

Name Of Assessee	: Soham Satish Modi		
PAN	: ABMPM6725H		
Father's Name	: Satish Modi		
Residential Address	: 5-4-187/3 And 4, 3rd Floor, Soham Mansion, M.g Road, Secunderabad, Telangana-500003		
Status	: INDIVIDUAL	Assessment Year	: 2024 - 2025
Ward No	: ITO, WARD-16(1),HYD	Financial Year	: 2023 - 2024
Gender	: Male	Date Of Birth	: 18/10/1969
Aadhaar No.	: 314687274389		
Mobile No.	: 8885583001		
Email Address	: admin@modiproperties.com		
Residential Status	: Resident		
Name Of Bank	: Kotak Mahindra Bank		
IFSC CODE	: KKBK0000552		
Account No.	: 6812641998 [Validated]		
Opted For Taxation U/s 115BAc	: Yes		
Return	: ITR-3 : ORIGINAL (FILING DATE : 14/11/2024 & NO. : 703135501141124)		
Import Date	: AIS : 14-11-2024 01:01 PM	TIS : 14-11-2024 01:01 PM	26AS :
	14-11-2024 01:01 PM		
Computation Date	: 14-11-2024 05:39 PM		

COMPUTATION OF TOTAL INCOME

Salaries

7450000

Modi Properties & Investment Pvt Ltd (Tan: Hydm01455g) :
5-4-187/3&4,2nd Floor,, Soham Mansion,, Mg Road, Secunderabad,
Hyderabad, Telangana-500003

Salary	2700000
--------	---------

Modi Housing Pvt Ltd. (Tan: Hydm04919f) : 5-4-187/3&4 2nd Floor,
Soham Mansion, M.g Road, Secunderabad, Telangana-500003

Salary	4800000
Gross Salary	7500000
Less: Standard Deduction U/s 16(ia)	50000
Taxable Salary	7450000

Income From House Property

335650

1. Self Occupied House

Address : Plot No 280, Road No 25, Jubilee Hills, Hyderabad,
 Telangana-500033

2. Let Out

Name Of Tenant : Vishwas Infosoft Ltd
 Address : 5-4-187/3 And 4/7/b, Soham Mansion, M G Road,
 Secunderabad, Telangana-500003

Annual Value	207000
Less: Standard Deduction U/s 24(a)	-62100
Taxable Income From House Property	144900

3. Let Out

Address : 5-4-187/3 And 4/7/b, Soham Mansion, M G Road,
 Secunderabad, Hyderabad, Telangana-500003

Annual Value	272500
Less: Standard Deduction U/s 24(a)	-21750

Taxable Income From House Property	190750	
<u>Profits And Gains From Business And Profession</u>		0
<u>Profit From Firm : Silver Oak Villas Llp</u>		
Profit	-140417	
Less: Profit Exempt U/s 10(2A)	140417	
<u>Profit From Firm : Summit Builders</u>		
Profit	-22360	
Less: Profit Exempt U/s 10(2A)	22360	
<u>Profit From Firm : Modi Consultancy Services</u>		
Profit	-125358	
Less: Profit Exempt U/s 10(2A)	125358	
<u>Profit From Firm : Silver Oak Realty</u>		
Profit	-17761	
Less: Profit Exempt U/s 10(2A)	17761	
<u>Profit From Firm : Modi Realtors Gv Hyderabad Llp</u>		
Profit	-88033	
Less: Profit Exempt U/s 10(2A)	88033	
<u>Profit From Firm : N Square Life Sciences Llp</u>		
Profit	14689	
Less: Profit Exempt U/s 10(2A)	-14689	
<u>Profit From Firm : Modi Gv Ventures Llp</u>		
Profit	-25006	
Less: Profit Exempt U/s 10(2A)	25006	
<u>Capital Gains</u>		0
Short Term Capital Gain	Nil	
<u>Income From Other Sources</u>		72932
Sb Interest From Icici Bank Limited	748	
Sb Interest From Hdfc Bank Limited	534	
Interest From Other Parties	3078832	
Less : Expenses	-3078832	
Interest On It Refund	71650	
Total	72932	
<u>Brought Forward Losses Set-off</u>		
House Property Losses For The A.y. 2019-20	-104183	
House Property Losses For The A.y. 2020-21	-111424	
House Property Losses For The A.y. 2023-24	-55100	
Gross Total Income	7587875	
Total Income	7587875	
Total Income Rounded Off U/s 288A	7587875	

