

**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  
2024-25

|           |                                                                                                          |                                 |                 |
|-----------|----------------------------------------------------------------------------------------------------------|---------------------------------|-----------------|
| PAN       | ABIFM0553B                                                                                               |                                 |                 |
| Name      | MODI REALTY VIKARABAD LLP                                                                                |                                 |                 |
| Address   | 5-4-187/3 AND 4, 3RD FLOOR, SOHAM MANSION , secunderabad , secunderabad , 36-Telangana, 91-INDIA, 500003 |                                 |                 |
| Status    | Firm                                                                                                     | Form Number                     | ITR-5           |
| Filed u/s | 139(1)-On or before due date                                                                             | e-Filing Acknowledgement Number | 779236651180724 |

|                                |                                                   |    |           |
|--------------------------------|---------------------------------------------------|----|-----------|
| Taxable Income and Tax Details | Current Year business loss, if any                | 1  | 5,19,742  |
|                                | Total Income                                      | 2  | 0         |
|                                | Book Profit under MAT, where applicable           | 3  | 0         |
|                                | Adjusted Total Income under AMT, where applicable | 4  | 0         |
|                                | Net tax payable                                   | 5  | 0         |
|                                | Interest and Fee Payable                          | 6  | 0         |
|                                | Total tax, interest and Fee payable               | 7  | 0         |
|                                | Taxes Paid                                        | 8  | 4,927     |
|                                | (+) Tax Payable /(-) Refundable (7-8)             | 9  | (-) 4,930 |
| Accreted Income and Tax Detail | Accreted Income as per section 115TD              | 10 | 0         |
|                                | Additional Tax payable u/s 115TD                  | 11 | 0         |
|                                | Interest payable u/s 115TE                        | 12 | 0         |
|                                | Additional Tax and interest payable               | 13 | 0         |
|                                | Tax and interest paid                             | 14 | 0         |
|                                | (+) Tax Payable /(-) Refundable (13-14)           | 15 | 0         |

This return has been digitally signed by SOHAM SATISH MODI in the capacity of Principal Officer having PAN ABMPM6725H from IP address 124.123.96.91 on 18-Jul-2024 15:15:31 DSC SI.No & Issuer 3097367 & 539657110460CN=Capricorn Sub CA for Individual DSC 2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

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ABIFM0553B05779236651180724ddda76d6b4f85e5f22f99cf97b709172de07fc1a

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**



|                                                          |                                |                                                            |            |
|----------------------------------------------------------|--------------------------------|------------------------------------------------------------|------------|
| ASSESSMENT YEAR                                          | 2024-2025                      | BALANCES AS ON:                                            | 31-03-2024 |
| NAME OF THE ENTITY:                                      | M/s. MODI REALTY VIKARABAD LLP |                                                            |            |
| Name of the Assessee                                     | :                              | Modi Realty Vikarabad LLP                                  |            |
| PAN                                                      | :                              | ABIFM0553B                                                 |            |
| Office Address                                           | :                              | 5-4-187/3 & 4, 2nd Floor, Soham Mansion, MG Road, Sec-bad. |            |
| Assessment Year                                          | :                              | 2024-2025                                                  |            |
| Financial Year                                           | :                              | 2023-2024                                                  |            |
| Status                                                   | :                              | Limited Liability Partnership Firm                         |            |
| Ward Number                                              | :                              | Ward 10(2), Hyderabad                                      |            |
| Date of Incorporation                                    | :                              | 21-02-2018                                                 |            |
| Name of the Bank                                         | :                              | Yes Bank                                                   |            |
| MIRC Code                                                | :                              | 500532002                                                  |            |
| IFS Code                                                 | :                              | YESB0000097                                                |            |
| Bank Address                                             | :                              | Begumpet, Hyderabad                                        |            |
| Account No.                                              | :                              | 009763700002328                                            |            |
| Return                                                   | :                              | Original                                                   |            |
| <b>COMPUTATION OF TOTAL INCOME</b>                       |                                |                                                            |            |
| <b>I. Profit &amp; Gains from Business or Profession</b> |                                |                                                            |            |
| Profit/(Loss) before tax as per Profit & Loss account    |                                | (5,20,522)                                                 |            |
| Add: Depreciaion Disallowed                              | -                              |                                                            |            |
| Add: Disallowed Items                                    | 780                            | 780                                                        |            |
|                                                          |                                | (5,19,742)                                                 |            |
| Less: Allowed Depreciation                               | -                              |                                                            |            |
|                                                          |                                | -                                                          | (5,19,742) |
| Total Income                                             |                                |                                                            | (5,19,742) |
| Total income rounded off u/s.288A                        |                                |                                                            | (5,19,742) |
| <b>COMPUTATION OF TAX ON TOTAL INCOME</b>                |                                |                                                            |            |
| Tax @ 30% on total Income                                |                                |                                                            | -          |
| Add: Surchage 12% (subject to applicability)             |                                |                                                            | -          |
| Add: Health & Education Cess 4%                          |                                |                                                            | -          |
|                                                          |                                |                                                            | -          |
| Less: TDS                                                |                                |                                                            | 4,926      |
| Excess paid refundable with interest                     |                                |                                                            | 4,926      |
| Carried forward Loss:                                    |                                |                                                            |            |
| Assessment Year                                          | Business Loss                  | Depreciation Loss                                          | Total Loss |
| 2018-19                                                  | 6,008                          | -                                                          | 6,008      |
| 2019-20                                                  | 1,12,308                       | 10,164                                                     | 1,22,472   |
| 2020-21                                                  | 27,848                         | 6,098                                                      | 33,946     |
| 2021-22                                                  | 2,64,047                       | 3,659                                                      | 2,67,706   |
| 2022-23                                                  | 3,52,777                       | 2,196                                                      | 3,54,973   |
| 2023-24                                                  | 3,60,066                       | 1,317                                                      | 3,61,384   |
| 2024-25                                                  | 5,18,952                       | 790                                                        | 5,19,742   |
|                                                          | 16,42,006                      | 24,224                                                     | 16,66,231  |

