1220	4,754		58,00,000		47,04,083	40,32,048	TRUE
Modi Properties Pvt Ltd	GHT	B	207	1715	4,921		84,40,000		68,45,251	58,67,324	TRUE
MODI CONSULTANCY SERVICES	GHT	B	208	1715	4,522		77,54,500		62,89,277	53,90,778	TRUE
Modi Housing Pvt Ltd	GHT	B	209	1715	4,284		73,47,500		59,59,180	51,07,840	TRUE
Modi Housing Pvt. Ltd.	GHT	B	210	1715	4,085		70,06,000		56,82,207	48,70,435	TRUE
Modi Housing Pvt. Ltd.	GHT	B	211	1715	4,085		70,06,000		56,82,207	48,70,435	TRUE
Modi Housing Pvt. Ltd.	GHT	B	212	1715	4,085		70,06,000		56,82,207	48,70,435	TRUE
Mr. Dennis Antony & Mrs. Jennifer Dennis	GHT	B	307	1715	3,634		62,33,000		50,55,267	43,33,061	TRUE
Mr.Krishna Chandra Biswas / (Son) Mr. Kaushik Biswas	GHT	B	310	1715	3,743		64,19,000		52,06,122	44,62,364	TRUE
Mrs.Vidya U	GHT	B	313	1220	4,180		51,00,000		41,36,348	35,45,421	TRUE
Mr. Gangadhar Kiran Kumar	GHT	B	406	1715	3,732		64,00,000		51,90,712	44,49,156	TRUE
Mr.Vikash Sahu & Mrs.Meena Sahu	GHT	B	408	1715	3,634		62,33,000		50,55,267	43,33,061	TRUE
Mr.Ratan N Mulani / Mrs.Suman R Mulani	GHT	B	409	1715	3,032		52,00,000		42,17,453	36,14,939	TRUE
Mrs. Turumella Saraswathi	GHT	B	411	1715	3,724		63,86,000		51,79,357	44,39,423	TRUE
Mrs.Nidhi Sinha & Mr.S P.Vijaya Kumar	GHT	B	412	1715	3,634		62,33,000		50,55,267	43,33,061	TRUE
Mr. Prasenjit Das & Mrs. Himani Das	GHT	B	506	1715	3,634		62,33,000		50,55,267	43,33,061	TRUE
Mrs. Suman R Mulani / Mr.Ratan N Mulani.	GHT	B	509	1715	3,032		52,00,000		42,17,453	36,14,939	TRUE
Mrs. Deepa Suraj Premi & Mr.Suraj Premi	GHT	B	512	1715	3,634		62,33,000		50,55,267	43,33,061	TRUE
Mrs.Tabitha Prem Kaza	GHT	B	513	1220	4,276		52,17,000		42,31,241	36,26,757	TRUE
Mrs.Bhavana Lulla Mehta	GHT	B	607	1715	3,032		52,00,000		42,17,453	36,14,939	TRUE
Mrs. Rashmi Singh & Mr. Ashish Singh	GHT	B	608	1715	3,634		62,33,000		50,55,267	43,33,061	TRUE
Mrs.Kamlesh Dhani Ram	GHT	B	610	1715	3,885		66,62,000		54,03,207	46,31,293	TRUE
Mr.Sai Krishna Mohan	GHT	B	611	1715	4,334		74,33,000		60,28,525	51,67,278	TRUE
Suraj Pandey	GHT	B	706	1715	4,822		82,69,000		67,06,562	57,48,449	TRUE
Mrs.Bhavana Lulla Mehta	GHT	B	708	1715	3,032		52,00,000		42,17,453	36,14,939	TRUE
Mrs. Chandra P Mulani / Mr. Jayesh Pradeep Mulani	GHT	B	709	1715	3,032		52,00,000		42,17,453	36,14,939	TRUE
Mrs.Vibha Anand Mehta	GHT	B	711	1715	3,032		52,00,000		42,17,453	36,14,939	TRUE
Mrs.Vibha Anand Mehta	GHT	B	712	1715	3,032		52,00,000		42,17,453	36,14,939	TRUE
				92,170		-	37,70,52,855	-	30,58,08,232	26,21,19,839	-

Mehta & Modi Realty Kowkur LLP IT Return AY 2024-25(31-03-2024).xlsx

FA

ASSESSMENT YEAR		2023-2024	BALANCES AS ON:	31-03-2024					
NAME OF THE ENTITY:		M/s. MEHTA & MODI REALTY KOWKUR LLP							
FIXED ASSETS									
SCHEDULE - G									
Sl.No.	Name of the Asset	W.D.F. 01.04.2023	Additions Before 30.09.23	Additions After 30.09.23	Deductions	Total	Rate of Depreciation	Amount of Depreciation	W.D.V. C/f. 31-03-2024
1	Computers & Peripherals	30,080.00	-	-	-	30,080.00	40%	12,032.00	18,048.00
	T O T A L	30,080.00	-	-	-	30,080.00		12,032.00	18,048.00

Total Tax	13,18,368
TDS	1,96,442

Assessed Tax	11,21,926
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234C

Instalment	Adv tx payable	Adv Tax paid	Shortfall
I	1,68,289	-	1,68,289
II	5,04,867	-	5,04,867
III	8,41,445	-	8,41,445
IV	11,21,926	-	11,21,926

Total 234C Interest

Calculation of Total Tax Payable:

234B Self Assessment tax payable
Less: TDS/Advance Tax

	Tax payable	Self Assment Tax paid
Apr-23	11,21,926	-
May-23	11,21,926	-
Jun-23	11,21,926	-
Jul-23	11,21,926	-

Interest

5,049

15,146

25,243

11,219

56,657

Balance	Interest
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11,21,926	11,219.26
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11,21,926	11,219.26
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11,21,926	11,219.26
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11,21,926	11,219.26
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<u>44,877.06</u>

Interest on unsecured loans	56,640.00	
TDS Payable		5,664.00
Paramount Builders		50,976.00