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 300000	Nil	
Tax On Rs. 300000 (600000-300000) @ 5%	15000	
Tax On Rs. 300000 (900000-600000) @ 10%	30000	
Tax On Rs. 300000 (1200000-900000) @ 15%	45000	
Tax On Rs. 300000 (1500000-1200000) @ 20%	60000	
Tax On Rs. 6087880 (7587880-1500000) @ 30%	1826364	
Tax On Rs. 7587880		1976364
		1976364
Add: Surcharge @ 10%		197636
		2174000
Add: Health And Education Cess @ 4%		86960
		2260960
Less Tax Deducted At Source		
Section 194a: Other Interest	277730	
Section 192: Salary	1887600	2165330
		95630
Add Interest Payable		
Interest U/s 234B	7648	
Interest U/s 234C	4826	12474
		108104
Tax Payable Rounded Off U/s 288B		108100
Less Self Assessment Tax U/s 140A		
6939001 - 01017 - 14-11-2024	108100	108100
Tax Payable		Nil

INSTALLMENT WISE INCOME BIFURCATION

SN	Particular	Up to 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	NORMAL INCOME	7587880	7587880	7587880	7587880	7587880	7587880
	44AD/44ADA/44AE				0	0	0
	TOTAL NORMAL INCOME	7587880	7587880	7587880	7587880	7587880	7587880
	TOTAL SPECIAL INCOME	0	0	0	0	0	0
	*TOTAL INCOME	7587880	7587880	7587880	7587880	7587880	7587880

INCOME WISE ADVANCE TAX BIFURCATION

SN	Particular	Up To 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	TAX ON NORMAL INCOME	1976364	1976364	1976364	1976364	1976364	1976364
	TAX + SURC + HECESS	2260960	2260960	2260960	2260960	2260960	2260960
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	2165330	2165330	2165330	2165330	2165330	2165330
	BALANCE TAX	95630	95630	95630	95630	95630	95630
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	14344	43034	71722	95630	95630	95630

ADVANCE TAX INSTALLMENTS

Installment	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	15-06-2023	15%	14344	12%	11476	-	0	0	14344	429
IIInd	15-09-2023	45%	43034	36%	34427	-	0	0	43034	1290
IIIrd	15-12-2023	75%	71722	75%	71722	-	0	0	71722	2151
IVth	15-03-2024	100%	95630	100%	95630	-	0	0	95630	956

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No	Type Of Account	Status
-----------------------------------	----------	------------	-----------------	--------

Hdfc Bank Ltd Hyderabad - Secunderabad	HDFC0000042	00421200008785	Saving A/c	VALIDATED
---	-------------	----------------	------------	-----------

Details of Asset and Liability at the end of the year (As per Sch-AL)

Details of Immovable Asset		
Description	Address	Amount (Cost) in (Rs.)
SOHAM MANSION	5-4-187/3 & 4/7/B, SOHAM MANSION, MAHATMA GANDHI RD, RANI GUNJ, SECUNDERABAD-500003 TELANGANA	569860
RESIDENTIAL HOUSE	PLOT NO. 280, RESIDENTIAL HOUSE, ROAD. NO. 25, JUBILEE HILLS, HYDERABAD-500034 TELANGANA	3119622
LALGADI MALAKPET LAND	SURVEY NO. 116/A/1 AND 115/A/1, LALGADI MALAKPET LAND, SHAMIRPET, MALAKPET, MEDCHAL, HYDERABAD-501401 TELANGANA	1850700
Details of Movable Asset		
Description	Amount (Cost) in (Rs.)	
Jewellery, bullion etc.	59014	
Archaeological collections, drawings, painting, sculpture or any work of art		
Vehicles, yachts, boats and aircrafts		
Financial Asset		
Bank (including all deposits)	163707	
Shares and securities		
Insurance policies		
Loans and advances given	43808949	
Cash in hand	134592	
Interest held in the assets of a firm or association of persons (AOP) as a partner or member thereof		
Name and address of the firm(s)/ AOP(s)	PAN of the firm/ AOP	Assessee's investment in the firm/ AOP on cost basis
SILVER OAK REALTY 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, MG ROAD, RANU GUNJ, SECUNDERABAD-500003 TELANGANA	AAJFM0647C	13912
MODI GV VENTURES LLP 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, MG ROAD, RANU GUNJ, SECUNDERABAD-500003 TELANGANA	ABUFM6980A	1
SILVER OAK VILLAS LLP 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, MG ROAD, RANU GUNJ, SECUNDERABAD-500003 TELANGANA	ADBFS3288A	80000
MODI REALTY GV HYDERABAD LLP 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, MG ROAD, RANU GUNJ, SECUNDERABAD-500003 TELANGANA	ABUFM7974L	49000
N SQUARE LIFE SCIENCES LLP 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, MG ROAD, RANU GUNJ, SECUNDERABAD-500003 TELANGANA	AASFN8997M	1
SUMMIT BUILDERS 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, MG ROAD, RANU GUNJ, SECUNDERABAD-500003 TELANGANA	AAYFS2757C	1
MODI CONSULTANCY SERVICES 5-4-187/3 & 4, 2ND FLOOR, SOHAM MANSION, MG ROAD, RANU GUNJ, SECUNDERABAD-500003 TELANGANA	AAXFM0733F	12511624
Liability in relation to Assets		
		116240355