|                      |          |                                |                 |            |           |
|----------------------|----------|--------------------------------|-----------------|------------|-----------|
| ASSESSMENT YEAR      |          | 2024-2025                      | BALANCES AS ON: | 31-03-2024 |           |
| NAME OF THE ENTITY:  |          | M/s. MODI REALTY VIKARABAD LLP |                 |            |           |
| BALANCE SHEET        |          |                                |                 |            |           |
| LIABILITIES          | SCHEDULE | AMOUNT                         | ASSETS          | SCHEDULE   | AMOUNT    |
| PARTNERS CAPITAL     | A        | 74,48,733                      | CASH IN HAND    | -          | 338       |
| SECURED LOANS        | B        | 9,60,847                       | CASH AT BANK    | D          | 10,26,007 |
| OUTSTANDING EXPENSES | C        | 2,600                          | FIXED ASSETS    | E          | 1,186     |
|                      |          |                                | ADVANCES        | F          | 54,926    |
|                      |          |                                | CLOSING STOCK   | G          | 73,29,724 |
|                      |          |                                |                 |            |           |
|                      |          | 84,12,180                      |                 |            | 84,12,180 |
|                      |          |                                |                 |            | 0         |

|                                                            |           |                                |            |                                            |             |                  |
|------------------------------------------------------------|-----------|--------------------------------|------------|--------------------------------------------|-------------|------------------|
| ASSESSMENT YEAR                                            | 2024-2025 | BALANCES AS ON:                | 31-03-2024 |                                            |             |                  |
| NAME OF THE ENTITY:                                        |           | M/s. MODI REALTY VIKARABAD LLP |            |                                            |             |                  |
| INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31-03-24 |           |                                |            |                                            |             |                  |
| Opening Stock                                              |           | 73,29,724                      | By         | Closing Stock                              |             | 73,29,724        |
| Gross profit                                               |           | -                              |            |                                            |             |                  |
|                                                            |           | <u>73,29,724</u>               |            |                                            |             | <u>73,29,724</u> |
| PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2024      |           |                                |            |                                            |             |                  |
| EXPENDITURE                                                | SCHEDULE  | AMOUNT                         |            | INCOME                                     | AMOUNT      | AMOUNT           |
| Financial Expenses                                         | I         | 46,677                         | By         | Gross profit                               |             | -                |
| Other Indirect Expenses                                    | J         | 2,81,995                       | By         | Interest on Fixed Deposit                  |             | 49,260.00        |
| Depreciation                                               | K         | 790                            | By         | Round off                                  |             | 0.22             |
| Salaries & Employee Benefits                               | L         | 2,40,851                       | By         | Sale of Scrap                              |             | 1,000            |
| Statutory Interest & Penalties                             | M         | 780                            | By         | Interest on Income Tax Refund              |             | 311.00           |
|                                                            |           |                                | By         | Net Loss tr. To Partners Capital           |             |                  |
|                                                            |           |                                |            | Modi & Modi Realty Hyderabad Pvt Ltd (60%) | 3,12,313.20 |                  |
|                                                            |           |                                |            | Balram Reddy (35%)                         | 1,82,182.70 |                  |
|                                                            |           |                                |            | Modi Housing Pvt Ltd (5%)                  | 26,026.10   | 5,20,522.00      |
|                                                            |           | <u>5,71,093</u>                |            |                                            |             | <u>5,71,093</u>  |



