

Acknowledgement Number:477243420050925

Date of filing : 05-Sep-2025

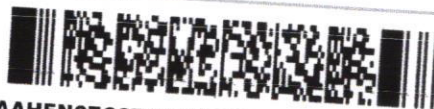
INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)Assessment
Year
2025-26

PAN	AAHFN0766F		
Name	NILGIRI ESTATES		
Address	5-4-187-384 2ND FLOORSHOAM MANSION , BEGUMPET POLICELINES S.O, SECUNDERABAD , HYDERABAD , 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	477243420050925
Taxable Income and Tax Details	Current Year business loss, if any	1	20,77,348
	Total Income	1A	0
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	0
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	0
	Taxes Paid	7	0
	(+) Tax Payable /(-) Refundable (6-7)	8	(+) 0
	Accreted Income as per section 115TD	9	0
Accreted Income and Tax Detail	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	0

This return has been digitally signed by SOHAM SATISH MODI in the capacity of Principal
 Officer ABMPM6725H having PAN 15:58:34 DSC SI.No & Issuer 3097367 from IP address 124.123.96.91 on 05-Sep-2025
 & 541953218203CN=Capricorn Sub CA for Individual DSC
 2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated

Barcode/QR Code



AAHFN0766F0547724342005092548a8a88ae0b674eeda42cfccfcf30993843bc6d2

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

ASSESSMENT YEAR	2025-26	BALANCES AS ON:		31-03-2025
NAME OF THE ENTITY:	M/s. NILGIRI ESTATES			
Name of the Assessee	: Nilgiri Estates			
PAN	: AAHFN0766F			
Office Address	: 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Ranigunj, Secunderabad - 500 003.			
Assessment Year	: 2025-2026			
Financial Year	: 2024-2025			
Status	: PARTNERSHIP FIRM			
Ward Number	: Circle 10(1), Hyderabad			
Date of Incorporation	: 15-09-2008			
Name of the Bank	: Yes Bank Ltd.			
IFS Code	: YESB0000097			
Bank Address	: SP Road, Secunderabad			
Account No.	: 009763700002042			
Return	: Original			
Registered mail ID	: it_k@modiproperties.in			
Registered Mobile no	:			
COMPUTATION OF TOTAL INCOME				
I. Profit & Gains from Business or Profession				
Profit / (Loss) before tax as per Profit & Loss account				(21,93,145)
Add: Disallowed Items				
Statutory Interest & penalties			2,207.00	
Income tax			1,13,590.00	
Total Income				1,15,797
				(20,77,348)
Total income rounded off u/s.288A				(20,77,348)
COMPUTATION OF TAX ON TOTAL INCOME				
Tax @ 30% on total Income				-
Add: Surcharge 12%				-
Add: Health & Education Cess 4%				-
Less: TCS/TDS				-
Less: Advance tax paid				-
Add: Interest u/s.243B				-
Interest u/s.234C				-
Total tax payable				-
Carried forward lossess				
AY 2023-24	Ordinary Business	Dep. Loss	Total Loss	
AY 2024-25	3,71,095		3,71,095	
AY 2025-26	2,55,538	-	2,55,538	
	20,77,348		20,77,348	
	27,03,981	-	27,03,981	

[illegible]

ASSESSMENT YEAR		2025-26	BALANCES AS ON:							
NAME OF THE ENTITY:			M/s. NILGIRI ESTATES			31-03-2025				
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2025										
EXPENDITURE		SCHEDULE	AMOUNT		INCOME		AMOUNT			
To	Repairs & Maintenance	K			To	Excess audit fees provision reversal				
To	FEXP-Interest on Unsecured Loans		5,65,544.24		To	Bad debits / Credits written off	5,900.00			
To	Accounts Management Services-18%		48,583.08		To	Net Profit Transferred to partners:	61,383.00			
To	Admin Expenses Services-18%		1,15,421.81		To	Modi Realty Hyderabad Pvt. Ltd. (99%)	21,71,213.63			
To	Community Welfare Expenses		25,000.00			Ashish Modi (1%)	21,931.45		21,93,145.08	
To	CR Services-18%		62,000.00							
To	OERD-Consultancy Charges-18%		40,500.00							
To	OIE-Misc Expenses		7,610.00							
To	OIE-Postage & Courier		70.00							
To	OIE-Rounding Off		4.63							
To	Professional Tax		(400.00)							
To	OIEUD-Rent & Amenity Charges		60,000.00							
To	Staff Welfare Expenses		200.00							
To	Hoarding Charges-18%		2,34,037.00							
To	PROMORD-Print Media-Exempted		18,400.00							
To	PROMOUD-Tour & Travels		3,939.00							
To	SAL-Commission/Brokerage		1,600.00							
To	SAL-ESI		13,738.00							
To	SAL-Incentives		32,734.00							
To	SAL-Mobile Allowances		4,389.00							
To	SAL-PF		22,123.00							
To	SAL-Salaries		2,59,947.00							
To	SIP-GST		470.00							
To	SIP-Interest on TDS		1,737.00							
To	Accounts-CA & CS Services-18%		4,500.00							
To	Admin Audit Services-18%		24,390.04							
To	Admin/documentation Services-18%		36,589.08							
To	Admin HR Services-18%		42,680.08							
To	Appeal Fees		2,000.00							
To	Comm-Admin Expenses Services		37,243.00							
To	E&D Services-18%		60,973.12							
To	EHS Services-18%		12,198.02							
To	IT Services-18%		36,589.08							
To	Legal Services-18%		48,779.10							
To	MEP Services-18%		54,878.12							
To	Permit & Liaisoning Services-18%		85,368.18							
To	Promotions/marketing Services-18%		60,972.12							
To	QC-Services		4,750.00							
To	Income tax		1,13,590.00							
To	Service Charges on Po's-18%		34,080.38							
			22,60,428.08				22,60,428.08			
					For NILGIRI ESTATES,					
					PARTNER.					