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2019-20	House Property	104183	104183	-
2020-21	House Property	111424	111424	-
2023-24	House Property	55100	55100	-
2023-24	Ordinary Business	1703191	-	1703191

Details of Tax Deducted at Source from Salary

Sl. No.	Tax Deduction	Name of the Employer	Date of Tax	Income	Total tax
---------	---------------	----------------------	-------------	--------	-----------

	(TAN) of the Employer			Salaries	
192 : Salary					
1.	HYDM04919F	MODI HOUSING PRIVATE LIMITED	31/03/2024	4800000	1302600
2.	HYDM01455G	MODI PROPERTIES PRIVATE LIMITED	31/03/2024	2700000	585000
Grand Total				7500000	1887600

Details of Tax Deducted at Source on Income other than Salary			
Sl. No.	Particulars	Amount	Rate
1	TDS on Interest		
2	TDS on Dividend		
3	TDS on Capital Gains		
4	TDS on Other Income		
5	TDS on Professional Fees		
6	TDS on Commission		
7	TDS on Royalty		
8	TDS on Rent		
9	TDS on Other Income		
10	TDS on Other Income		
11	TDS on Other Income		
12	TDS on Other Income		
13	TDS on Other Income		
14	TDS on Other Income		
15	TDS on Other Income		
16	TDS on Other Income		
17	TDS on Other Income		
18	TDS on Other Income		
19	TDS on Other Income		
20	TDS on Other Income		
21	TDS on Other Income		
22	TDS on Other Income		
23	TDS on Other Income		
24	TDS on Other Income		
25	TDS on Other Income		
26	TDS on Other Income		
27	TDS on Other Income		
28	TDS on Other Income		
29	TDS on Other Income		
30	TDS on Other Income		
31	TDS on Other Income		
32	TDS on Other Income		
33	TDS on Other Income		
34	TDS on Other Income		
35	TDS on Other Income		
36	TDS on Other Income		
37	TDS on Other Income		
38	TDS on Other Income		
39	TDS on Other Income		
40	TDS on Other Income		
41	TDS on Other Income		
42	TDS on Other Income		
43	TDS on Other Income		
44	TDS on Other Income		
45	TDS on Other Income		
46	TDS on Other Income		
47	TDS on Other Income		
48	TDS on Other Income		
49	TDS on Other Income		
50	TDS on Other Income		
51	TDS on Other Income		
52	TDS on Other Income		
53	TDS on Other Income		
54	TDS on Other Income		
55	TDS on Other Income		
56	TDS on Other Income		
57	TDS on Other Income		
58	TDS on Other Income		
59	TDS on Other Income		
60	TDS on Other Income		
61	TDS on Other Income		
62	TDS on Other Income		
63	TDS on Other Income		
64	TDS on Other Income		
65	TDS on Other Income		
66	TDS on Other Income		
67	TDS on Other Income		
68	TDS on Other Income		
69	TDS on Other Income		
70	TDS on Other Income		
71	TDS on Other Income		
72	TDS on Other Income		
73	TDS on Other Income		
74	TDS on Other Income		
75	TDS on Other Income		
76	TDS on Other Income		
77	TDS on Other Income		
78	TDS on Other Income		
79	TDS on Other Income		
80	TDS on Other Income		
81	TDS on Other Income		
82	TDS on Other Income		
83	TDS on Other Income		
84	TDS on Other Income		
85	TDS on Other Income		
86	TDS on Other Income		
87	TDS on Other Income		
88	TDS on Other Income		
89	TDS on Other Income		
90	TDS on Other Income		
91	TDS on Other Income		
92	TDS on Other Income		
93	TDS on Other Income		
94	TDS on Other Income		
95	TDS on Other Income		
96	TDS on Other Income		
97	TDS on Other Income		
98	TDS on Other Income		
99	TDS on Other Income		
100	TDS on Other Income		