|                                      |                                |    |                                 |            |
|--------------------------------------|--------------------------------|----|---------------------------------|------------|
| ASSESSMENT YEAR                      | 2024-2025                      |    | BALANCES AS ON:                 | 31-03-2024 |
| NAME OF THE ENTITY:                  | M/s. MODI REALTY VIKARABAD LLP |    |                                 |            |
| PARTNERS CAPITAL ACCOUNTS            |                                |    |                                 |            |
| BALRAM REDDY                         |                                |    |                                 |            |
| To Share of Loss (35%)               | 1,82,183                       | By | Balane b/fd. (1-4-2023)         | 4,94,181   |
| To Amount paid during the year       | 65,105                         |    |                                 |            |
| To Balance c/fd. (31-03-2024)        | 2,46,894                       |    |                                 |            |
|                                      | 4,94,181                       |    |                                 | 4,94,181   |
| MODI HOUSING PVT. LTD.               |                                |    |                                 |            |
| To Balane b/fd. (1-4-2023)           | 7,64,580                       | By | Amt Received during the year    | 65,105     |
| To Share of Loss (5%)                | 26,026                         | By | Balance c/fd. (31-03-2024)      | 7,25,501   |
|                                      | 7,90,606                       |    |                                 | 7,90,606   |
| MODI MODI REALTY HYDERABAD PVT. LTD. |                                |    |                                 |            |
| To Share of Loss (60%)               | 3,12,313                       | By | Balane b/fd. (1-4-2023)         | 77,14,653  |
| To Balance c/fd. (31-03-2024)        | 78,27,340                      | By | Amount Received during the year | 4,25,000   |
|                                      | 81,39,653                      |    |                                 | 81,39,653  |



|                                               |                                |               |
|-----------------------------------------------|--------------------------------|---------------|
| ASSESSMENT YEAR                               | 2024-2025                      |               |
| NAME OF THE ENTITY:                           | M/s. MODI REALTY VIKARABAD LLP |               |
| SCHEDULES FORMING PART OF BALANCE SHEET AS AT |                                | 31-03-2024    |
|                                               | Amount in Rs.                  | Amount in Rs. |
| <b>SCHEDULE-A</b>                             |                                |               |
| PARTNERS CAPITAL:                             |                                |               |
| Fixed Capital                                 |                                |               |
| Ashish Modi                                   | -                              |               |
| Balram Reddy Fixed Capital                    | 35,000.00                      |               |
| Modi & Modi Realty Hyderabad Pvt Ltd          | 60,000.00                      |               |
| Modi Housing Pvt.Ltd. Fixed Capital           | 5,000.00                       | 1,00,000.00   |
| Running Capital:                              |                                |               |
| Balram Reddy                                  | 2,46,893.73                    |               |
| Modi & Modi Realty Hyderabad Pvt Ltd          | 78,27,340.10                   |               |
| Modi Housing Pvt.Ltd.                         | (7,25,500.91)                  | 73,48,732.92  |
|                                               |                                | 74,48,732.92  |
| <b>SCHEDULE - B</b>                           |                                |               |
| UNSECURED LOANS:                              |                                |               |
| Paramount Builders                            |                                | 1,03,370.00   |
| SECURED LOANS:                                |                                |               |
| Yes Bank OD Account                           |                                | 8,57,477.32   |
|                                               |                                | 9,60,847.32   |
| <b>SCHEDULE - C</b>                           |                                |               |
| OUTSTANDING EXPENSES:                         |                                |               |
| Professional Tax payable                      |                                | 2,600.00      |
|                                               |                                | 2,600.00      |
| <b>SCHEDULE-D</b>                             |                                |               |
| BANK BALANCES:                                |                                |               |
| Kotak Bank Ltd.                               |                                | 14,463.00     |
| BANK FIXED DEPOSITS                           |                                |               |
| Fixed Deposit                                 | 10,00,000.00                   |               |
| Accrued Interest                              | 11,543.50                      | 10,11,543.50  |
|                                               |                                | 10,26,006.50  |
| <b>SCHEDULE-E</b>                             |                                |               |
| FIXED ASSETS:                                 |                                |               |
| As per statement                              |                                | 1,186.14      |
|                                               |                                | 1,186.14      |
| <b>SCHEDULE-F</b>                             |                                |               |
| DEPOSITS, LOAND & ADVANCES:                   |                                |               |
| Summit Sales LLP Logistics                    |                                | 50,000.00     |
| TDS Receivable                                |                                | 4,926.00      |
|                                               |                                | 54,926.00     |
| <b>SCHEDULE-G</b>                             |                                |               |
| CLOSING STOCK:                                |                                |               |
| Land & WIP                                    |                                | 73,29,723.60  |
|                                               |                                | 73,29,723.60  |