ASSESSMENT YEAR	2025-26			BALANCES AS ON:	31-03-2025
NAME OF THE ENTITY:	M/s. NILGIRI ESTATES				
PARTNERS CAPITAL ACCOUNTS					
AHSIHS MODI					
To	Balane b/fd. (1-4-2024)	32,85,144.51	By	Payment Received During the year	14,98,791.00
To	Payments made during the Year	14,98,791.00	By	Balance c/fd. (31-12-2025)	33,07,075.96
To	Sahre of Loss	21,931.45			
		48,05,866.96			
					48,05,866.96
Modi & Modi Realty Hyderabad Pvt. Ltd.					
To	Balane b/fd. (1-4-2024)	1,24,03,146.69	By	Receipts Received During the Year	74,10,000.00
To	Payments made during the Year	10,00,000.00	By	Balance c/fd. (31-12-2024)	81,64,360.32
To	Sahre of Loss	21,71,213.63			
		1,55,74,360.32			
					1,55,74,360.32

ASSESSMENT YEAR	2025-26	BALANCES AS ON:	31-03-2025
NAME OF THE ENTITY:	M/s. NILGIRI ESTATES		
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2025			
SCHEDULE-A		Amount in Rs.	
OUTSTANDING EXPENSES:			
TDS Payable			
EOY-PF Payable		12,909.00	
ESI Payable		3,150.00	
EOY-PT Payable		1,732.00	
		2,250.00	
		20,041.00	
SCHEDULE-B			
DEPOSITS:			
Maintenance & Security Deposit from Customers		22,45,282.00	
		22,45,282.00	
SCHEDULE-C			
LOANS & ADVANCES:			
UNSECURED LOANS:			
Aedis Developers LLP Morning Glory Reta A/c		13,73,040.00	
		13,73,040.00	
SCHEDULE-D			
SUNDRY CREDITORS:			
Construction Material Vendors			
CUST-Gloster Cables Ltd			
Elegant Enterprises	54604.00		
Modi Housing Pvt Ltd-Trading	3245.00		
SUP-SRi Bhavani Ads	169720.00		
	106023.00		
Contractors on Accounts		3,33,592.00	
CONT-Amlesh Kumar Sharma	1,387.00		
CONT-Homeline Infra Construction	81,80,578.73		
CONT-K Krishna	3,220.00		
CONT MAHINDRA KUMAR GURJAR	389.00		
CONT- Miriyala Raj Kumar	826.00		
CONT-Mohammad Khudoos	1,896.00		
CONT-Narsing Rao Myllaram	485.75		
CONT-Prasad Chowdary	5,754.00		
CONT-Radha Krishna	1,199.00		
Service Providers		81,95,735.48	
SP-Modi Housing Pvt. Ltd. Services	32,611.00		
P-Modi Properties Pvt. Ltd. Services	2,04,783.00		
KGM & Co.	30,090.00		
Shreya Services	16366.00		
SP-Summit Builders	13241.00	2,97,091.00	
Work Orders			
WO-Purnima Mosaic Tiles	3,03,344.80		
		3,03,344.80	
SCHEDULE-E			
Staff Credit Balances		91,29,763.28	
EMP-Katarala MAhesh Prasad - Salary A/c			
Customer Accounts		20,370.00	
CUST-Customers Suspense Account			
		2,08,631.00	
		2,29,001.00	
SCHEDULE-F			
CASH IN HAND			
Cash			
		2,736.90	
		2,736.90	

SCHEDULE-G		Amount in Rs.	
BANK BALANCES:			
Yes Bank (Cheques Issued)			
		49,278.31	
		49,278.31	
SCHEDULE-H			
DEPOSITS, LOAND & ADVANCES:			
DEPOSITS:			
BPCL-ECMS(FLEET BUSINESS)-Deposit A/c			
Sri Balaji Enterprises		15,000.00	
		53,384.00	
		68,384.00	
LOANS & ADVANCES:			
Construction Material Vendors Advances			
SUP-Patel & Co			
		7,470.00	
Contractors on Accounts			
T Kurmanna			
Other Advances		3,211.00	
		3,211.00	
GST input			
Mahesh Prasad Commission		4,96,003.24	
		53,980.00	
		5,49,983.24	
		6,29,048.24	
SCHEDULE-I			
SUNDRY DEBTORS:			
CUSTOMERS			
CUST-Flat No-126-K.Mahipal			
		4,47,245.00	
CUST-Flat No-145-Gangineni Sanjeev Kumar			
		882.00	
CUST-Flat No-184-T.Maria Goretti			
		3,44,227.60	
CUST-Flat No-35-Pendu Sugunakar Reddy			
		1,180.00	
Others			
CUST-Silver Oak Villas LLp			
		51,094.00	
		8,44,628.60	
SCHEDULE-J			
PARTNERS CAPITAL:			
Modi & Modi Realty Hyderabad Pvt. Ltd..			
Ashish Modi		81,64,360.32	
		33,07,075.96	
		1,14,71,436.28	

ASSESSMENT YEAR	2025-26	BALANCES AS ON:	31-3-25
NAME OF THE ENTITY:	M/s. NILGIRI ESTATES		
DETAILS OF CONSTRUCTION EXPENES			
Details of Repairs & Maintenance			
Labour Services Unregistered			
LSUD-Allowance for Consumables	1,11,184.00		
LSUD-Allowance for Equipment	1,52,472.00		
LSUD-Labour Charges	1,61,213.00		
Other Expenses			
OERD-House Keeping Services-COMP	1,19,912.00		
Electricity	20,763.24		
	5,65,544.24		