Details of Tax Deducted at Source on Income other than Salary										
Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Unique TDS Certificate No.	Name of the Deductor	Amount paid /credited	Date of Payment /Credit	Total tax deducted	Amount claimed for this year	Head of Income	B/F	C/F
194A : Other Interest										
1.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	124849	31/03/2024	12485	12485	OS		
2.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	116790	29/02/2024	11679	11679	OS		
3.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	124849	31/01/2024	12485	12485	OS		
4.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	128880	31/12/2023	12888	12888	OS		
5.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	114230	30/11/2023	11423	11423	OS		
6.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	124850	31/10/2023	12485	12485	OS		
7.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	120820	30/09/2023	12082	12082	OS		
8.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	124850	31/08/2023	12485	12485	OS		
9.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	124850	31/07/2023	12485	12485	OS		
10.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	120820	30/06/2023	12082	12082	OS		
11.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	124840	31/05/2023	12484	12484	OS		
12.	HYDF01207D		FORTUNE AUTOMOBILES (INDIA) PRIVATE LIMITED	120820	30/04/2023	12082	12082	OS		
13.	HYDM04919F		MODI HOUSING PRIVATE LIMITED	288774	29/02/2024	28877	28877	OS		
14.	HYDM01455G		MODI PROPERTIES PRIVATE LIMITED	992731	31/03/2024	99273	99273	OS		
15.	HYDGG20339E		N SQUARE BIOTECH PRIVATE LIMITED	24350	31/03/2024	2435	2435	OS		
Grand Total				2777303		277730	277730			

STATEMENT OF SHORT TERM CAPITAL GAIN ON UNLISTED SECURITIES

Name of Company	Date of Purchase/Y ear	Date of Sale/Year	Sales Price	Purchase Cost	Transfer Expenses	Amount received u/s 94(7) or 94(8)	Capital Gain
AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED	07/01/2023	27/04/2023	10000.00	10000.00	0.00	0.00	0.00
AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED	07/01/2023	27/04/2023	10000.00	10000.00	0.00	0.00	0.00
Total			20000.00	20000.00	0.00	0.00	0.00

Details of Companies in which held unlisted equity shares at any time during the previous year

[illegible]

1	FORTUNE AUTOMOBILES PVT LTD	Domestic	NOAVL9999N	1	10	0	0	0	0	0	0	0	1	10
2	MODI HOUSING PVT LTD	Domestic	AADCM5906D	9800	98000	0	0	0	0	0	0	0	9800	98000
3	MODI PROPERTIES PVT LTD	Domestic	AABCM4761E	9020	902000	0	0	0	0	0	0	0	9020	902000
4	N SQUARE BIOTECH PRIVATE LIMITED	Domestic	AAICG1290M	4900	49000	0	0	0	0	0	0	0	4900	49000
5	AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED	Domestic	AAXCA5420G	1	10	0	0	0	0	1	10	0	0	0
6	AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED	Domestic	AAXCA5638G	1	10	0	0	0	0	1	10	0	0	0
Total				23723.00	1049030.00	0.00				2.00	20.00	23721.00	104901.00	

Details of Companies in which Assessee were Director at any time during the previous year