| ASSESSMENT YEAR     |                   | BALANCES AS ON:                |                              |                             |            |       |                         |                           |                               |
|---------------------|-------------------|--------------------------------|------------------------------|-----------------------------|------------|-------|-------------------------|---------------------------|-------------------------------|
| NAME OF THE ENTITY: |                   | 2024-2025                      | 31-03-2024                   |                             |            |       |                         |                           |                               |
| FIXED ASSETS        |                   | M/s. MODI REALTY VIKARABAD LLP |                              |                             |            |       |                         |                           |                               |
| Sl.No.              | Name of the Asset | W.D.F.<br>01.04.2023           | Additions<br>Before 30.09.23 | Additions<br>After 30.09.23 | Deductions | Total | Rate of<br>Depreciation | Amount of<br>Depreciation | W.D.V.<br>C/f. 31-03-<br>2024 |
| 1                   | Laptop            | 1,976                          |                              |                             |            | 1,976 | 40%                     | 790                       | 1,186                         |
|                     |                   | 1,976                          | -                            | -                           | -          | 1,976 |                         | 790                       | 1,186                         |

|                                                                  |                                |               |
|------------------------------------------------------------------|--------------------------------|---------------|
| ASSESSMENT YEAR                                                  | 2024-2025                      |               |
| NAME OF THE ENTITY:                                              | M/s. MODI REALTY VIKARABAD LLP |               |
| SCHEDULES FORMING PART OF PROFIT & LOSS ACCOUNT AS AT 31-03-2024 |                                |               |
|                                                                  | Amount in Rs.                  | Amount in Rs. |
| <b><u>SCHEDULE-I</u></b>                                         |                                |               |
| Financial Expenses                                               |                                |               |
| FEXP-Interest on unsecured loan                                  | 3,370.00                       |               |
| FEXP-Interest Paid on OD                                         | 43,307.00                      |               |
|                                                                  |                                | 46,677.00     |
| <b><u>SCHEDULE-J</u></b>                                         |                                |               |
| Other Indirect Expenses                                          |                                |               |
| Bank Charges                                                     | 7,640.00                       |               |
| Staff Welfare                                                    | 1,446.00                       |               |
| Consultancy Charges                                              | 2,40,579.00                    |               |
| Ineligible ITC                                                   | 2,804.22                       |               |
| Legal Services                                                   | 2,050.00                       |               |
| Firm Professional Fee                                            | 2,500.00                       |               |
| Tally Software expenses                                          | 7,586.00                       |               |
| Printing and Stationery                                          | 400.00                         |               |
| Misc. Expenses                                                   | 16,990.00                      |               |
|                                                                  |                                | 2,81,995.22   |
| <b><u>SCHEDULE-L</u></b>                                         |                                |               |
| Salaries & Employee Benefits                                     |                                |               |
| Sal-Mobile Allowances                                            | 9,591.00                       |               |
| SAL-Bonus                                                        | 11,458.00                      |               |
| SAL-Conveyance                                                   | 280.00                         |               |
| SAL-Insurance                                                    | 3,965.00                       |               |
| SAL-Salaries                                                     | 2,15,557.00                    |               |
|                                                                  |                                | 2,40,851.00   |
| <b><u>SCHEDULE-M</u></b>                                         |                                |               |
| Statutory Interest & Penalties                                   | 780.00                         | 780.00        |
|                                                                  |                                |               |
|                                                                  |                                | 5,70,303.22   |
| Grand Total                                                      |                                |               |



|                                                  |                                |                 |            |
|--------------------------------------------------|--------------------------------|-----------------|------------|
| ASSESSMENT YEAR                                  | 2024-2025                      | BALANCES AS ON: | 31-03-2024 |
| NAME OF THE ENTITY:                              | M/s. MODI REALTY VIKARABAD LLP |                 |            |
| CLOSING STOCK                                    |                                |                 |            |
| Opening Stock Land & Work in progress (1-4-2023) |                                |                 | 73,29,724  |
|                                                  |                                |                 | 73,29,724  |
| Construction Expenses during the year            |                                |                 |            |
|                                                  |                                | -               |            |
|                                                  |                                | -               |            |
|                                                  |                                |                 | 73,29,724  |
| Less: Cost recognized during the year            |                                |                 |            |
| Closing Stock (30-09-2023)                       |                                |                 | 73,29,724  |