SN	Name of Company	Type of Company	PAN	Whether its shares are listed or unlisted	Director Identification Number (DIN)
1	MODI HOUSING PRIVATE LIMITED	Domestic	AAFCM5906D	Unlisted	00522546
2	MODI PROPERTIES PRIVATE LIMITED	Domestic	AABCM4761E	Unlisted	00522546
3	GVSH MANUFACTURING PRIVATE LIMITED	Domestic	AAICG1290N	Unlisted	00522546
4	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED	Domestic	AAXCA5159L	Unlisted	00522546
5	AMTZ MEDPOLIS SQUARE 702 PRIVATE LIMITED	Domestic	AAXCA5549E	Unlisted	00522546
6	DR. N.R.K. BIO-TECH PRIVATE LIMITED	Domestic	AACCD2775Q	Unlisted	00522546
7	HARITAH GLOBAL PRIVATE LIMITED	Domestic	AACJ3243P	Unlisted	00522546
8	MODI & MODI REALTY HYDERABAD PRIVATE LIMITED	Domestic	AABCN2416N	Unlisted	00522546
9	VERDANT CORPORATION PRIVATE LIMITED	Domestic	AAOCS0548N	Unlisted	00522546
10	GV RESEARCH CENTERS PRIVATE LIMITED	Domestic	AAHCG4562D	Unlisted	00522546
11	CRESCENTIA LABS PRIVATE LIMITED	Domestic	AADCB2608M	Unlisted	00522546
12	GVRX FACILITIES MANAGEMENT PRIVATE LIMITED	Domestic	AAICG9503B	Unlisted	00522546
13	AMTZ MEDPOLIS SQUARE 3663 PRIVATE LIMITED	Domestic	AAXCA5639H	Unlisted	00522546
14	AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED	Domestic	AAXCA5420G	Unlisted	00522546
15	AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED	Domestic	AAXCA5638G	Unlisted	00522546

Details of Income from Firms in Which the assessee is a Partner

Sr. No.	Name of Firm	PAN of Firm	Whether Firm is liable for Audit?	Whether section 92E is applicable to Firm?	Profit Ratio (%)	Capital Balance	Profit (Amount)	Remuneration	Interest	Expenses	Disallowed in Firm
1	SILVER OAK VILLAS LLP	ADBFS3288A	Y	N	80	6062433	-140417	0	0	0	0

2	SUMMIT BUILDERS	AAYFS2757C	N	N	50	-210203	-22360	0	0	0	0
3	MODI CONSULTANCY SERVICES	AAXFM0733 F	N	N	50	12511624	-125358	0	0	0	0
4	SILVER OAK REALTY	AAJFM0647C	N	N	5	13912	-17761	0	0	0	0
5	MODI REALTORS GV HYDERABAD LLP	ABUFM7974 L	N	N	49	-85063	-88033	0	0	0	0
6	N SQUARE LIFE SCIENCES LLP	AASFN8997 M	N	N	50	-4089277	14689	0	0	0	0
7	MODI GV VENTURES LLP	ABUFM6980 A	N	N	49	-25006	-25006	0	0	0	0
	Total						-404246.00	0.00	0.00	0.00	0.00

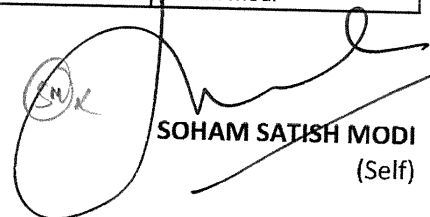
Details of Taxpayer Information Summary

S. N.	Information Category	Income Head	Section	Processed Value	Derived Value	As per Computation/I TR	Difference	As per 26AS	Difference
	(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)-(6)	(8)	(9)=(8)-(6)
1	Salary	Salary	192	7500000.00	7500000.00	7500000.00	Nil	7500000.00	Nil
2	Interest from savings bank	Other Source	194A	1282.00	1282.00	1282.00	Nil		
3	Interest from deposit	Other Source	194A	2777303.00	2777303.00	3078832.00	-301529.00	2777303.00	-301529.00
4	Sale of land or building	Capital Gain	194IA	12525000.00	12525000.00	0.00	12525000.00	0.00	Nil
5	Miscellaneous payment			3594266.00	3594266.00				
6	Outward foreign remittance/purchase of foreign currency			63357.00	63357.00				
7	Foreign travel			496159.00	496159.00				

Nature of Business

OTHER THAN THOSE DECLARING INCOME UNDER SECTIONS 44AD/44ADA/44AE

SN	Business Code	Description	Trade Name
1	00001 - Share of Income from firm only	Share of Income from firm only	Soham Modi



SOHAM SATISH MODI
 (Self)

(SOHAM MODI

SOHAM MODI					A.Y. 2024-25
CAPITAL ACCOUNT					
To Balance b/fd. (1-4-23)		4,16,02,519.05	By Remueration from MPIPL		27,00,000.00
To Property tax		1,34,913.00	By Remueration from MHPL		48,00,000.00
To Bajaj Aliance Life Insurance Company Ltd.		5,41,403.00	By Share of Profit from Firms / LLPs		64,830.30
To Star Health and Allied Insurance Company I.td		33,390.00	By Interest from SB A/c		748.00
To Bank charges		1,868.52	By Rent receipts from SOVLLP		
To Interest (Net)		76,70,723.00	Silver Oak Villas LLP		2,07,000.00
To Drawings		85,95,262.46	Surjit Sasmal		2,72,500.00
To Sahre of Loss from Firms/LLPs		4,69,075.33	By Income Tax Refund		17,91,310.00
To TDS		21,65,330.00	By Interest on Income tax refund		71,650.00
			By Balance c/d. (31-03-2024)		5,13,06,446.06
		6,12,14,484.36			6,12,14,484.36
				(SOHAM MODI) [Signature]	

SOHAM MODI		A.Y.2024-2025	
<u>ANNEXURE - I</u>			
<u>Rent Deposits</u>			
Grandeur Homes Pvt. Ltd.		72,000.00	
Silver Oak Villas LLP		45,000.00	
Surjeet Sasmal		1,37,500.00	
		2,54,500.00	
<u>ANNEXURE.- II</u>			
<u>Unsecured Loans</u>			
USL-Amita Neelesh Desai	8,47,682.00		
USL-Amita Valmick Desai	15,15,000.00		
USL-Ashok Desai	23,05,892.00		
USL-Atit J Shah	2,09,000.00		
USL-Beena Bhavesh Mehta	53,66,250.00		
USL - Bhavesh V Mehta	25,31,250.00		
USL-Bina Kotak	30,30,000.00		
USL-Chirag Kumar Desai	5,63,061.00		
USL-Devanshi P Desai	51,50,000.00		
USL-Devanshi P Desai	1,54,50,000.00		
USL-Jagadish M Shah	18,81,000.00		
USL-Jagadish M Shah Huf	5,77,500.00		
USL-Kalpana J Shah	25,60,250.00		
USL-Karna S Mehta	17,76,500.00		
USL-Kokila Rasiklal Mody	7,72,500.00		
USL-Malve Durgadas Narasimhanarayana	15,45,000.00		
USL-Mattay Syam Sunder/Indira Mattay/Durga Das Malv	15,45,000.00		
USL-Mehul Mehta Huf 15%	1,16,43,750.00		
USL-Mehul Mehta Huf Loan 14%	75,87,500.00		
USL-Purvi Mehta	1,41,75,000.00		
USL-Rasiklal Sakerlal Mody	7,72,500.00		
USL-Ratna Devi Venkata Rao Mukkavilli	23,25,727.00		
USL-Sharad Haridas Kotak	30,90,000.00		
USL - Smita Manan Desai	14,27,007.00		
USL-Smitha Desai	46,12,407.00		
USL-Soham Modi Huf	53,55,350.99		
USL-Urvish Rasiklal Modi	7,66,613.00		
USL-Valmick Kanitlal Desai	40,40,000.00		
USL-VASANTATABEN P DESAI	32,92,600.00	10,67,14,339.99	
Advances			
Tejal Modi	40,00,305.00		
Nidhi Modi	29,38,000.00		
Satish Modi Huf	4,45,000.00	73,83,305.00	
		11,40,97,644.99	
<u>ANNEXURE - III</u>			
<u>Advances</u>			
MPPL Salary account		5,85,000.00	
MHPL Salary account		13,02,600.00	
		18,87,600.00	
SCHEDULE - IV			
PAYABLES			
Summit Sales LLP Logistics		610.00	
		610.00	
<u>ANNEXURE - V</u>			
<u>Cash At Bank</u>			
ICICI Bank		-	

✓

Kotak Mahindra Bank A/c.No.6812641998		51,770.40	
Yes Bank Ltd-009763700002411		99,937.02	
Yes Bank Ltd Demat-20296225		12,000.00	
		1,63,707.42	
ANNEXURE - VI			
Investment in Pvt Ltd Companies / Firms / LLP			
Investment in Pvt.Ltd. Co.			
Fortune Automobiles India Pvt Ltd-Share	10.00		
GVSH Manufacturing facilities pvt ltd Paid Up Cap	49,000.00		
Modi Housing Pvt Ltd-Share Capital	98,000.00		
Modi Properties Pvt. Ltd. -Share Capital	9,02,000.00	10,49,010.00	
Investments in Firms/LLP			
INVE-Silver Oak Realty	13,912.40		
Modi GV Ventures LLP Fixed Capital	(25,005.73)		
Silver Oak Villas LLP III	4,34,55,379.47		
Silver Oak Villas Fixed Capita	80,000.00		
Modi Realty GV Hyderabad LLP Fixed Capital	49,000.00		
N Square Life Sciences LLP	(40,89,277.05)	3,94,84,009.09	
Summit Builders	(2,10,202.67)		
Modi Consultancy Services	1,25,11,624.15		
PARTNER-Silver Oak Villas LLP	(3,74,72,913.44)		
Modi Realtors GV Hyderabad LLP Running capital	(1,34,062.82)	(2,53,05,554.78)	
		1,52,27,464.31	
ANNEXURE - VII			
Deposits			
APSEB Deposit		16,200.00	
Hyderabad Golf Club		12,35,960.00	
Modi Builders Methodist Complex		12,00,000.00	
		24,52,160.00	
ANNEXURE - VIII			
Sundry Debtors / Loans & Advances			
Receivables			
Silver Oak Villas LLP Rent receivable	34,500.00		
Surajit Sasmal rent receivable	54,500.00	89,000.00	
Advances			
Compensation	16,70,028.00		
M & M Associates	25,000.00		
Srinivas Narsimha	25,09,858.00		
Thota Pavani & B Phani Kumar	8,06,477.00		
Satyavani Homes jv	75,00,000.00	1,25,11,363.00	
Loans			
Fortune Automobiles Pvt. Ltd.	1,01,27,539.00		
GVSH Manufacturing facilities Pvt. Ltd.	21,917.00		
Modi Housing Pvt. Ltd.	2,59,897.00		
Modi Properties Pvt. Ltd.	8,93,458.00		
Nisha Modi	45,72,664.83		
K Raja Reddy	9,12,835.00		
Samir Christopher Hartnett	19,65,399.00		
Nikhil Tibrewala	1,00,00,000.00	2,87,53,709.83	
Petty Cash Accounts			
Sambasivarao	2,716.00	2,716.00	
		4,13,56,788.83	

W

ANNEXURE - IX			
Land & Buildings			
Premises bearing No. 5-4-187/3 & 4/7/B, Soham Mansion,		5,69,860.00	
Residential House at Plot No. 280, Road. No. 25, Jubilee		31,19,622.14	
Lalgadi Malakpet Land		18,50,699.60	
		55,40,181.74	
TDS			
Modi Properties Pvt. Ltd.		99,273.00	
Modi Properties Pvt. Ltd. Salary TDS		5,85,000.00	
Modi Housing Pvt. Ltd. Salary TDS		13,02,600.00	
Modi Housing Pvt. Ltd.		28,877.00	
Fortune Automobiles Pvt. Ltd.		1,47,145.00	
N Square Biotech Pvt. Ltd.		2,435.00	
		21,65,330.00	
Drawings details:			
Anand Mehta		2,00,000.00	
Bad Debits Written off		1,40,000.00	
Bajaj Finance Limited		(444.00)	
Consultancy Charges		8,850.00	
Drawings		33,300.95	
Electricity & Water charges		89,327.00	
Electricity Bills		60,966.00	
HDFC Credit Card		35,93,935.00	
Hyderabad Golf Association		54,892.00	
Jubilee Hills International centre		42,422.00	
Locker Rent		24,750.00	
Maintenance charges MBMC		14,160.00	
Secunderabad Club		17,500.00	
Standard Chartered Bank Credit Card		9,07,421.00	
Tour & Travel - Reimbursement		81,940.00	
Tr. To Foerx card from Kotak Bank		42,676.00	
Tr. To Foerx card from yes bank		4,70,800.00	
Round Off		2.51	
Taksh Gupta		1,50,000.00	
Miscellaneous Exp		610.00	
Water Supply		7,159.00	
Yes Bank Credit card		4,75,521.00	
Nidhi Modi		22,10,000.00	
Share of income tax		(30,526.00)	
		85,95,262.46	

SM

W

SOHAM MODI		A.Y: 2024-2025	
DETAILS OF INTEREST			
1	USL - Bhavesh V Mehta		1,25,000.00
2	USL - Smita Manan Desai		1,27,007.00
3	USL-Amita Neelesh Desai		91,045.00
4	USL-Amita Valmick Desai		1,80,000.00
5	USL-Ashok Desai		3,05,892.00
6	USL-Atit J Shah		22,000.00
7	USL-Beena Bhavesh Mehta		5,45,000.00
8	USL-Bina Kotak		3,60,000.00
9	USL-Chirag Kumar Desai		61,532.00
10	USL-Devanshi P Desai		6,00,000.00
11	USL-Hema Vinit Mody		9,78,493.00
12	USL-Jagadish M Shah		1,98,000.00
13	USL-Jagadish M Shah Huf		60,500.00
14	USL-Kalpana J Shah		2,69,500.00
15	USL-Karna S Mehta		3,06,000.00
16	USL-Kokila Rasiklal Mody		90,000.00
17	USL-Malve Durgadas Narasimhanarayana		1,80,000.00
18	USL-Mattay Syam Sunder/Indira Mattay/Durga Das Malv		1,80,000.00
19	USL-Mehul Mehta Huf 15%		15,00,000.00
21	USL-Mehul Mehta Huf Loan 14%		10,20,834.00
22	USL-Purvi Mehta		10,83,334.00
23	USL-Rasiklal Sakerlal Mody		90,000.00
24	USL-Ratna Devi Venkata Rao Mukkavilli		3,11,918.00
25	USL-Sharad Haridas Kotak		3,60,000.00
26	USL-Smitha Desai		6,12,407.00
27	USL-Urvish Rasiklal Modi		75,000.00
28	USL-Valmick Kanitlal Desai		4,80,000.00
29	USL-VASANTATABEN P DESAI		5,36,093.00
			1,07,49,555.00
Less: Interest received:			
1	Fortune Automobiles Pvt.Ltd.	14,71,448.00	
2	Modi Properties Pvt.Ltd.	9,92,731.00	
3	Modi Housing Pvt. Ltd.	2,88,774.00	
4	N Square Biotech Pvt. Ltd.	24,352.00	
5	K Raja Reddy	1,39,246.00	
6	Samit Christopher Hartnett	1,62,281.00	30,78,832.00
			76,70,723.00
Details of Share of Loss from Firm / LLP			
S.No.	Company/Firm/LLP		Amount
1	Modi GV Ventures LLP		25,005.73
2	Summit Builders		22,360.18
3	Modi Consultancy Services		1,25,357.93
4	Silver Oak Villas LLP I & II		1,90,557.56
5	Silver Oak Realty		17,761.02
6	Modi Realtors GV Hyderabad LLP		88,032.91
			4,69,075.33
Details of Share of Profit from Firm / LLP			
S.No.	Company/Firm/LLP		Amount
1	Silver Oak Villas LLP		50,140.85
2	N Suare Life Sciences LLP		14,689.45
			64,830.30

Income tax from Firm / LLP			
1	Silver Oak Realty		
2	Silver Oak Villas LLP III		
3	Silver Oak Villas LLP		
			-



Soham Modi	
F.Y.22-23	
Computation of disallowance u/s.14A	
1) Expenditure directly related to Exempt Income	
2) Apportionment of Expenditure not directly related exempt income	
Interest not directly related to Exempt Income [A]	1,07,49,555
Value of investments as on first day of previous year	
i) Investment in Partnership Firms / Companies	(2,51,00,003)
Value of investments as on Last day of previous year	
i) Investment in Partnership Firm /Companies	1,52,27,464
Average Value of Investment [B]	(49,36,269)
Total Assets as on 01-04-2023	7,91,08,061
Total Assets as on 31-03-2024	11,62,40,355
Average Total Assets [C]	9,76,74,208
Expenditure not directly related to exempt income (A X B)	(5,43,262)
3) 1/2% of average value of Investment	(24,681)
Total Expenditure to be disallowed	(5,67,943)

✓